

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 27, 1915

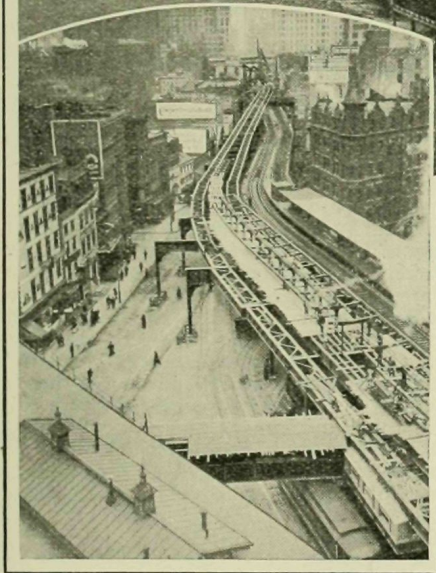
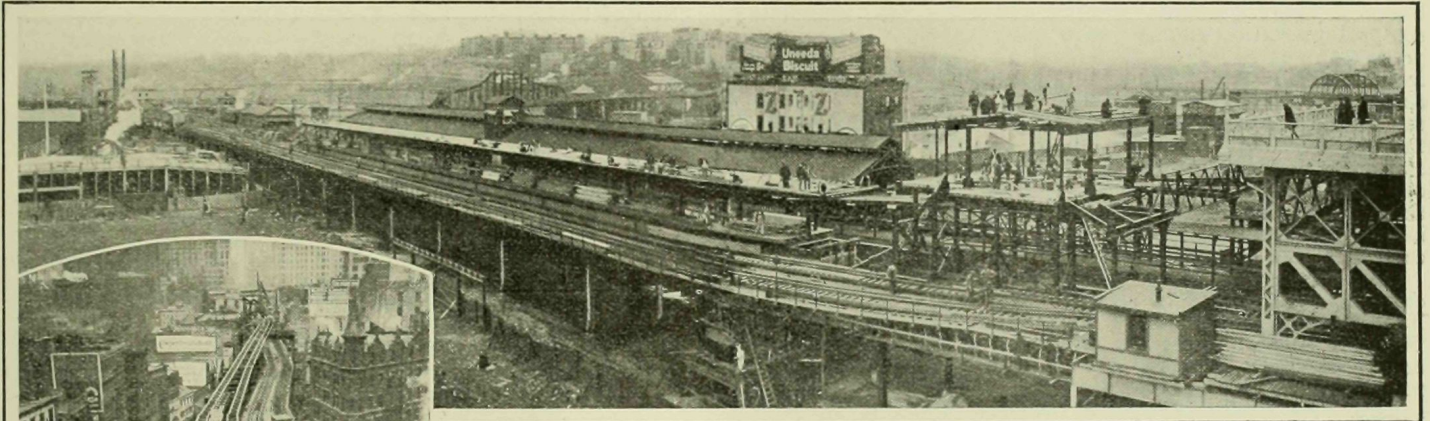
## STRUCTURAL CHANGES ON ELEVATED LINES

Third-Tracking of the System, Involving Several Millions,  
Will Greatly Increase Capacity and Reduce Running Time

THOSE who live in Harlem and the Bronx and travel on the elevated railroad lines do not need to be told of the intolerable conditions under which they have been forced to travel to and from their places of business. They have all had experience in cars where stand-

satisfied to read about contemplated public improvements, sanction or condemn them in his own mind and then wait for their completion, and the enjoyment of the comforts and conveniences they provide. He does not take the time as a rule, to study conditions, or look into the details of the new scheme, but is

reconstruction is generally known as third-tracking and the work involves a number of unique and interesting engineering features. A clause in the contract for this work states: "It is understood that this contract must be performed without seriously interfering with the normal and usual operations of



AT CHATHAM SQUARE.

ing room was at a premium, and where even straps were unnecessary as the cars were so tightly packed that standees had no room to fall.

The average New Yorker knows little and cares less about the details connected with a great engineering or construction project. He is entirely

quite willing to leave these important items to the parties directly responsible.

The Dual System of Rapid Transit, as designed by the Public Service Commission for Greater New York, is a gigantic engineering project calling for the greatest ingenuity on the part of the engineers of the commission and railroad companies. The completion of this work, which is already under contract, will mean that the city will have in operation 620.9 miles of railroads, both subway and elevated, against the 296 miles which now serve the city. At present these lines are carrying about 800,000,000 passengers annually, but when the Dual System is completed and in operation more than 3,000,000,000 can travel in the same period of time.

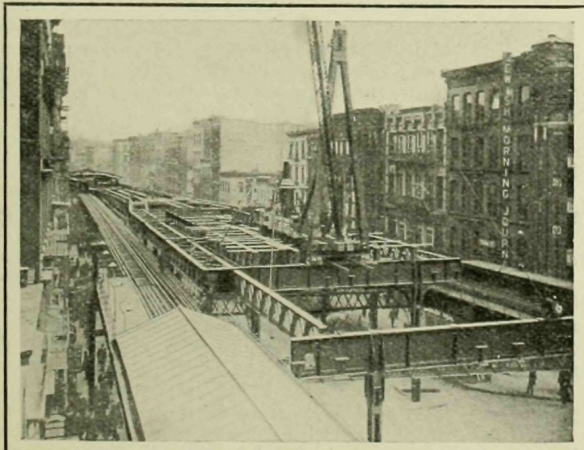
An important part of this project is the improvement being made to the elevated lines in Manhattan and the Bronx. These systems are owned by the Manhattan Railway Company and are operated under a lease by the Interborough Rapid Transit Company. These lines, which combined consist of 37.68 miles of road, or 118 miles of single track, are divided into three main systems, the Second avenue, the Third avenue and the Ninth avenue lines.

To relieve the great congestion on these lines and to reduce the running time from Harlem and the Bronx, these roads are being reconstructed to provide continuous express service. This

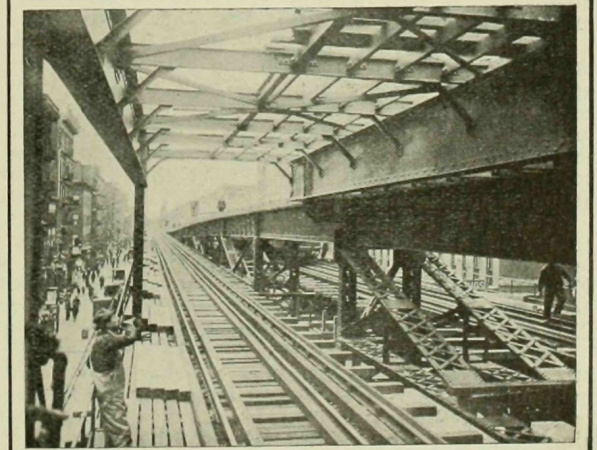
the railroad." When the scope of the work is thoughtfully considered, it becomes apparent even to the layman that, at the outset, the contractors for this work were confronted with a problem of no mean proportions. The work is well advanced now, however, and the patrons of the line have suffered little inconvenience or unusual delays. It is estimated that the addition of third tracks on the Second and Third avenue elevated railroads, south of 42d street, will nearly double the capacity of those lines during the rush hours.

One contract was awarded for the third-tracking of these roads. It was made on a "cost, plus percentage" basis. To undertake this work three firms became associated—the T. A. Gillespie Co., 50 Church street; the Snare & Triest Co., 233 Broadway, and the Terry & Tench Co., Grand Central Terminal.

On the Second avenue line the improvement to provide express service required the construction of a single ex-



NORTH FROM CANAL STREET.



STATION AT 145TH STREET.



press track, between the present tracks, and extending from Chatham square to 126th street. North of 126th street it was necessary to erect a structure which rises above the level of the present structure. The superimposed structure carries two tracks and is supported on the columns and girders of the original tracks. These upper tracks will connect with the upper deck of the new Harlem River Bridge.

New stations are being built at Chatham square, 14th street, 42d street, 86th street, 92d street and 125th street. At 129th street the old station has been demolished and it is proposed to abandon the present station at 127th street.

With the exception of that section between 123d and 129th streets, where reconstruction was necessary to provide for the new station at 125th street and for the connection with the new bridge, the problem was comparatively a simple one. The construction of the third or express track involved only the erection of stringers between the existing tracks as the strength of the old columns and girders was quite sufficient to support, with an adequate margin of safety, the increased load.

In remodeling or supplementing the existing stations on this line for express service, two typical methods of construction are found, one at 14th street and the other at 42d street. At the former the new express station will be above the present station and access to the express trains is to be provided from platforms which have been constructed above the local tracks. At each end of the station the express track descends to the old level. At 42d street an express station is being built by widening the old structure at this point so that all three tracks are on the same level. An island platform has been built between each local and express track.

On that section of the Third avenue elevated road, which is located on the New Bowery and connects with South Ferry, a new double track structure is being erected between the existing tracks, from Franklin square to Chatham square. At Chatham square the new tracks are above the present level and have been erected on cross girders which are in turn supported on the old columns. Express tracks on the Third avenue line only extended from 42d street to 129th street, but after the improvements now being made have been completed, a continuous express service will be rendered from City Hall to Fordham road in the Bronx.

A structure, which will carry two tracks, is being erected over the existing tracks, between Chatham square and Park Row. This method of construction was expedient on account of the narrowness of that part of Park Row. In this section of the work, new columns and girders were necessary to safely carry the increased load. A new five-track structure is being erected, from Chatham square to Canal street, and from Canal street to Delancey street, a three-track structure is under construction. At both Canal and Grand streets new stations are being built.

The old two-track structure, located at the curbs, from Delancey street to 5th street, is being replaced by an entirely new three-track structure, located in the roadway. A new station at Houston street is necessitated by this change.

Between 5th street and 129th street it was only necessary to fill in the blank spots in the present express track to make it continuous. Between 5th street and 42d street cross girders were erected in place of the present arches from track to track, upon which were placed the stringers for the new track.

At 123d street the express track starts to ascend to connect with the upper level of the new Harlem River Bridge. Express stations similar to the one at 14th street, are being erected at 9th, 23d, 42d, 106th and 125th streets.

North of the Harlem River to 143d street two additional tracks are being built on an upper level, between the old tracks. Northward from 143d street a single express track descends to the level of the old tracks which it is erected between. Practically all of the old

columns between 147th street and Fordham Road had to be replaced with heavier ones on account of the increased load. At 149th street, 177th street and Fordham Road, island platforms similar to the one on the Second avenue line at 42d street have been erected. The old island platforms at the other stations which will be local stops, are being replaced by outside station platforms.

A third track existed on the Ninth avenue elevated from 14th street to 116th street. This is being extended southward to Cortlandt street, and northward to 155th street. From Cortlandt to 14th streets a center track has been built and express stations are located at Cortlandt, Warren, Desbrosses and Christopher streets, by the construction of an island platform at each station, which will be connected with the local platforms by an overgrade bridge. The new center track has been supported on stringers which are connected to new cross girders. The new cross girders are supported on the old columns except in a few instances where new columns were necessary.

Improvements north of 14th street involve the erection of overgrade stations at 14th, 34th and 145th streets, and the reconstruction of the old stations at 116th and 125th streets to adapt them to express service. The Ninth avenue tracks will be elevated over the Sixth avenue line at the junction of these two lines at 53d street. At 155th street the present structure is being reconstructed

to provide a two-track connection with the proposed elevated railway extension over the Putnam Division Bridge to 162d street.

The reconstruction of these lines will add a total of 10.5 miles of track to the system and make possible the saving of considerable time to patrons of the road as well as providing for more comfortable travel.

The contract for this work was delivered Feb. 13, 1914, and the time for completion was stipulated as 18 months. The contractors have an average of 2,700 men employed, daily, upon this work, which shows every indication at present of being completed before the time limit.

Figures given by the Public Service Commission show that approximately 304,000,000 passengers were carried on the elevated lines last year. The increase during the last few years has been at the rate of between 4,000,000 and 5,000,000 passengers per year.

An approximate estimate of the cost of the third-tracking improvements for the elevated lines of Manhattan and Bronx was obtained before the contract was awarded. This estimate was between \$8,000,000 and \$10,000,000 for the completion of the third-tracking operations. Inasmuch as the work is being done under a cost plus percentage contract, definite figures are not obtainable and will not be until the coming autumn when the work will be entirely completed.

## UNFAIR TAXATION OF AQUEDUCT LANDS

### A Call to Realty Interests, to Urge the Legislature to Protect New York City From Upstate Assessors

A BILL which provides for the equalization of assessments on the Catskill aqueduct property has been reported out of the Assembly Tax Committee, but apparently there is little chance of having the Senate bill reported out, unless the real estate associations of the city urge upon the members of the Legislature the necessity of this piece of legislation being enacted into law. The city is constructing a new Catskill Water Supply System at a cost of \$166,000,000. Of this sum \$102,000,000 has already been expended outside of the corporate limits. In four up-state counties property has been acquired through condemnation proceedings, and this property is taxable for State, county, school and village taxes. High prices were paid for these lands, obviously excessive of their real value.

In many cases former improvements upon land have been torn down. Excluding the Croton and Brooklyn water supply system, the total assessment has risen to \$40,000,000, with a tax levy of \$680,450. Notwithstanding the fact that New York City is carrying on a great and necessary public work, in supplying millions of people with a pure supply of water, local Boards of Assessors in the various counties through which the aqueduct passes have increased the tax rate on the city property to a very high rate, compared to the tax rates of similarly situated property, belonging to local taxpayers.

The Advisory Council of Real Estate Interests has been following this matter very carefully through William P. Burr, former Assistant Corporation Counsel. Recently the Court of Appeals handed down a decision in the matter of the City of New York versus the Board of Assessors of the town of Gardiner, holding that the aqueduct constructed by the City of New York to convey water from Ashokan reservoir, is exempt from taxation. This was the first successful attempt to relieve the city from oppressive taxation, for it terminated assessment on improvements, continuing them only on the land.

The next logical step was to equalize assessments. This has been provided for in the bill introduced by Senator Mills and Assemblyman Smita, but which at the present time has been held

up in the Senate. The bill was introduced by the Corporation Counsel, with whom the Advisory Council is co-operating through Mr. Burr. As instances of the unconscionable taxation being levied up-state, the following examples are quoted, which are but a few of many:

In the town of Kent the city owns 3 per cent of the total acreage of the town, but is taxed 48 per cent of the total taxes collected. In the town of Patterson, the city's land was assessed at \$738.30 per acre, the remainder of the town at only \$68 an acre. In the town of Carmel, Putnam county, the city's land was taxed at \$29 per acre, the remainder of the town at \$97 an acre. In the town of Somers the city was taxed at the rate of \$229 an acre, while local taxpayers were assessed at \$75 an acre. In Cortlandt, 3 per cent of the total area of the town, owned by the city, paid 43 per cent of the taxes. Parcels in Mt. Pleasant were assessed at from \$92 to \$100 an acre the year purchased, and the following year, when purchased, were assessed \$500 an acre. In the town of Gardiner the city was asked to pay on 8½ acres practically what private owners were asked to pay on 160 acres.

The Mills-Smith Bill simply provides that the city shall pay taxes in the same manner and to the same relative amount as other taxpayers in up-state districts pay. It protects the city from unfair and intolerable impositions, and since New York City has endeavored to help up-state counties to secure a \$100,000,000 highway system, and a still more expensive barge canal, it is inequitable that these up-state counties continue their unfair methods of taxation.

### The West Farms Subway Connection.

The Public Service Commission has approved the form of contract, submitted by the Interborough Rapid Transit Company, for the construction of a portion of the West Farms subway connection. This section, which is authorized by the Dual System contracts, leaves the Third avenue elevated road at about 134 feet north of the center line of East 143rd street, and runs through Willis and Bergen avenues to a point near 149th street, and thence to a connection with the Lenox avenue branch of the existing subway.



# SOME HARDSHIPS CAUSED BY LABOR LAW

Real Estate Interests Have to Bear the Burden of Legislation, Which, in Modified Form, Might Accomplish the Desired Results

By WILLIAM DOUGLAS KILPATRICK\*

FEW people who have studied the subject will deny that the Labor Law has practically prohibited the erection of a factory building upon a small lot. This condition has meant the ruination of numerous owners. Many properties suitable for improvement, with factories, are left upon the hands of owners, though there is a direct demand for small structures of this type. There is no doubt but that small factories, safe in every particular, can be erected upon small lots, not in any way jeopardizing the lives of the occupants, and, on the other hand, providing ample light and ventilation, which will surely rebound to the benefit of their health.

Two propositions face us. No. 1 is the Simon Pure Social Uplifter, and he modestly admits the possession of all virtues, and the other (No. 2) is the real estate owner, or builder, who, in the opinion of the "Uplifter," is an outcast, selfish and unmindful of any obligation which he owes to his fellow man.

As to proposition No. 1, take the structural requirements of the Labor Law, as an example. From its very inception the law was constantly in the protective, surcharged atmosphere of the Uplift. It was brought into being and heralded abroad as the finest example of Social Law ever vouchsafed to the Empire State. Unfortunately, no rider was attached to the law preventing the pollution caused by the hands of the real estate fraternity.

Upon thorough investigation what is found? We find that so simple and elemental a matter as adequate protection to human life in factories resolved itself into, for one thing, the wanton destruction, amounting to confiscation, of the values of small lots suited to factory purposes. Is sheer stupidity a strong enough definition of such destructive action?

### Explanation of Floor Plan.

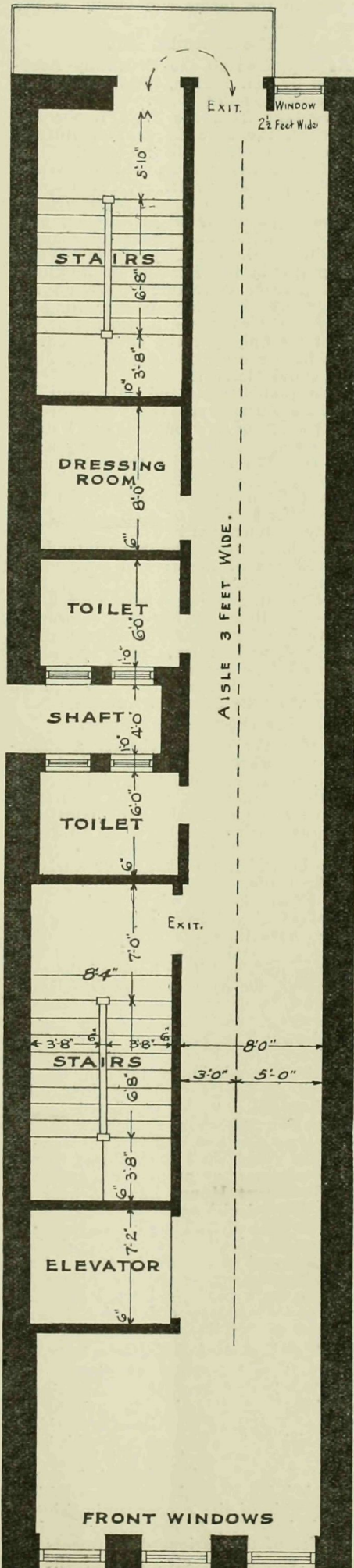
The floor plan designed by Robert E. Moss, shows that the same number and size of "required exits" or stairways are called for in a three to six-story building, 20 x 85 feet, as in a twelve-story building 60 x 80 feet. In other words, a floor area of from 6,800 to 11,900 square feet requires the same exit facilities as a floor area of 62,000 square feet. It also shows that the light and ventilation, called for in the Labor Law, cannot possibly be attained.

What is the ultimate result? The tenant has a long "bowling alley" shaped strip, about five feet wide, in which his operatives can work. At first glance it does seem that devoting about seventy-five per cent. to "safety first" and twenty-five per cent. to occupation indicates "efficiency" in its extreme form. Of course nothing should be done which might tend to endanger human life, or health, but there is such a thing as exaggeration.

Certain things have been provided for, by the Labor Law, which are just and right. Ample toilet facilities, etc., are most necessary, but it is unreasonable to make an owner provide two stairways, of the proscribed width, in small buildings, when one narrower stairway and an exterior screen stairway would amply answer the purpose.

Today I can, as a builder, legally erect a factory, inferior to, in point of fire protection, but more costly, than a factory now illegal, and less costly, which will afford infinitely better protection to human life.

\*Mr. Kilpatrick is a member of the Industrial and Building Codes Committee of the Real Estate Board of New York.



Can it be possible that the shadow of "Sinister Influence" is cast upon page 49 of the Labor Law, in the requirement that all factories over 70 feet in height shall have fireproof windows? To comply with this one requirement would add \$20,000 to the cost of the safest and best factory in New York, and \$40,000 to the cost of another group of similarly superbly safe buildings, without adding in the slightest degree to the safety of the occupants, the value, rent, or the borrowing capacity of these buildings. The reason for the requirement, if such a thing could be said to exist, is not apparent to the naked eye.

I have often wondered why the fire record was not ample to show that there are many factory buildings in our city which, by mere virtue of their fireproof construction, afford adequate protection to human life. Why were these safe buildings placed practically in the same category as dangerous factories? Why were the rule of thumb "expert's" figures of so many square feet, width of stairways, etc., applied to such safe buildings, to be offset by a 50 per cent. increase in occupancy where sprinklers are installed?

The sprinkler system, like good wine, "needs no bush." It has no peer or anything resembling a peer, and is able to stand on its own merit, without legislative assistance.

Almost immediately after official assistance had been tendered the sprinkler system, came the fearful locked door Asch Building disaster, and, while the building was still all but smoking, there appeared advertisements of the sprinkler people. The ornamental iron men, makers of safe stairways, the fireproof door, hollow metal and wire glass people, and others, who had fire preventives to market, did not seem to consider it an auspicious time, in the presence of death, publicly to exploit their wares.

### Owners Were Patient.

As to proposition on No. 2: If "realty interests" were the vicious dragon so freely painted by the ultra-righteous, the Labor Law and other social laws of the same calibre would never have existed. As a matter of fact, until recently the "real estate interests" have done little but growl individually when taxation was unbearable and unwarrantedly increased. They have gone through the same performance, when laws, rules and regulations, unfair and detrimental to their properties have been made and remade. Under yearly increasing burdens, which have diminished the income and value of their properties, they have remained quiescent, have endured being the joke and the butt of each succeeding administration. But few times have they collectively resented being the victims of the whims of the uplifters.

The limit of endurance has now been reached and they have at last joined hands to make war upon unfairness and injustice and to restore real estate, the source of the city's prosperity, to its former status. The stigma attached to the owning of municipal supporting real estate will be removed. The impractical, extravagant notions of the "unofficial government" will give place to the wisdom of the sage, experienced and practical man. A better day will dawn for New York, for every man in it.

The last straw, the Labor Law, may prove a blessing in disguise, to the "realty interests," for it has been the means, thus far, of having accomplished, at least in part, the heretofore impossible task of uniting the owners of \$8,000,000,000 worth of realty. This alone is a consummation greatly to be desired.



## NEARING AN AGREEMENT ON CONSOLIDATION

The Lockwood Bill Reported by the Senate Committee With Amendments—Tenement House Department Fighting for Independence.

THE Lockwood Bill has been reported out with amendments by the Senate Cities Committee. It provides for the consolidation of building inspection departments in accordance with the borough plan. The Wagner bill, which gives the Board of Estimate supervision over the construction, alteration and use of all buildings (including school buildings and court houses), will not be reported. It is probable that an agreement will be reached presently on the basis of the Lockwood bill. The members of the Board of Estimate will hold a private conference on Monday with the hope of deciding what shall be done. They stand five to three for the amended Lockwood bill.

It is understood that the issue still turns upon whether the Tenement House Department shall be left out of the consolidation. The charity interests have been conducting an aggressive campaign against the bill in the hope of eliciting the Mayor's sympathies and also his veto. The real estate, building and allied interests through their representatives have said they will never consent to the Tenement House Department obtaining sole control over the construction of apartment houses as well as control over their maintenance, as this would mean two separate building departments in every borough, with an added expenditure of several hundred thousand dollars annually.

### The Tenement House Department.

At a meeting of the Broadway Association on Wednesday evening President McGuire of the Real Estate Board, Alfred R. Kirkus of the Merchants' Association and other members of the Real Estate Conference publicly expressed their determination in this regard. The Broadway Association adopted resolutions in favor of the bill. About seventy other associations are also advocating it, as providing the most expedient plan for obtaining what everybody concedes is urgently necessary—the relief of real estate interests from over-regulation.

### Inception of the Legislation.

The intolerable impositions, first exposed by the Record and Guide, were officially recognized by the State Legislative Investigating Committee, after hearing the testimony of the Borough Presidents and many representative owners, architects and builders. The first tentative bill to simplify building inspection was prepared by the commission, of which Lieut. Governor Wagner was chairman and Samuel Gompers a member. The commission bill provided that not only should the duty of enforcing the labor law locally be given into the keeping of the local authorities, but also the duty of enforcing the tenement laws as well, though Counselor Abram I. Elkus subsequently said the commission might change its view in this respect after fuller consideration.

Real estate interests, finding that the preponderance of public opinion in the various boroughs favored retaining the existing building bureaus for reasons of efficiency and convenience, decided as a matter of expediency to conform to this desire, which was opposed to having only one central department, as recommended by the State Commission.

The Lockwood-Elleben bills were accordingly prepared by the Conference Committee, and the State Commission has so far withheld its own measure. As the main thing sought for was relief from over-regulation, by whatever plan, the conference bill has been freely amended to meet criticisms. Strange to say, those parts for which it was most

criticised were those which adhered closest to the terms and words of the city charter.

### The Amended Bill.

As explained to the Broadway Association by Mr. Kirkus, the amended bill now stands in this form:

"We take from the State Labor Department, the Fire Prevention Bureau, the Department of Licenses, the Board of Health, the Department of Water Supply, Gas & Electricity, the Department of Public Works and the Tenement House Department all jurisdiction over the construction and structural changes in buildings in the City of New York, and put it in the Bureau of Buildings as at present constituted. We do not change any of the laws now existing relating to the various departments or bureaus; we only put the enforcement of them in the one department that naturally should have it.

"We abolish none and only want the Building Bureaus to take care of the construction of new buildings and structural changes in old ones. Surely a bureau that can supervise the erection of the Woolworth and Equitable Buildings and the Bush Terminal Stores can take care of the erection or alteration of any factory or tenement house?

"We have made the Superintendents of Buildings of the several boroughs a Board of Standards, which shall hold public meetings at least once a week and such other times as they may determine; and their rules and regulations shall be published, and at least four affirmative votes shall be necessary to the adoption of any rule and regulation subject to the approval of the Board of Appeals.

### The Discretionary Power.

"Under the present charter a superintendent when there are practical difficulties in carrying out the strict letter of a statute, ordinance, rule or regulation, may vary or modify the same, consistent with the spirit of the law, but an exception is made for the Tenement House Law, in which no change or variation can be made.

"A Board of Appeals is created to take the place of and have greater supervisory powers than the present Board of Examiners, and while we have been well satisfied with and have honored the present board, we have met the criticism of the manner of appointing the members by making the board to be composed as follows: The Tenement House Commissioner, the Fire Commissioner, the Health Commissioner (all to be appointed of the Mayor) and four other members, also to be appointed by the Mayor; one of whom shall be a builder, one an architect and one an engineer.

"This board shall have power to permit variations, as at present, except in the Tenement House Law; to hear appeals from decisions or orders of a Superintendent of Buildings; to approve or disapprove of all rules and regulations, of the Board of Standards, etc., and any city department, board or officer, although not a party in interest, may appeal to it from any order of a Superintendent of Buildings.

### The Board of Estimate's Duty.

"Another important requirement in this law is that upon the completion of a building or alteration thereof, the Bureau of Buildings may issue a certificate authorizing the occupancy of such building for the purpose for which it was constructed or altered, and it shall not be occupied for any other purpose without the permit of the proper authorities.

"We have left the arrangement of the transfer of the various departments, bureaus, employees, etc., and of the un-

expended appropriations of same to the Bureau of Buildings to be made by the Board of Estimate and Apportionment.

"The act will take effect October 1, 1915, but prior to such date the Board of Estimate and Apportionment shall prepare a plan or schedule for said transfer and shall order such transfer and assignment accordingly to take effect October 1, 1915.

"In conclusion, we believe this bill should now meet with the approval of everyone. We desire active co-operation to the end that this great city and its great boroughs, shall once again use the opportunities of increasing and improving, that are now smothered if not murdered.

"It is unnecessary to mention the enabling act sent to the Legislature by the Mayor. It creates a commission form of government for everything in the City of New York, does not agree to do anything to correct present conditions and is admittedly raw and impracticable."

### The New Alien Labor Law.

In view of the amendment of the Labor Law, the Public Service Commission has adopted a resolution directing counsel to prepare modifications of all existing rapid transit contracts in conformity with the amended statute. These contracts contain a provision binding the contractor to carry out the provisions of Section 14 of the Labor Law, which formerly provided that none but citizens of the United States should be employed upon public work or contracts let for public work. The law, as amended, provides that citizens shall be given preference but that aliens may be employed when citizens are not available. The amendment also authorizes a modification of existing contracts in conformity with the new provisions.

### The New Code of Ordinances.

The Board of Aldermen this week set its seal of approval upon the recodification of the city ordinances which has just been completed by the Committee on Recodification with the able assistance of Assistant Corporation Counsel Arthur C. MacNulty. The fact that not a single vote was recorded in the negative testified to the high character of the work. It is understood that the Mayor will sign the code next Tuesday. Counselor MacNulty's eyes gave way under the long strain of this special work and at the present time he is taking an enforced rest while being treated by an oculist. Forming part of the new code are the building ordinances of the city as of record at this date.

### Manhattan Bridge Will Be Ready.

The Commissioner of Bridges has notified the Public Service Commission for the First District that the Manhattan Bridge will be in readiness for the operation of trains from the Fourth Avenue subway by next June. The Commissioner will see that the trolley lines now operating over the bridge tracks to be used by the subway will be removed to other tracks.

### Jerome Avenue Subway.

Between Mosholu Parkway and Woodlawn road the contractors are erecting the structure for the elevated division of the Jerome avenue extension of the Lexington avenue subway. And elsewhere along the route, all the way from Harlem River to Mosholu Parkway, the steel girders for the structure are lying beside the road.



## ANOTHER FIGHT OVER THE SINGLE TAX

A Hearing Next Thursday on the Hefferman Bill—A New State Tax System Certain—Various New Bills of Importance to Real Estate

THE Single Taxers are charging again. They have introduced the Hefferman referendum bill in the State Senate to gradually reduce by annual stages the tax on buildings, until only one per cent. shall remain at the end of ten years. There will be a hearing next Thursday immediately after the adjournment of the Senate.

This bill, which succeeds the half tax rate bill of last year, is simply an endeavor to establish the single tax principle in New York City. Last year this principle was voted down by the Board of Estimate and Apportionment and by the legislative tax committees, because the inequality of taxation advocated under this principle was obvious. The Mayor's Tax Commission is now considering the reduced tax on improvements, and the Advisory Council believes that no action should be taken by the Legislature until the deliberations of this commission have been concluded and made public. The city at the present time is looking for new sources of revenue. Under the proposed "pay as you go" policy the obligations of the city will increase. The possibility of a large direct state tax alone should preclude any consideration of the elimination of the tax on buildings.

### As to Testing Building Material.

The Committee on Affairs of Cities has under consideration the Simpson bill (Int. 1088) to amend the Tenement House Law relative to cement blocks. In this bill it is proposed to provide for the use of hollow cement blocks under the same conditions that terra cotta blocks are now permitted for the enclosure of stair halls, fire towers, entrance halls and elevator vestibules.

In a letter which the committee has received from Rudolph P. Miller, ex-Supt. of Buildings in Manhattan, doubt is expressed whether cement blocks are of sufficient fire-resisting value to entitle them to be used for the purposes stated. Apparently, in anticipation of this criticism, it is provided that such blocks shall successfully withstand a three-hour standard fire test made under the department charged with the enforcement of the Tenement House Law. This places in the hands of another department a function now exercised by two departments, namely, the State Labor Department and the several Bureaus of Buildings of the City of New York. In Mr. Miller's opinion the present provision with respect to the use of terra cotta blocks to enclose tower fire-escapes already goes too far. A tower fire-escape to be really efficient should be enclosed with something more substantial, with walls of brick at least eight inches thick.

The Senate has passed Assemblyman O'Hare's bill, amending the tenement house law by excepting tenements hereafter erected, two stories in height and under, from the provisions requiring at least two independent ways of egress from the ground floor to the roof, and such tenements erected prior to April 18, 1912, from the provision requiring fireproof outside stairways or fire escapes accessible to each department without passing through a public hallway. The present exception applies only to one-story tenements.

The Allied Real Estate Interests has prepared an amendment to the labor law giving the Fire Commissioner of New York city the right to waive the requirement for a fire alarm signal system if in his opinion such system is not necessary for the safety of the occupants in buildings not more than four stories in

height or buildings equipped with automatic sprinklers. This bill represents an agreement that has been reached between the Allied Real Estate Interests and the Fire Department following a series of conferences.

The Smith bill, which provides that the City of New York shall be taxed on its aqueduct lands at no higher rate than the lands surrounding them has not yet been reported by the Assembly Committee on Taxation. Corporation Counsel Polk in a public letter says:

"If the Smith bill is killed it will show that upstate legislators have a horizon no wider than their local districts, and that injustice will be tolerated where the only victim is the City of New York. The contention that securing water for New York City is a commercial enterprise, and should be taxed as such, cannot be sustained, as every one familiar with the city's finances knows."

According to figures compiled under the direction of Controller Prendergast, approximately 605 religious, educational and charitable institutions owning property in the City of New York and valued, according to the 1914 exempt list, at \$300,095,575, would be affected by the enactment of the bill introduced by Assemblyman John L. Sullivan. The bill fixes the exemption at \$100,000 each, and leaves \$239,595,575 as the assessed valuation of property which would become taxable in the event of the passage of the bill.

### Assembly Bills.

A. 1559 (Feinberg). Inserting in the State Boards and Commissions Law a new article (II), establishing a state art commission. The five commissioners are to serve without compensation. The necessary traveling and other expenses of the commission, including the salary of the secretary, must not exceed \$10,000 a year. The commission may, in its discretion, forbid the publication, distribution, exhibition, or sale of any books, paintings or sculpture which, in its opinion, is lewd, immoral or obscene.

A. 1157 (Ahern). Amending the Tax Law (New Section 222-a), by providing that when any future estate, vested or contingent, is transferred, the tax on such future estate shall not be payable until the estate shall vest in possession. This section shall apply to all estates in which the transfer taxes have not been paid.

S. 1175 (Heffernan). Amending the Greater New York Charter (Section 249), by providing for the gradual readjustment of the tax rate so that the rate on the difference between the value on real estate with its improvements and the value of unimproved real estate shall be one per cent. of the rate on the value of such real estate wholly unimproved. For the year 1916 the difference is to be 90 per cent., and each year thereafter, for eight consecutive years, the reduction is to be 10 per cent. In the ninth year there is to be a reduction of 9 per cent. The powers conferred by this act are not to be exercised until the tax proposition has been referred to the electors for approval. The bill practically provides for a single tax on land. The buildings or improvements are eventually to bear one per cent. of the tax, and the land 99 per cent. To Cities Committee.

S. 1193 (Wagner). Inserting in the Greater New York Charter a new chapter (XII-b), creating a bureau in the department of licenses to be known as the bureau of boiler inspection, in charge of a superintendent. Such superintendent shall be appointed by the commissioner of licenses,

S. 1194 (Wagner). Amending the Labor Law (Subdiv. I of Section 79-b, subdiv. 8 of section 79-e and new section 52-a), by providing that if there shall be practical difficulties or unnecessary hardships in carrying out any provisions of the Labor Law, or rules or regulations adopted by the Industrial Board, affecting the construction or alteration of buildings, the installation of fixtures and apparatus, or the safeguarding of machinery and prevention of accidents, the Industrial Board shall have power to make a variation from such requirements if the spirit of the provision or rule or regulation is observed and public safety secured. Any person affected, or his agent, may petition the board for such variation. The board shall fix a day within a reasonable time for a hearing on such petition. The bill also provides that if an automatic sprinkler system is maintained in a factory building, no point on any floor of any such factory shall be more than 150 feet distant from the entrance to one of the means of exit. At present it is provided that no point on any floor shall be more than 100 feet distant from one of the means of exit in all cases. It is also provided that the number of persons permitted to be employed on any one floor may be increased from 50 to 100 per cent., where an automatic sprinkler system is maintained. To Labor and Industries Committee.

### Senate.

S. 1224 (Cromwell). Inserting in the Greater New York Charter a new section (250), empowering the board of estimate and apportionment to fix the number of all officers and employees, except elective officers, in every department, office, board or body of the city, or of a county or borough within the city, including the officers and employees of every court whose salaries are paid from the city treasury, except justices of the supreme court, county judges and surrogates. (Same as or similar to an Assembly bill introduced this session.) To Cities Committee.

### Action by the Advisory Council.

The Advisory Council of Real Estate Interests, through its Law Committee, Walter Lindner, chairman, approves of the passage of the following bills now introduced in the Legislature:

A bill to amend subdivision 2, Section 79-b of the Labor Law, in relation to required means of exits, so that the provisions of this section shall apply to six-story buildings, instead of to five-story buildings, as they do now. This subject has been under serious discussion, and it seems to be demonstrated that the requirements of safety will be properly conserved by extending these requirements from five to six-story buildings.

A bill to amend subdivision 1, section 79-b of the Labor Law. This bill raises the heights of buildings which must have at least two means of exits from two to three stories, and requires that these exits must be remote from each other only on the fifth floor and all above; and raises the heights of buildings on which outside fire-escapes are required from five to six stories. The bill also requires that the maximum requirements of this section may be modified by the Industrial Board where the character of the building, and its uses and occupancy, constitute an adequate and safe means of escape in case of fire; and also in buildings in which an adequate sprinkler system has been installed. This seems to be a proper modification of the requirements of the law.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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Uplifting is an expensive municipal luxury—for taxpayers.

The American people are the kind that when left to themselves get along the best. They need no coddling from the municipality.

Old saying: "The best governed people are governed the least." It is noticed that the countries where government attempts most for the people are the countries where people are most dissatisfied.

A great statesman once said that the true way to tax is to pluck the most feathers with the least squealing. Indirect taxes are the easiest to bear, because often a man pays without realizing it. Direct taxes are more or less odious, but no country is yet civilized enough to get along without them.

The Board of Estimate and the Public Service Commission, in co-operation, have practically decided that the subway system's connection between Manhattan and Queens shall be by tunnel instead of by bridge. The bridge wasn't strong enough. Somehow or other there is always a little more to add to the cost.

The plans being filed in Manhattan and the Bronx are running far ahead of last year's record in number and average cost of buildings, and the filings in Queens have suddenly assumed large proportions. The tightness of the mortgage money market is the only thing standing in the way of a really lively real estate campaign.

The payroll expenditures of the State of New York have increased from \$4,510,513, in the year 1906, to \$9,284,756 at the present time, or a jump of 105%. A radical revision of legislation providing for new departments and commissions primarily to multiply jobs for indigent politicians, is what the State, as well as the city, most needs at the present time.

### The General Business Situation.

Some months ago the Record and Guide ventured to predict that during the year 1915 the general business situation in the United States would be profoundly modified and very much for the better. The prediction has not received up to date any considerable measure of actual justification, and an improvement in business, which was noticeable in January, was not maintained during February. Nevertheless, it looks more than ever as if it would be abundantly verified before the expiration of the year. All the conditions on which the prediction was based are becoming increasingly effectual and important. The most important condition of all is that Europe and South America imperatively need all kinds of economic services which can be supplied by this country only. They are obliged to come to the United States for their food, for many indispensable raw materials, for a large variety of manufactured products and for part of their requirements for new capital. They will be obliged to pay high prices for all their necessities. They are already paying high prices for food, for capital and for war supplies, and before many months are out they will be paying high prices for cotton. The rapid advance in the price of that great staple is the most encouraging phase of the existing situation. In August what with an enormous crop and a total cessation of the export demand, prophecies were freely made that it would be several years before cotton would go back to a profitable selling price. There is now every reason to believe that the combination of an unusually heavy export demand with a limited 1915 crop will enable Southerners to sell their cotton at a highly profitable figure. The South, instead of suffering from several years of depression, is likely to be restored to prosperity during the coming summer, and one great source of business stagnation will be removed.

The result will inevitably be a period of somewhat excited business activity. The activity will not be very wholesome because it will be dependent on the war and the people who are profiting by it will realize that a cessation of the war will bring it all to a sudden and perhaps a disastrous conclusion. It will necessarily assume a somewhat speculative character, and it will be hampered by many extraordinary drawbacks. One of the most serious obstructions will be the difficulty of borrowing money, and the consequent inability of businessmen to endure capital outlays except at a heavy expense. Much of the present depression is associated with the low rate of structural improvements all over the country, the resulting inactivity in the trades that depend on that kind of business. The consuming ability of the domestic market continues to be much smaller than it ought to be, and even a period of speculative business expansion will not wholly do away with this drawback. But while there will be certain important qualifications to be made in respect to the probable business improvement during the current year, there can no longer be any doubt about the improvement itself, assuming that the war continues throughout the year, this country will be selling so many commodities to Europe at such high prices that it cannot but be prosperous. The prosperity will be speculative, but it will be commercial rather than financial speculation. The price of stocks cannot be advanced very far or very fast because a higher range of stock values would provoke a large amount of selling from abroad. Many merchants will speculate in the raw and manufactured articles which they are selling abroad, and this opportunity should be sufficient to keep them fully occupied. In the meantime the American people will be economizing in their own expenditures and in this way will be contributing most effectually to the future prosperity of this country. They will be accumulating capital and when the war is over an accumulation of capital will be more useful than any other valuable they could be storing up. Many services and commodities will be needed to repair the

destruction wrought by the war, but most of all there will be an abundant supply of capital. If this country is ready to supply it the result will be enormously to increase the strength of its international financial position.

### A Contribution to the Stability of Real Estate Values.

In another column of this issue, attention is called to the importance of the improvements now being made to the elevated railroads. Public attention has been concentrated to such a considerable extent upon the new subways that the great effect of the increased capacity and improved service of the elevated roads has been overlooked. Yet these improvements should largely increase the carrying capacity of these structures and materially improve the running time of the express trains. The elevated roads both on the East Side and the West will be converted into much more efficient agencies of transportation than they are at present; much time and discomfort will be saved to a great many people.

The peculiar merit of these improvements on the elevated roads is that they will inure chiefly to the benefit of parts of the city which are already built up. In this respect they differ from the new subways. Of course the new subways will be of enormous benefit to the upper East Side and the Lower West Side of Manhattan, as well as to the whole central district, but their chief purpose is that of opening up unsettled territory in the outlying boroughs. When this unsettled territory is opened up it will be furnished with means of communication substantially better than those now enjoyed by certain districts which are served by the elevated roads. It is probable, consequently, that these older parts of the Bronx and of the West Side of Harlem might have suffered, in case the building of the new subways had not been preceded by a genuine improvement of the service on the elevated roads.

This improvement will enable the settled territory along the line of these roads on both the East and the West sides to hold their own as against the competition of the newer districts. Their inhabitants will obtain particularly during the rush hours a very much better service. They will be furnished with many more express trains, which will make the journey to financial district in appreciably shorter time. This improved service will, moreover, be furnished by them during the current year, so that its effect will be fully felt a long time before the new subways get into operation. The result should be to make certain parts of Harlem and the Bronx really more desirable places in which to live. Neither will the benefit be confined to those people who wish to travel to and from the financial district, as improved express service will also be made possible to the central part of Manhattan, and the larger number of express trains will diminish the existing congestion on the local trains. Altogether, the changes now being completed in the elevated structures will contribute to the stability of real estate values and to the increased comfort of many thousands of people.

### Telephone Charges.

Editor of the RECORD AND GUIDE:

As a member of the Special Telephone Committee of the Washington Heights Taxpayers' Association and as an extensive owner of New York City real estate, I wish to call attention to the present contract of the New York Telephone Company which refers to installation of slot machines in non-elevator houses.

The telephone company at present has a contract whereby they agree to install one slot machine in the public hall of such premises, and I believe they call this a semi-public pay station. The form of the contract which the telephone company submits is one which requires the owner to pay to the telephone company the sum of \$1 per month for such installation and to guarantee to the company a consumption of at least four



messages, or 20c. per day. In other words, the telephone company demands a guarantee of \$85 per annum for this telephone service. If the amount of calls comes to \$85 the telephone company agrees to return to the owner the sum of \$12, equal to the amount paid each month for the installation. If, however, the consumption is less, then the owner must make good any deficiency. If the sum is more the company keeps the difference.

This, on its face, is a very one-sided and unfair contract. The telephone company has absolutely nothing to lose; whereas the owner has everything to lose and the best that he can make out is even.

We own seven or eight houses which are under this style contract and in each and every house the deficiency averages about \$3 per month. I believe that the telephone company installs the slot machines in stores where there are far less than \$85 worth of calls used; and in this case not only is the machine installed free of charge but the proprietor of the store gets a liberal percentage on each and every telephone message through this pay station.

We believe that this is absolutely unfair and unequitable and we think that the contract should be made so that if the owner has to guarantee anything he should, at the same time, have the advantage of receiving some remuneration if the amount guaranteed is surpassed. We also think that the telephone company could afford to install the slot machines in such houses at a very much lower cost than a guarantee of \$85 per annum.

SIDNEY H. SONN.

149 Church Street.

**The Mechanics and Traders' Exchange Demands An Investigation.**

*Editor of the RECORD AND GUIDE:*

Herewith please find copy of a communication to the Mayor from this Exchange, in reply to press reports of an investigation of the Board of Examiners, Building Department, by the Commissioner of Accounts. The Mechanics and Traders Exchange has two representatives on said board.

C. E. CHENEY,

*Secretary Mechanics and Traders Exchange.*

HON. JOHN PURROY MITCHEL, Sir: The members of the Mechanics and Traders Exchange have read in the newspapers that your Commissioner of Accounts, Mr. Wallstein, has been investigating the present Board of Examiners since July, 1914, and that "Wallstein hits the Examiners' Board and tells the Mayor it should be overhauled before power over buildings is extended."

They have also read reports of the attacks made by him on the members of the Board of Examiners who were elected by the Mechanics and Traders Exchange. In his attacks upon Messrs. Crawford and Harding, he endeavored to create the impression that they have used their official position to obtain contracts, and for the purpose of creating the impression that they have violated the law by voting upon appeals in which they had an interest as contractors on the work, he has cited seven appeals which were sustained by the Board.

We firmly believe that the Board of Examiners is a non-partisan board of experts, and is such by reason of the charter provision for the manner in which they are appointed. They are not selected for their political affiliation, but for their ability. We firmly believe the present board to be composed of men of unquestionable integrity. A board selected in any other manner will be more or less political and will come far short of accomplishing the work that this Board of Examiners has performed since its organization, and as economically as the present constituted board has done.

We have opposed strenuously many efforts made in the past to make this board a political one, which would be subject to every change of administration, and however worthy the motives of a Mayor or other officials in their effort to change the method of appointing this board, they will meet with

strong opposition from the builders and from citizens, who have had, and will have in the future matters to bring before this Board of Appeals or Examiners. This board should not and must not be of political appointing.

The record of the Board of Examiners since its organization is one of which they may justly feel proud, and the few changes in its personnel is a tribute to the fair and impartial decisions in the matters brought before them. They have been just and equitable. If they had not been so, charges would have been brought against them and a hearing given by the proper authority on such charges, instead of insinuations for political effect.

If the members of the Board of Examiners, who were elected by the Mechanics and Traders Exchange, have used the office for personal advantage or gain, or have violated the law, let charges be properly made and tried out fairly. We would want such, if guilty, removed from office.

The Board of Examiners must be composed of men of unquestionable integrity, and we demand that you proceed to take the action necessary to bring to an issue the charges which your Commissioner of Accounts has made against those men, and furnish the Mechanics and Traders Exchange with a copy of the report of Mr. Wallstein, and appoint a time and place for a hearing of the charges or insinuations alleged to be in Mr. Wallstein's report.

Respectfully submitted,

MECHANICS AND TRADERS' EXCHANGE

*Francis N. Howland, President.*  
*C. E. Cheney, Secretary.*

30 West 33d street.

March 22, 1915.

**On Advertising Foreclosure Sales.**

*Editor of the RECORD AND GUIDE:*

L. P.'s article in your issue of March 20, is timely and deserving of consideration. Rather than publish a legal description of the property under foreclosure in both a law journal and a daily paper and so as not to increase the cost of foreclosure proceedings, a beneficial change in the method of advertising, would be to insert in the daily paper an advertisement containing a commercial description of the premises, such as is done in voluntary auction sales, under the heading of "Real Estate at Auction," at a cost not to exceed that which would be the charge for the legal description.

Such a method would attract more buyers to the auction room, which is what is needed more than anything else at this time to stimulate the purchase of property and restore confidence in real estate as an investment. The papers publish the result of these foreclosure sales, and what is the effect on those interested in real estate to read every evening and morning that property is being purchased for less than the amount of mortgage? The general public does not know that this same property, purchased for less than the amount of mortgage, is sold the next day or week by the plaintiff for a substantial profit.

The public does not know that this purchaser was in the auction room when the property was struck down by the auctioneer to the plaintiff. He undoubtedly was and preferred to let the plaintiff buy it in, because he could go to him afterwards, arrange for a certain amount to remain on mortgage and purchase it for a small profit over the entire amount of encumbrance.

But if by advertising, or other methods purchasers could be attracted to the sale at auction, this method of buying from the plaintiff would soon cease, because there would be competitive bidding, the price would run up, the mortgagee would not have to buy the property, which would create a good mortgage market, the amount of the owner's deficiency would be reduced and the report of the sale in the daily papers would have a stimulating effect on real estate prospective buyers.

HENRY BRADY.

200 West 23rd street.

**How Personal Property Should Be Taxed.**

*Editor of the RECORD AND GUIDE:*

Referring to the proposed change in the Laws affecting the Taxation of Personal Property, it seems to me, that the surest way for the State and city to "get the money" is to make it "light and easy" for taxpayers, and give them the choice, to either pay the present tax of 1/2 of 1 per cent. for the life of real estate mortgages, bonds or securities, or have the option to pay an annual tax of say 1/4 of 1 per cent. on the same personal property.

The rate of 1/4 of 1 per cent. many people who purchase securities for short terms, would no doubt prefer to that way, in paying Personal Taxes.

Unless a law is made, so that the people can have the preference to either pay a small annual rate, or pay the present rate of 1/2 of 1 per cent. for the life of their property, I don't see how any new law can be enforced any better than at the present time, that is, for Bearer securities and the like.

J. F. SEITZ.

757 Lexington avenue.

**Notable Meeting of Property Owners.**

*Editor of the RECORD AND GUIDE:*

The meeting in the Forty-fourth Street Theater, last Sunday, was a great success. The speakers covered the ground, voicing on one hand the complaints of the overburdened taxpayers, and, on the other hand, the excuses of the officials, charged with the maintenance of the manifold necessary activities of municipal life. The most conciliatory spirit animated the speakers on both sides, all recognizing the difficulty of the situation brought about partly by the expenses required for the great subways, bridges, etc., and partly by the shortening of the general incomes of citizens, caused by the European war.

That the meeting has not been without results may be gathered from several editorials in the daily press, hitherto editorially deaf to the plea of over-taxation. The introduction by Senator Bennett of a resolution for the investigation of New York City's finances, complies with one of the demands of the resolutions adopted at that meeting. The letter of Corporation Counsel Polk advocating the bill to secure equality of taxation on land owned by the city for aqueduct purposes, a measure long advocated by "The United," may also be properly credited to this public agitation. The letter given out at the City Hall, explaining the transactions in real estate, connected with the Brooklyn marginal railroad and market, would perhaps have never appeared but for the demand for more light, started at that mass meeting.

On the whole there seems to be no doubt but that the activities of "The United" and of its energetic president, are working for the city's good.

J. B. M.

**Taxation of the New Catskill Aqueduct.**

*Editor of the RECORD AND GUIDE:*

Will not your many influential readers write to their representatives in the Legislature to urge the passage of the Smith bill to equalize taxation for the aqueduct lands of New York City, situated in certain Hudson river counties. At the recent hearing on the Lockwood-Ellenbogen uniform inspection bills, I told the joint committees that it was "time for a returning sense of justice and that those of us who have built up New York and made it the great Metropolis that it is should have more consideration." I spoke with much feeling. Our Legislature should stop ruling New York like a conquered province.

There are five (5) Greater New York members of the thirteen members on that Committee. Some of your readers can get their names and see them personally at once.

At all events, there should be over one thousand letters on the desks of the Assemblymen by next Tuesday morning.

ALFRED R. CONKLING.

New York, March 26.



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## REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits  
Together With Other Current Realty Items

### FACTORY ORDERED CLOSED.

#### Berlin & Jones Envelope Company Must Vacate for Disregard of Sprinkler Order.

Fire Commissioner Adamson was hailed before Justice Newburger, in Special Term Part 1 of the Supreme Court, on Tuesday, on an order to show cause why he should not be restrained from proceeding to enforce his order directing the building Nos. 547-553 West 27th street and 548-552 West 28th street, Manhattan, to be vacated because of the failure of the owner to comply with a fire prevention order requiring the building to be equipped with an automatic sprinkler system.

Mr. Hemmens of Beardsley, Hemmens & Taylor, counsel for the Berlin & Jones Envelope Company, the occupant of the building, contended that the sprinkler order was arbitrary, unreasonable and oppressive, because the building affected by it was but six stories in height, and was not only within the high pressure zone but was provided with a substantial fire wall, extending across it midway of its depth. He also made the point that an automatic sprinkler system was a "patented article" within the meaning of section 1554a. of the Charter, which prohibits municipal officers from requiring the installation of "patented articles" by owners or householders.

The principal attack upon the sprinkler order was contained in the affidavit of William Guerin, formerly acting chief of the Bureau of Fire Prevention, who testified that during the time he was in charge of that bureau he had refused to recommend the requirement of automatic sprinklers in any building, not exceeding six stories in height, "unless an imminent hazard to life or property existed within such building, or some extra difficulty was presented to the department in the extinguishing of fire."

In behalf of the Fire Commissioner, Assistant Corporation Counsel MacNulty submitted testimony showing that none of the basic and indispensable features of a sprinkler system were protected by unexpired patents and that, therefore, automatic sprinklers were not "patented articles," within the meaning of the Charter. He submitted the affidavit of Chief Kenlon of the Fire Department, setting forth that the interior construction and contents of the building were highly combustible and that the arrangement of the raw materials and finished products in the plant was such that it would be extremely difficult successfully to cope with a fire.

Chief Kenlon further testified that in his professional opinion the installation of a sprinkler equipment in the building was necessary not only to safeguard the lives of its occupants but to prevent the certainty of a great property loss in case a fire should happen to get a good start in the building.

In justification of the order to vacate, Mr. MacNulty argued that the fire prevention law provided its own peculiar procedure for a review of a fire order upon its merits, namely: by a survey of the building affected by the order, and when necessary a special certiorari proceeding for the judicial review of the report of the survey. The owner of the building not having availed himself of this privilege, the assistant corporation counsel contended that the Berlin & Jones Company, as the occupant of the building, was estopped from interfering in the matter by the injunction of proceedings.

As the finishing stroke, counsel for the Fire Commissioner read to the court the portion of the Guerin affidavit

quoted above, and then, to the consternation of his opponent, produced the original order requiring the installation of a sprinkler equipment in the Berlin & Jones building, which showed upon its face that it was issued upon the recommendation of Guerin as Acting Chief of the Bureau of Fire Prevention.

Decision upon the motion to enjoin the Fire Commissioner was reserved, but will probably be handed down at an early date.

### United Owners' Mass Meeting.

More than a thousand property owners, brokers and others interested in real estate, attended a mass meeting, last Sunday evening, under the auspices of the United Real Estate Owners Association, at the 44th Street Theatre. The speakers were Stewart Browne, Henry H. Curran, chairman of the Finance Committee of the Board of Aldermen, State Tax Commissioner Joseph S. Schwab; Dr. Dennis J. McDonald of the Board of Education; Frank Cohen, one-time Master of Works, Glasgow, Scotland, and Borough-President Douglas Mathewson of the Bronx.

### Two Years of Subway Construction.

In the two years which have elapsed since the Dual System agreement was signed, the Public Service Commission has awarded thirty-eight construction contracts, which, with those previously awarded, makes sixty-four of the eighty-four sections of the city-owned lines already under contract. The commission hopes to let contracts for the remaining twenty sections within the next six months. The total of all city contracts now outstanding is about \$142,000,000. The greater part of the work to be done and paid for by the Interborough Rapid Transit Company and the New York Municipal Railway Corporation in the third-tracking and extension of existing elevated lines is also under way.

### PRIVATE REALTY SALES.

West Side apartment houses and unimproved properties figured in most of the important deals of the week, shifting the interest, for the time being, from the West Bronx. Private houses in various sections of the city also felt a moderate demand; the renting for autumn occupancy having just begun. There was also an improvement noted in the volume of commercial leasing transacted.

From the suburbs came the first indication of the beginning of the big season which is eagerly being anticipated. Those New Yorkers who made it a practice to go abroad, will probably spend the summer months in Eastern summer resorts or country places, and a good demand for such properties should soon commence to assert itself. That the outlying sections of New York City, particularly those within easy commuting distance, will feel the benefits of the general suburban activity, is confidently being predicted.

The total number of sales reported and not recorded in Manhattan this week was 32 as against 24 last week and 28 a year ago.

The number of sales south of 59th street was 5 as compared with 6 last week and 9 a year ago.

The sales north of 59th street aggregated 27 as compared with 18 last week and 19 a year ago.

The total number of conveyances in Manhattan was 112, as against 128 last week, 22 having stated considerations



totalling \$1,074,200. Mortgages recorded this week number 91, involving \$2,287,882, as against 64 last week, totaling \$1,149,280.

From the Bronx 10 sales at private contract were recorded as against 24 last week and 18 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,660,907, compared with \$1,289,340 last week, making a total for the year of \$11,959,150. The figures for the corresponding week last year were \$930,006, and the total from Jan. 1, 1914, to March 28, 1914, was \$10,156,450.

**Hospital Option on Ball Field.**

The Presbyterian Hospital has obtained an option from the New York Institute for the Education of the Blind, to purchase the old New York American League baseball grounds, occupying the blocks bounded by Broadway, 165th street, Fort Washington avenue and 168th street. The property fronts 702 feet on Broadway, 536.7 feet in 165th street, 666.8 feet on Fort Washington avenue, and 674.11 feet in 168th street, and has been held at about \$2,500,000. The hospital, which at present occupies the block bounded by Park and Madison avenues, 70th and 71st streets, is said to have been seeking a site for a new home for several years. The brokers were the Douglas Robinson, Charles S. Brown Company.

**Adds to Heights Plottage.**

Adolph Lewisohn has bought, from George R. Read, a plot of five lots in the south side of 170th street, beginning 90 feet west of Broadway, through L. J. Phillips & Company. These lots were restricted for a term of years to the erection of private houses, but the restriction runs out in July of this year. Mr. Lewisohn owns the frontage on the west side of Broadway between 169th and 170th streets with the exception of the five-story apartment house at the corner of 169th street. With this last purchase he controls a plot of about twelve lots at this point. No announcement has been made regarding his plans.

**Bronx Block Sold.**

Mrs. Thomasine E. O'Brien sold, through Richard H. Scobie, the entire block consisting of sixteen and a half lots, having a frontage of 202 feet in the south side of 184th street, 210.28 feet on Valentine avenue, 205 feet on Ryer avenue and 206 feet in Field place. This property is 60 feet east of the Grand Boulevard and Concourse, and has been in the O'Brien family for the past 40 years, at which time Mr. Miles O'Brien, who was the president of the Board of Education for many years, purchased it. There are several large building operations under way in the immediate neighborhood. The buyer, it is reported, will improve the property.

**Investor Buys Apartments.**

Walter J. Rich bought, from the Haven Construction Co., Charles Flaum, president, the three five-story apartment houses, just completed, at the northwest corner of Northern avenue and 180th street, on plot 125 x 147. The property was held at \$285,000. Weschler & Kohn, represented the selling company, and Harry W. Mack, of M. S. & I. S. Isaacs, acted for the purchaser. S. & J. H. Albert were the brokers.

**"Netherland" in New Deal.**

The "Netherland," the twelve-story apartment house at 340-346 West 86th street, on plot 100x102.2, which has been figuring recently in several reported deals, has finally been sold by the Realty & Commercial Company, through S. and J. H. Albert, to an out-of-town investor who gave in part payment 389 lots in Arlington, N. J. The apartment house was built about six years ago by Harry Schiff, and has been held at \$650,000.

**Morningside Avenue Sale.**

West Side Construction Company, Jacob Axelrod, president, sold through Slawson & Hobbs, to Loron P. and Wal-

ter I. Bradley, of Stamford, Conn., and Alice S. Smith, of Monsey, N. Y., the "St. Valier," a six-story apartment house, on plot 163.5x150xirregular, occupying the entire block front between 119th and 120th streets. In part payment, was given the five-story building at the southwest corner of 23d street and Seventh avenue, on plot 98.9x25. The deal involves about \$750,000.

**"Alta Vista" In Trade.**

Lowenfeld & Prager bought from the Paterno & Son Contracting Company the "Alta Vista," a six-story elevator apartment house, at the southeast corner of St. Nicholas avenue and 172nd street, on plot 95x125, held at \$265,000. In part payment, the buyers gave the plot 100x128, at the northeast corner of Riverside drive and 144th street, on which it is reported a tall apartment house will be erected by the new owners. The brokers were James E. Barry & Company.

**Apartment Builders In Deal.**

Julius Tishman & Sons sold the six-story "Sunnycrest" apartment house, on plot 75x10.11, at 611 West 113th street, to H. S. & S. O. Crystal, who gave in exchange the three four-story dwellings, 156-160 East 79th street, on plot 60x102.2. It is reported that the Messrs. Tishman contemplate improving this site with a thirteen-story apartment house.

**"Ohio" In Cash Sale.**

Cammann, Voorhees & Floyd have sold the Ohio apartment house, a seven-story elevator apartment house at the southwest corner of Amsterdam avenue and 79th street, on plot 40x102.2. The property has been held at \$175,000. The brokers report that it was sold for cash, there being no feature of exchange involved.

**Manhattan—South of 59th St.**

CANNON ST.—Isabella Schwab and Theresa Cohn have resold to M. Citron 128 Cannon st, a 5-sty tenement, on lot 25x100. The sellers acquired the property last month as plaintiffs in a foreclosure action for \$23,800.

17TH ST.—Franklin Savings Bank sold to the Friedman Construction Co., 16 East 17th st, an 8-sty loft building, on lot 25x92, which it acquired at foreclosure last October for \$90,000.

50TH ST.—Blan & Weiss Realty Co. bought from the Jackson estate, 554 West 50th st, a 6-sty flat, on plot 28.3x93.

**Manhattan—North of 59th St.**

71ST ST.—Slawson & Hobbs sold for the estate of Nora Shannon, the 3-sty dwelling, 324 West 71st st.

75TH ST.—Gherardi Davis sold through the Douglas Robinson, Charles S. Brown Co., 36 East 75th st, a 4-sty dwelling on lot 25x100.2, held at \$70,000.

76TH ST.—Leroy Coventry & Co. sold for Henry B. Platt the 4-sty dwelling 303 West 76th st, on lot 23x76x irreg.

79TH ST.—Henrietta Victor sold to the Armoric Realty Co. the 4-sty dwelling, 128 West 79th st, on lot 24x100. The buyer recently acquired title to the house adjoining, at 126, from R. S. Barthold.

102D ST.—Leroy Coventry & Co. sold for Mrs. Angela Edwards the 3-sty dwelling, 305 West 102d st, on lot 20x100.

114TH ST.—Paul A. McGolrick has sold 56 East 114th st, a 5-sty flat on lot 20x100.11.

119TH ST.—Ennis & Sinnott bought from Anna C. Valentine, 126 West 119th st, a 3-sty dwelling, on lot 20x100.11.

131ST ST.—Paul A. McGolrick bought from Estelle Hodgkin the 5-sty tenement, 5 West 131st st, on lot 25x99.11.

140TH ST.—John Weber is reported to have sold the 7-sty apartment house at 151-159 West 140th st, on plot 136x99.11, to the Schell Realty Co.

BROADWAY.—The Rexton Realty Co. resold the plot 126x91.2x irreg, on the west side of Broadway, between 122d and 123d sts, which it recently acquired, to the Podgur Realty Co., which gave in part payment the 5-sty tenement 697 1st av, on lot 25x75.

COLUMBUS AV.—Charles B. Gumb bought from John Brannigan, through E. Osborne Smith, the 5-sty flat, at the southwest corner of Columbus av and 99th st, on lot 25.11x75, held at \$60,000.

LEXINGTON AV.—Anna Ronaldson is reported to have sold 1062 Lexington av, a 3-sty dwelling, on lot 17x85.

MADISON AV.—Alfred C. Marks sold for the Lawyers Title Insurance & Trust Co. to Edward H. Reynolds the 5-sty dwelling at the southwest corner of Madison av and 79th st, on lot 70.2x18. The property is said to have figured in the deal reported last week, in which Mr. Reynolds sold the two 4-sty dwellings, 124-126 West 72d st.

PARK AV.—Mrs. Amelia M. Bohnert has sold the 5-sty flat at the northwest corner of Park av and 119th st, on lot 25x90, to H.

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Hornstein, who gave in exchange 52 West 106th st, a 5-sty flat on lot 25x100.

RIVERSIDE DR.—Frederick Brown bought from the Heslock Real Estate Co., William E. Wheelock, president, the "Onandaga," a 6-sty elevator apartment house, at the south corner of Riverside dr and 152d st on plot 104x140x irreg. In part payment, the buyer gave 346 lots at Westhampton, L. I.

1ST AV.—Ernest N. Adler bought from J. J. McCormack and others the northeast corner of 1st av and 75th st, a 4-sty business building, on lot 23x68, which has been in the McCormack family since 1869.

**Bronx.**

LORING PL.—Oscar E. Mackey is reported to have sold 2226 Loring pl, a 2-sty dwelling on plot 79.4x127.11x irreg, which he bought at auction last December for \$23,800.

182D ST.—G. Tuoti &amp; Co. sold for W. W. Adams the plot 50x100 in West 182d st, 75 ft. east of Prospect av, to D. Bravin.

ANTHONY AV.—H. Kandel bought from the Ditmar estate the plot 75.8x106.8, at the northeast corner of Anthony av and 174th st.

ANTHONY AV.—Heller &amp; Sussman sold to H. Kandel the 2-fam. house at the northwest corner of Anthony av and 174th st, on plot 42x59.5x irreg.

BATHGATE AV.—Macy Construction Co. sold through the Schoen-Westchester Realty Co. the 6-sty apartment house, 1789 Bathgate av, on plot 54x100 to Morris Polsky.

FORDHAM RD.—Thorn &amp; Co. have resold the 37 ft. plot on the south side of Fordham rd, 99 ft. east of Tiebout av.

MARION AV.—M. B. Larkin sold to William H. Kirchner, 2350 Marion av, a 3-sty dwelling on plot 27x127.

TREMONT AV.—Clement H. Smith and George Wahn bought from Moses Lowenstein the 3-sty dwelling, 475 Tremont av, adjoining property which they own. They now control a 60-ft. frontage.

WEBSTER AV.—J. Clarence Davies sold for the Duo Co. the 1-sty store building, 2765 Webster av, on lot 25x121.

**Brooklyn.**

GARFIELD PL.—Charles E. Rickerson sold for the estate of Joseph Balmer, the 4-sty dwelling, 299 Garfield pl, on lot 20x100.

HIMROD ST.—James M. Hawley sold for Charles and Margaretha Boos the dwelling at 1714 Himrod st to Joseph Amhein.

DEAN ST.—J. Clarence Davies sold for Emanuel Reinheimer the 2-sty dwelling with store at 2404 Dean st.

21ST ST.—The Burling Realty Co. has sold the frame dwelling 482 East 21st st, on plot 45x105, for George O. Walbridge.

47TH ST.—I. Salzberg sold for Mrs. F. Meyer to A. Vogel the plot 40x100 in the northeasterly side of 47th st, 140 ft. north of 16th av.

49TH ST.—John Pullman sold for Joseph Wilson the 2-sty dwelling 526 49th st, on lot 20x100.

63D ST.—B. J. Sforza sold for Vincent and Maria Vannata, the 2-sty, 2-fam house, 1359 63d st, on plot 40x100.

ATLANTIC AV, ETC.—Friday &amp; Lehman sold the 4-sty flat 1679 Atlantic av for the estate of Emma P. Berger to Morris Cohen; also the 2-sty dwelling, 79 Weirfield st, to E. Hildebrandt; for Helen Steffen, the 2-sty dwelling, 347 Cornelia st; and for George Eurlton the 3-sty flat, 841 Halsey st.

OVINGTON AV.—Frank A. Seaver &amp; Co. have sold the Bay Ridge Sanitarium property at 437 Ovington av for Mrs. Josephine Lowe to the Bay Ridge Sanitarium Co.

5TH AV.—Tutino &amp; Cerny sold for Peter Ficklen, the 3-sty house, 4918 5th av, on plot 27x100.

**Queens.**

ROSEDALE.—New York Suburban Land Co. sold 60x100 in Rose pl to E. C. Galvin and 80x100, on the Boulevard, to C. R. Marks.

**Nearby Cities.**

PASSAIC, N. J.—Frank R. Allen sold the Bellnord apartment house, at Howe av and Grove terrace, and the David Carlisle residence, adjoining, for Herbert T. Scott-Huntington to Gilbert T. Ray, of Passaic. The property fronts 250 ft. on Howe av and 225 ft. in Grove terrace. The deal involved about \$144,000.

PASSAIC, N. J.—D. H. Jackson bought the Moore homestead, at the southwest corner of Bloomfield and Paulson av, a 3-sty dwelling, 106x110x irreg, and from Henry Elright 14 and 16 Pearl st, two 2-sty dwellings, 30.6x150 each.

**Rural and Suburban.**

BAYONNE, N. J.—The Leolastic Co., of Bayonne, transferred to the Everlastik Co., of Boston, its plant at Bayonne, N. J., consisting of 43 lots fronting in the north and south sides of West 31st st, a plot 417x643 adjoining and fronting on the west side of Av A and extending to Newark Bay, with the riparian rights.

ELIZABETHPORT, N. J.—The Galena-Signal Oil Company of Pennsylvania, represented by Burton Thompson &amp; Co., purchased through Floyd S. Corbin, about six acres of water front property in Elizabethport, N. J. It proposes to re-establish its plant there and will materially enlarge their facilities in the new location. The price paid is not reported.

GARWOOD, N. J.—New York Suburban Land Co. sold, 20x100, on Myrtle av to A. C. Clarke; and, 60x100, on Willow av to H. M. Greeley.

GLEN COVE, L. I.—Walter W. Balke bought from Frank G. Jennings his 130-acre estate at Mill Neck.

RYE, N. Y.—The Westchester Beach Club, opposite the Oakland Beach bathing pavilion at Rye, has been sold by the Scarsdale Estates and Gedney Farm Co. to John P. Magner, who is the lessee of the bathing privileges at Rye public park. The Beach Club was built by the sellers in 1913. Its organization will be continued and a new clubhouse will probably be erected soon on some other site. Mr. Magner will utilize this clubhouse in connection with his management of the public park.

TARRYTOWN, N. Y.—Joseph P. Day sold the factory and land formerly occupied by the Maxwell-Briscoe Motor Co. to the Chevrolet Motor Co., William C. Durant, president, which will use it for automobile manufacturing. The property was held at \$250,000.

INWOOD, L. I.—Allen J. C. Schmuck sold a dwelling in Alabama st for the Bank of Lawrence to R. B. Brownlee.

WESTCHESTER.—Scarsdale Estates has sold the old Hitchcock homestead on Fenimore rd to Daniel P. Ritchey, the New York hotel man; also sold a half-acre plot in Greenacres to C. O. Baring. The Robert E. Farley Organization sold for Mrs. J. A. Dickie, the house 149 South Broadway, White Plains, to D. W. Dwyer; also at Nepperhan Heights, a house on Fairview av to Alonzo Angevine; at Nepperhan, a plot on Fairview av to L. M. Snow and to Mrs. Sadie Coddington, a plot at the corner of Morning-side rd and Fairview av.

**LEASES.****Lubin Leases Floor.**

The Lubin Manufacturing Company, of Philadelphia, moving picture producers, leased through Nelson, Lee &amp; Green, the seventh floor in the Mecca Building, Broadway and 48th street, for general offices. It is rumored that a strong combination of feature motion picture producing firms is being organized. The space taken in this lease fronts 110 feet in 48th street and 113 feet on Broadway, and it will be divided up into general offices, a large projecting room, film vaults with a capacity of 5,000 reels and the private offices of the various executive officers of the firms going into this combination.

**Wool Dealers in Cherry Street.**

Brett &amp; Goode Co. has leased the seven-story building at 265-267 Cherry street through to 520-524 Water street, adjoining the corner of Rutgers slip, for T. D. Hurst of Hurst &amp; Company, publishers, as owner, to M. Berman &amp; Brother, dealers in wool clippings, now located at 449 Water street. The building occupies a plot 50 x 125 and contains more than 50,000 square feet of floor space. It was formerly occupied by the American Bookbindery and Hurst &amp; Company, which firms are now moving into the new fifteen-story printery at 406-426 West 31st street.

**Art Film Company Lease.**

The Dyreda Art Film Corporation has leased for ten years the sixth floor in 3-7 West 61st street, containing about 15,000 square feet. The firm had an option for one-half of this space but concluded to take the entire floor. With the top floor, also recently leased, it has taken about 30,000 square feet. The aggregate rental in the later deal is about \$135,000. The brokers were J. Arthur Fischer, the H. H. Gibson Realty Company and Cross &amp; Brown.

**Big Deal Pending.**

Mitchel H. Mark, head of the syndicate which owns the Strand Theatre, is reported to be negotiating for the lease of Mrs. Mary Fitzgerald's property at the northwest corner of Broadway at 37th street, fronting 104 feet on the avenue and 195.10 in the street, for a long term. It is said that if the deal is closed, a combination theatre and office building will be erected.

**Office Furniture Firm Moves.**

Charles F. Noyes Company leased for Carter, Ledyard &amp; Milburn, attorneys, the store and basement in 358 Broadway and 59-65 Franklin street, containing about 25,000 square feet, to the Manhattan Desk Company, of 121 Worth street. A number of office furniture and office equipment firms have established themselves in that neighborhood.

**Manhattan.**

LEON S. ALTMAYER leased to Straus &amp; Gutman a store in 1126 Park av, also a store in 2348 2d av to Jacob Niddelman and apartments in 151 East 86th st to Mrs. L. Matteson and Mrs. F. Ilch.



AMERICAN REAL ESTATE CO. leased for executive offices to the Home Pattern Co., about 16,000 sq ft in 114-116 5th av.

DANIEL BIRDSALL & CO. leased for the Lent estate, the reconstructed 5-sty building, 50 Dey st, to the Jeffrey Manufacturing Co., constructors of electric locomotives and other heavy machinery.

BRETT & GOODE CO. leased the 10th floor in 141-147 5th av to the W. S. Ensign Corporation of 1 Madison av.

GUSTAV BRITT leased 36 Bethune st, stable and dwelling, for William S. Eogert to William W. Whitesell; 148 Lexington av, 3-sty dwelling, for William P. Woodcock 2d, to Kate Shea; 296 West 12th st, 3-sty dwelling, for Mary E. Troup to Mary Foley; and 137 West 13th st, 3-sty dwelling, for Chas. McManus Sons to Hannah Burns.

J. ROMAINE BROWN CO. and William B. May & Co. leased to Mrs. Martina Downing the 5-sty dwelling at the southwest corner of Madison av and 65th st for 20 years. Mrs. Downing will move her business to that location.

EDWARD W. BROWNING has leased to Burchell, Clark & Logan, accountants, of 149 Broadway, a half floor in the World's Tower Building, 108 to 112 West 40th st.

BURTON THOMPSON & CO. leased store No. 6 in the Standard Arcade Building, 50 Broadway, to M. Carroll & Co., who will have the exclusive fruit-selling privilege of the Arcade; also the store at the southeast corner of Broadway and the arcade proper to the United Cigar Stores Co.

CAMMANN VOORHEES & FLOYD have leased the building 42 Water st to Giovanni Starace of 24 Whitehall st; also the store and basement 35 Howard st to the Taunton-New Bedford Copper Co. of 42 Water st.

CORN & CO. leased for A. W. Mead, as agent, the store, 22 East 42d st to the Hartford Lunch Co.

CORN & CO. have leased for the Oceanic Investing Co. through Ernest Adler as agent the double store at 10 East 42d st to the Berry Syndicate, men's furnishers.

CROSS & BROWN CO. leased offices in 1465 Broadway to the Essential Film Co.; in U. S. Rubber Building, Bway. and 58th st, to Whalen Engineering Co.; in conjunction with Pease & Elliman to M. E. Applebaum, Inc., and in conjunction with Carstein & Linnekin to Walter M. Smith, and space in 2d floor at 33 Warren st to George W. LeComptre of 64 West Broadway.

CROSS & BROWN CO. leased offices in 396 Broadway to A. Franconline, Philip Barnet and A. J. Freyhan.

DOUGLAS L. ELLIMAN & CO. leased for the estate of Samuel Jacoby the 4-sty dwelling, 25 West 52d st to Michael J. Buckley; also an entire floor apartment in 784 Park av for the Charles Buek Construction Co. to Arthur Knox; and apartments in 969 Park av for K. P. Walker and the Randolph-Walker Corporation to J. Nelson Shreve and for Dawson C. Glover in 123 East 53d st to Richard L. Beckwith.

DOUGLAS L. ELLIMAN & CO leased a floor comprising 24 rooms and 7 baths, in the new apartment house, in course of construction, at 400 Park av, to R. A. C. Smith, Commissioner of Docks & Ferries.

DOUGLAS L. ELLIMAN & CO. leased apartments in 400 Park av to Dr. William S. Seamans in conjunction with Ewing, Bacon & Henry; in 103 East 86th st to Mrs. J. Davis Spooner and in 18 East 48th st to Mrs. Martha Maynard.

DOUGLAS L. ELLIMAN & CO. leased apartments in the new building in course of construction at 993 Park av for Bing & Bing to Leopold Plaut; also in 40 East 62d st for the American-Real Estate Co. to Dr. Edward W. Peterson; in 103 East 86th st to Walter V. Kremer and in 36 East 49th st to Mrs. Marion L. Ward.

BENJAMIN ENGLANDER has leased for the 25th St. Realty Co. to the Finkelstein Skirt Co. the 10th floor in 138-144 West 25th st.

J. ARTHUR FISCHER leased for Tramer & Unger for a garage and repair station the 2-sty building, 106 West 30th st; also to Duke Mikaelvitch the store and basement at 794 3d av; the 1st floor at 817 6th av to the 37th Assembly District Republican Club, and an apartment at 3 West 30th st to Charles E. Donald.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for Samuel Floersheimer, 5,000 sq. ft. in 18-20 West 21st st, to the Wendell Cloak & Suit House.

JULIUS FRIEND, EDWARD M. LEWI CO. leased office space on the 10th floor of 2-16 West 33d st to the Maloney Co., completing the renting of the upper portion of the building.

WILLIAM J. GABEL leased for Margaret Theobald to Alexander Zingraff the 4-sty house 234 East 12th st; also the store at 1833 Lexington av to the Crescent Oil & Disinfecting Co. of 101 East 113th st.

GAINES & DRENNAN CO. leased an apartment in 24 Gramercy Park on the 8th and 9th floors to Rev. Arthur H. Allen.

A. A. HAGEMAN has leased the store at 60 West 37th st to the Cincinnati Piano Player Co.; in conjunction with E. S. Willard & Co., store in the building now being altered at 46 West 36th st, to the Adams Express Co.; store at 63 West 39th st to William Goldberg, and 3d loft at 641 6th av to H. Mildeberger.

HEIL & STERN report the following leases: For American Real Estate Co. in 54-62 West 21st st, loft to Levison Bros. & Nevins of 49 West 23d st; for Antler Realty Co. in 57-61 West 38th st, loft to S Veilchenblau & Co. of 625 Broadway; for Marmac Construction Co. in 158-64 West 27th st, loft to Max Lacher of 13 West 24th st; for Madison Holding Co. in

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**FOR SALE**—Hyde's Manhattan Atlas, Volumes 1, 2, 3, corrected to 1908. Fair condition; \$25. Room 712, 489 Fifth Ave.

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**WANTED**—500 2"x9"x13' second-hand plank, in good condition, and two dozen steel mortar tubs. Write, giving price, to H. OATMAN, Room 701, 25 W. 45th St., New York City.

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72-4 Madison av, left to Max B. Helm Mfg. Co., and for Eliza Guggenheimer in 40-6 West 20th st, store to E. & J. Bayer of 264 Greenest.

M. & L. HESS, INC., leased the 3-sty building 426-432 East 91st st, on plot 100x100, to Justin Seubert, Inc., cigar manufacturer of 410 East 68th st; also for Mrs. Emily B. Hopkins the store and basement at 36 West 33d st to Joseph Odierma of 60 Bleeker st, at a rental aggregating about \$75,000.

M. & L. HESS, INC., leased for the Hess Building Co., space on the 16th floor in the Hess Building, 4th av and 26th st, to the Lion Silk Mills of 109 5th av; also at 432 4th av, space to Salembier, Levin & Co. of 225 5th av, woollens and dress goods.

HOUGHTON CO. leased for Sarah E. Fyles the 3-sty dwelling 114 West 94th st to Patrick J. Blake.

HOUGHTON CO. rented to James W. Edwards, the 3-sty dwelling, 116 West 94th st, for William H. Sheehy.

HUBERTH & HUBERTH rented the store in 1261 Park av to the Alba Remedy Co., and the store in 1846 2d av to Samuel Grob.

STEPHEN S. JOHNSON leased the 5th loft in the Underhill Building, 438 West 37th st, to Abercrombie & Fitch, sporting goods, of 53 West 36th st.

LOUIS KEMPNER & SON leased a store in the Riviera Theatre Building, Broadway and 97th st, to the Strand Men's Wear Co. for 5 years.

SAMUEL H. MARTIN leased for Elizabeth N. Rogan, the 4-sty dwelling, 120 West 64th st, to Florence Atwood, and in 803 9th av the store and basement to John P. Haas.

NELSON, LEE & GREEN leased for Samuel K. Jacobs the store and basement in 141 Fulton st to Bernarr Macfadden, who opens his seventeenth Physical Culture restaurant.

CHARLES F. NOYES CO. has leased to George H. Squier, Inc., jewelers, of 1 Maiden la, for the Lawyers Title & Trust Co. the store 6 Maiden la at an aggregate rental of about \$35,000.

CHARLES F. NOYES CO. has leased to the Merchants Fire Assurance Corporation of 2 Liberty st for H. L. Moxley & Co., agent, the 2d floor of the German-American Building, Maiden la and Liberty st; offices on the 13th floor of 160 Broadway to William H. Barker; in 102-04 Fulton st to Abraham Strauss; and the basement store at 102 John st for Edward Herzog to Benjamin Schnelwert.

CHARLES F. NOYES CO. leased to Theal Stefan & Co., of 25 Cliff st, the 5-sty building, 297 Pearl st, for 5 years at an aggregate rental of about \$10,000.

CHARLES F. NOYES CO. leased the store, 169 Broadway, to Young Brothers, hatters, for ten years, at an aggregate rental of about \$130,000.

PEASE & ELLIMAN leased the entire 10th floor apartment in 929 Park av to Eben B. Knowlton; also an apartment in 1155 Park av for Bing & Bing to Grenville Clark; furnished, for Mrs. Norman Hangood, the 5-sty dwelling 107 East 73d st to Harold B. Clark; and renewed for Mrs. J. Nelson Tappan the lease on the 3-sty dwelling 337 Lexington av to Charles G. Francklyn.

PEASE & ELLIMAN rented apartments in 20 Washington sq for the Rhineland Estate to John P. Munn; in Euclid Hall at Broadway and 86th st, for the Euclid Holding Co. to E. O. Roessle and at 234 Central Park West for Mrs. Ellen Purcell to Dr. C. W. Perkins.

PEASE & ELLIMAN leased for S. Charles Welsh, trustee, the ground floor and basement in 1516 1/2 3d av to the Newark Shoe Stores Co.; also subleased for Henry Schultheis Co. the 1st loft in 33 John st to Greenston & Peltz, and space to Henry Lehrman, proprietor of the Nassau Clothes Shop.

PEASE & ELLIMAN leased for Mrs. Katherine Spitzka the 5-sty dwelling, 66 East 73d st, to Samuel A. Sicher; also rented for Samuel A. Herzog an apartment in 399 Park av to Julian M. Gerard.

S. OSGOOD PELL & CO. leased for S. Kalvin, the store at 10 West 46th st, to Albert O. Whitney, art china; also for N. E. Oliver, a furnished apartment in 260 Riverside dr to Sidney E. Reilly and for Leota Hebard, an apartment at 10 East 50th st, to Mrs. W. G. McKinley.

PORTER & CO. leased for Allen Tucker and others the store at 66 West 125th st to Alexandre Manquat.

RICE AND HILL leased for the 52d Street Co. to the Lippard Stewart Motor Sales Co., of 1790 Broadway, the easterly store containing nearly 8,000 sq. ft. in 136-146 West 52d st.

LOUIS SCHRAG leased for Jane A. Stokes the store in 408 6th av to Felle & Luerlo.

SHAW & CO. leased for the estate of Emily Chamberlain the two 3-sty dwellings, 48-50 West 135th st, to Sadie A. Howell.

SHAW & CO. leased for the American Baptist Home Mission Society, the 3-sty dwelling, 4 West 128th st, to Augusta Zeeb, and for Caroline Denniston the 4-sty dwelling 19 West 121st st.

LOTON H. SLAWSON CO. leased offices in 116-120 West 32d st to the Andron Hygienic Co. of 216 East 61st st and to Charles Well; also in 5-7 West 32d st for Leslie Palmer to the Wohlfart Fashion Co. of 71 West 23d st.

SIDNEY L. WARSAWER has leased for the Codington Co. the store at 787 6th av to the Broadway Bag & Trunk Co.

WM. A. WHITE & SONS have leased for A. L. Mordecai & Son the top floor in 557 5th av to the White Studio, which will open a 5th av branch; also rented for Phillip Jeselson, agent, the 8th loft in 241-245 West 87th st to Herman Feinberg, printer. Mr. Feinberg's plant has been located in William and Gold sts for the last 15 years.

ARTHUR E. WOOD leased for C. M. Dreyer the easterly store in 53 West 125th st to Frank B. Mellinger, milliner.

## Bronx.

CHARLES BUERMANN & CO. leased for the Longchester Realty Co. to Gussie Mangel a store in 865 Longwood av, for 5 1/2 years.

WILLIAM J. GAEL leased the 3-sty dwelling 747 Crotona Park North to Emil Bauchwitz and the 3-sty dwelling 1976 Hughes av to Andrew J. Flynn.

HUBERTH & HUBERTH leased stores in 481 Claremont Parkway to Samuel Breindel and Barnett Ginsberg.

## Brooklyn.

BULKLEY & HORTON CO. leased the dwellings, 808 Park pl, to Dr. Charles Scofield; 302 Lafayette av to Frank G. Bicklein and 17 Revere pl to Frank G. Morris.

PEASE & ELLIMAN leased for George Tonkonogy, the store at 1743 Pitkin av to the Newark Shoe Stores Co.

## Queens.

CROSS & BROWN CO. leased to the Commercial-Research Co., the top floor in the Goodyear Tire & Rubber Co. Building, at Jackson av and Honeywell st, Long Island City. The lessee will move its laboratories and factory from Tuckahoe, N. Y.

LEWIS H. MAY CO. has leased at Far Rockaway, L. I., for Hugo Josephy cottage at Wave Crest to William Uhlman; for Simon Hatch cottage on Atlantic av to Emile Tas; and for Pauline Burkander cottage in Pinson pl to V. I. Brandon.

JOHN STICH & CO. have rented at Far Rockaway and Edgemere, for Mrs. Elizabeth F. Beers, house on Nielson av to Clarence H. Spear; for G. & L. Construction Co., house on Atlantic av to Moe Katzenberg; for the S. & L. Construction, 14 Hudson av to Mrs. Caryll Weiss and 15 Hudson av to Mrs. E. M. Bernstein; for Mrs. Mary Webster, 104 Gipson pl to John Leffler, for John F. Trommer Brewing Co., three buildings in White st; for A. E. Van Wagner, 50 White st to Benjamin Gold, and for the Banister Realty Co., the "Kuloff" to Jesse J. Harris.

## Suburban.

FRANCES ALDA, wife of Managing Director Gatti-Casazza of the Metropolitan Opera House, has leased the home of Sallie J. Franham, the sculptress, at Kings Point, Great Neck, L. I., for the summer.

HORACE T. CHARTERS & CO. leased for Wm. H. Reynolds to the Cas Can Restaurant Corp. the building known as "Danse de la Mere" at Long Beach, L. I. The building is being remodeled into a restaurant and will be known as "Castle by the Sea."

GEDNEY FARM CO. leased for Kenneth M. Murchison a colonial residence on Sherman av to A. H. Campbell, also a residence on Park dr to Willard E. Day.

FISH & MARVIN rented the Stuart estate at Rye, N. Y., to Robert R. Whiting, and the Robertson property at Bronxville to Harold Flammer.

S. OSGOOD PELL & CO. leased the Pliny Fiske estate at Milton Point, Rye, N. Y., to Henry Lockhart, Jr.; also furnished for E. W. Robinson, his house at Great Neck, L. I., to Albert A. Cohn.

HERBERT A. SHERMAN leased for George Mercer to Morris Fatman his country place, "Chetolah," at Orienta Point, Mamaroneck, N. Y. The property consists of a large house, ten acres of land and a private dock on the Sound.

HERBERT A. SHERMAN leased for William R. Neergard his country place at Milton rd and Palisade av, Rye, N. Y., to John V. Woodward.

MATT J. WARD & CO. have leased the Red Swan Inn at Warwick, N. Y., for Mr. Kronder, owner, to Berkeley S. Davis, of this city, former proprietor of the Idle Hour Inn at Monroe, N. Y.

## 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.

ABRAHAM GOLDBERG.—695 2d av, 918-30, 4-sty flat, 16.8x80, \$14,500.

MARY KLUSACEK.—317 East 71st st, 1446-11, 5-sty ten, 25x102.2, \$22,000.

MARY G. PEET.—31-33 Vesey st, 85-18, 5-sty bldg, 50.2x64.2, \$150,000. Decedent owned a one-seventieth undivided interest which was valued at \$2,000.

SAMUEL F. PRAGER.—125 Madison st, 275-1, 5-sty ten, 25.6x74.6x irreg, \$26,000; 32 Morning-side av, 1944-2, 5-sty ten, 25x100, \$23,750.

ROBERT B. WALSH.—841 West End av northwest corner 101st st, 1889-55, 5-sty apt, 31.5x100, \$77,000; 843 and 845 West End av, 1889-56-57, two 5-sty apts, each 22.3x100, each \$23,500; 986 Lexington av, 1406-58 1/2, 3-sty dw, 18x60, \$22,500.

## OBITUARY

CHARLES L. A. BADEN, for forty-two years connected with the Germania Fire Insurance Co., of which he was assistant manager, died, aged sixty-two, at his home, 602 Carlton av, Brooklyn.

LOUIS A. MARKS, in the real estate brokerage business with his brother Alfred C. Marks, at 115 Broadway, died on Monday, aged forty-nine. He lived at 547 West 147th st.



## REAL ESTATE STATISTICS

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

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

### MANHATTAN

#### Conveyances.

	1915 Mar. 19 to 25	1914 Mar. 20 to 26
Total No.	112	124
Assessed value	\$6,276,200	\$6,711,500
No. with consideration	22	14
Consideration	\$1,074,200	\$464,225
Assessed value	\$1,205,700	\$626,000
Jan. 1 to Mar. 25		
Total No.	1,569	1,690
Assessed value	\$87,276,310	\$100,628,613
No. with consideration	201	173
Consideration	\$11,357,024	\$6,878,614
Assessed value	\$11,506,750	\$7,475,517

#### Mortgages.

	1915 Mar. 19 to 25	1914 Mar. 20 to 26
Total No.	91	67
Amount	\$2,287,882	\$1,958,711
To Banks & Ins. Cos.	25	17
Amount	\$698,500	\$1,013,000
No. at 6%	30	31
Amount	\$603,516	\$520,136
No. at 5½%	4	6
Amount	\$418,500	\$843,000
No. at 5%	25	19
Amount	\$568,750	\$346,575
No. at 4½%	1	
Amount	\$30,000	
No. at 4%	1	
Amount	\$2,166	
Unusual rates		
Amount		
Interest not given	30	11
Amount	\$604,950	\$249,000
Jan. 1 to Mar. 25		
Total No.	919	1,012
Amount	\$20,987,671	\$32,387,799
To Banks & Ins. Cos.	174	236
Amount	\$8,174,182	\$19,166,200

#### Mortgage Extensions.

	1915 Mar. 19 to 25	1914 Mar. 20 to 26
Total No.	29	74
Amount	\$3,572,450	\$3,741,650
To Banks & Ins. Cos.	18	43
Amount	\$2,717,000	\$3,077,500
Jan. 1 to Mar. 25		
Total No.	436	546
Amount	\$18,971,293	\$22,986,335
To Banks & Ins. Cos.	148	159
Amount	\$11,101,000	\$13,130,950

#### Building Permits.

	1915 Mar. 20 to 26	1914 Mar. 21 to 27
New buildings	15	16
Cost	\$660,300	\$2,287,500
Alterations	\$172,795	\$156,155
Jan. 1 to Mar. 26		
New buildings	100	114
Cost	\$13,908,525	\$10,662,690
Alterations	\$1,811,619	\$3,472,399

### BRONX.

#### Conveyances.

	1915 Mar. 19 to 25	1914 Mar. 20 to 26
Total No.	113	107
No. with consideration	20	11
Consideration	\$86,453	\$225,494
Jan. 1 to Mar. 25		
Total No.	1,351	1,345
No. with consideration	140	172
Consideration	\$1,259,419	\$1,765,956

#### Mortgages.

	1915 Mar. 19 to 25	1914 Mar. 20 to 26
Total No.	59	55
Amount	\$428,584	\$532,524
To Banks & Ins. Cos.	4	7
Amount	\$91,500	\$83,000
No. at 6%	23	23
Amount	\$94,910	\$223,970
No. at 5½%	5	3
Amount	\$42,500	\$74,000
No. at 5%	9	11
Amount	\$163,000	\$100,775
Unusual rates	2	1
Amount	\$2,014	\$1,079
Interest not given	20	17
Amount	\$126,160	\$132,700
Jan. 1 to Mar. 25		
Total No.	715	802
Amount	\$5,333,794	\$7,194,632
To Banks & Ins. Cos.	43	106
Amount	\$871,750	\$2,125,301

#### Mortgage Extensions

	1915 Mar. 19 to 25	1914 Mar. 20 to 26
Total No.	15	12
Amount	\$316,909	\$814,500
To Banks & Ins. Cos.	2	2
Amount	\$56,000	\$45,500
Jan. 1 to Mar. 25		
Total No.	106	201
Amount	\$3,540,995	\$3,575,800
To Banks & Ins. Cos.	42	29
Amount	\$817,950	\$814,500

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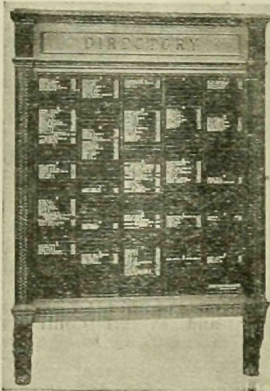
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### Building Permits

	1915	1914
	Mar. 19 to 25	Mar. 20 to 26
New buildings.....	23	25
Cost.....	\$574,600	\$327,150
Alterations.....	\$32,050	\$43,900
Jan. 1 to Mar. 25 Jan. 1 to Mar. 26		
New buildings.....	219	177
Cost.....	\$6,715,625	\$3,786,955
Alterations.....	\$191,685	\$287,060

### BROOKLYN. Conveyances.

	1915	1914
	Mar. 18 to 24	Mar. 19 to 25
Total No.....	390	424
No. with consideration..	46	59
Consideration.....	\$154,940	\$305,628
Jan. 1 to Mar. 24 Jan. 1 to Mar. 25		
Total No.....	4,729	5,279
No. with consideration..	499	588
Consideration.....	\$2,484,430	\$4,715,845

### Mortgages.

	1915	1914
	Mar. 18 to 24	Mar. 19 to 25
Total No.....	244	300
Amount.....	\$1,093,579	\$1,100,139
To Banks & Ins. Cos....	57	56
Amount.....	\$435,650	\$298,700
No. at 6%.....	128	168
Amount.....	\$337,050	\$487,198
No. at 5 1/2%.....	65	77
Amount.....	\$402,150	\$396,770
No. at 5%.....	34	46
Amount.....	\$314,435	\$179,850
Unusual rates.....	2	3
Amount.....	\$2,150	\$2,850
Interest not given.....	15	6
Amount.....	\$37,794	\$33,471
Jan. 1 to Mar. 24 Jan. 1 to Mar. 25		
Total No.....	3,373	3,605
Amount.....	\$11,641,540	\$13,934,802
To Banks & Ins. Cos....	490	707
Amount.....	\$2,935,191	\$4,944,300

### Building Permits.

	1915	1914
	Mar. 19 to 25	Mar. 20 to 26
New buildings.....	149	93
Cost.....	\$1,290,500	\$709,200
Alterations.....	\$72,690	\$44,805
Jan. 1 to Mar. 25 Jan. 1 to Mar. 26		
New buildings.....	1,123	933
Cost.....	\$8,652,785	\$9,505,685
Alterations.....	\$867,667	\$591,879

### QUEENS. Building Permits.

	1915	1914
	Mar. 19 to 25	Mar. 20 to 26
New buildings.....	172	199
Cost.....	\$718,169	\$682,970
Alterations.....	\$24,958	\$27,370
Jan. 1 to Mar. 25 Jan. 1 to Mar. 26		
New buildings.....	973	851
Cost.....	\$3,301,325	\$3,802,512
Alterations.....	\$199,714	\$231,148

### RICHMOND. Building Permits.

	1915	1914
	Mar. 19 to 25	Mar. 20 to 26
New buildings.....	31	16
Cost.....	\$49,145	\$30,986
Alterations.....	\$1,285	\$5,005
Jan. 1 to Mar. 25 Jan. 1 to Mar. 26		
New Buildings.....	144	122
Cost.....	\$377,680	\$235,066
Alterations.....	\$17,450	\$44,160

### REAL ESTATE NOTES.

WOLF BURLAND, the Bronx builder, has opened an office at 807 Westchester av.

EBLING REALTY CO. announces the removal of its offices to 7 East 42d st.

PEPE & BRO. have been appointed agents for 412-416 East 23d st.

KURZ & UREN were the brokers in the recently recorded sale of 216-218 East 95th st, for Herman D. Junge to Thomas H. Roff.

ALBERT B. ASHFORTH, INC., has been appointed manager of the 20-sty office building, 50 Broad st.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the building occupied by the Ehrich Art Galleries at 707 5th av.

WINFRED WATSON has resigned as president, treasurer and a director of Unger & Watson, Inc., and is now associated with Edgar A. Manning of 489 5th av.

BASTINE & CO. have been appointed agents by the Holland Holding Co., Judson S. Todd, president, for the 11-sty loft building, 31-33 West 21st st.

WM. A. WHITE & SONS have been appointed agents for 261 Washington st, 93 Murray st and 196 and 198 Chambers st, owned by the estate of Daniel S. Miller.

LEON S. ALTMAYER negotiated a 1st mortgage of \$13,500 at 5 per cent. for David J. Isaacs on 11 West 90th st; also sold a mortgage of \$25,000 for L. N. Levy on 2936 3d av.

LOTON H. SLAWSON CO. has been appointed agent for the two 12-sty apartment houses "Northold" and "Southold" occupying the entire block front on the west side of Broadway between 150th and 151st sts.

PEASE & ELLIMAN have been appointed agents for the store and apartment building, at the northwest corner of Lexington av and 35th st, by John W. Smythe, to whom they recently sold the property.

DAVID L. WOODALL was the broker in the recently recorded sale of the plot 50x120, at the northeast corner of Tiebout av and 187th st, for Fanny C. Stephens to the United Presbyterian Church.

IN THE WESTCHESTER AV and Southern Boulevard sections of the Bronx, the American Real Estate Co. has made recent sales to six builders who are improving with five-story apartment houses. Other sales are reported pending.

SAMUEL KISSLER of St. Louis and Kolb & Tech of Chicago are the buyers of Ulysses Court, at 528 Riverside dr, sold recently by A. M. Bedell, who took in part payment a 32 years lease on the southwest corner of 7th and Washington avs, St. Louis, Mo. Willard S. Burrows & Co. were the brokers.

MULVIHILL & CO. sold the lease covering the garage, on plot 75x100 ft., at the northeast corner of 120th st and Syvan pl, to Wade L. Cline, for an unexpired term of 14 months with a renewal; the premises are to be continued and used as a garage by J. W. Kennedy Auto Co.

CHARLES R. FARUOLO, for the last 15 years at 45 East Houston st, announces that he has leased the large store in the Bible House, adjoining the southeast corner of 4th av and 9th st, where his firm will continue in the general real estate and insurance business, after April 1.

### AUCTION SALES OF WEEK.

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

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

Parties in interest acquired this week a number of properties in various sections of the city. The Greenwich Savings Bank, as plaintiff, became the owner of the thirteen-story mercantile building, at 85 Fifth avenue, on a bid of \$575,000, about \$35,000 less than the judgment which brought about the sale. Another financial institution, the Poughkeepsie Savings Bank, bought the old-time Cafe Boulevard property at Second avenue and 10th street for \$100,000, \$30,000 less than existing liens. There was lively bidding for the two five-story tenements, 783 and 785 Columbus avenue, which were finally knocked down to the defendant, Arthur Otten, for \$27,500 and \$28,000 respectively.

Next week's auction room business will be characterized by an unusually large number of offerings. Forty-six properties are scheduled for auction in Manhattan and twenty in the Bronx.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 26, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Bank st, 20, ss, 39 w Waverly pl, 19.7x 75, 3-sty & b bk dwg; partition; Julius Lippman. 9,200**

**Houston st, 477 E (\*), ss, 70 w Goerck, 20x50, 3-sty bk tnt & str; due, \$7,153.18; T&c, \$69.16; Metropolitan Savgs Bank. 6,000**

**Lispensard st, 3 (\*), ns, 20 e W Bway, 20x75, 3-sty bk loft & str bldg, 1-sty ext; due, \$13,865.78; T&c, \$310; Mary Bussing. 13,000**

**10TH st, 198-204 E, see 2 av, 156-60.**

**14TH st, 344-6 (\*), ss, 550 w 8 av, runs s103.1xw50xn—xelxn—w¼ of an inch x n46.1x50 to beg, 6-sty bk tnt; due, \$9,389.40; T&c, \$1,953; sub to 1st mtg \$60,000; Abr L Kass. 67,500**

**19TH st, 427 E (\*), ns, 328 e 1 av, 24x 92, 5-sty bk tnt & str; due, \$20,972.42; T &c, \$1,406.98; Horace Porter et al. 12,000**

**146TH st, 164 W (\*), sec 7 av (Nos 2517-9), 100x40, 6-sty bk tnt & str; due, \$62,755.92; T&c, \$3,786.73; Metropolitan Life Ins Co. 50,000**

**157TH st, 547 W (\*), ns, 450 w Am's av, 125x99.11, 6-sty bk tnt; due, \$29,108.20; T &c, \$2,166.20; Leopold Marcus et al. 185,000**

**West Broadway, 159-63, sec Worth (Nos 32-52), 80x375 to Church (Nos 220-8); also THOMAS ST, 59-61, ns, 150 e West Bway, 50x100; also THOMAS ST, 63-9, ns, 50 e West Bway, runs n50xw50 to West Bway (Nos 155-7), xn50xe150xs100xw100 to beg, 5 & 6-sty bk & stn str; also SULLIVAN ST, 99-101, es, abt 100 n Spring, 50x100, 2-sty bk stable; White & Case for the re-sty organization committee. 120,000**

**2D av, 156-60 (\*), sec 10th (Nos 198-204), 65.7x125, 4-sty bk restaurant; due, \$129,523.10; T&c, \$8,000; Poughkeepsie Savings Bank. 100,000**

**7TH av, 2517-9, see 146th, 164 W.**

HENRY BRADY.

**Lexington av, 1047 (\*), es, 68.2 s 75th, 17x55, 3-sty & b stn dwg; due, \$14,824.86; T&c, \$603.62; Maurice M Sternberger exr. 13,000**

**134TH st, 225 W (\*), ns, 250 w 7 av, 16.8x99.11, 3-sty & b stn dwg; due, \$9,931.90; T&c, \$305; Septimus Jones-Jonavitch. 9,000**

M. MORGENTHAU JR CO.

**16TH st, 1 E, see 5th av, 85.**

**119TH st, 20 E (\*), ss, 184.5 w Mad av, 15.8x100.11, 3-sty & b stn dwg; due, \$8,603.38; T&c, \$8; Elizabeth S Harvie. 7,000**



5TH av, 85 (\*), nec 16th (No 1), runs n 49xell16.10xn43xe25xs92 to st xw14.11 to beg, 11-sty bk loft & str bldg; due, \$610, 337.50; T&c, \$587.50; Greenwich Savings Bank. 575,000

BRYAN L. KENNELLY.

179TH st, 815 W (\*), nwc Pinehurst av (Nos 40-50), 100x150x109.7x150.3, 3-5-sty bk tnts; due, \$35,282.34; T&c, \$2,066.50; sub to 3 1st mtgs aggregating \$165,000; Anne E Benjamin. 197,956

Columbus av, 783 (\*), es, 25.11 n 98th, 25x74, 5-sty bk tnt & str; due, \$12,907.77; T&c, \$513.50; Laurence Curnen. 27,500

Columbus av, 785 (\*), es, 50.11 n 98th, 25x74, 5-sty bk tnt & str; due, \$12,960.27; T&c, \$502.79; Laurence Curnen. 28,000

Pinehurst av, 40-50, see 179th, 815 W.

West Broadway, 413-5 (\*), es, 99 n Spring, 51x100, 2 6-sty bk loft & str bldgs; due, \$57,906.77; T&c, \$3,026.89; N Y Life Ins Co. 54,000

HERBERT A. SHERMAN.

131ST st, 158 W, see 7 av (Nos 2211-5), 100x45.11, 5-sty bk tnt & str; due, \$56, 148.05; T&c, \$110; Jno M Ruck, a party in interest. 56,500

7TH av, 2211-5, see 131st, 158 W.

SAMUEL MARX.

Lexington av, 1045 (\*), es, 85.2 s 75th, 17x55, 3-sty & b stn dwg; due, \$14,846.24; T&c, \$611.15; Lawyers Mtg Co. 13,000

DANIEL GREENWALD.

169TH st, 212 W, ss, 175 w Ams av, 25 x85, 2-sty fr dwg; withdrawn.

Total ..... \$1,543,656
Corresponding week 1914..... 828,145
Jan. 1, 1915, to date..... 10,488,919
Corresponding period 1914..... 8,808,595

Bronx.

The following are the sales that have taken place during the week ending March 26, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Dawson st, 681 (\*), ns, 183.4 w Leggett av, or 156th, 16.8x88.5x18.3x80.11, 2-sty fr dwg; due, \$3,287.48; T&c, \$6; sub to 1st mtg \$2,500; Bertha Katcher. 3,500

141ST st, 477 E, ns, 757 e Willis av, 18.9 x100, 2-sty & b bk dwg; due, \$3,389.12; T &c, \$120.10; Barnett Kantor. 4,350

147TH st, 548 E, see St Anns av, 481.

205TH st, E, nec Bainbridge av, see Bainbridge av, nec 205th.

Bainbridge av (\*), nec 205th, 26.2x73.7x 25x81.3, vacant; due, \$1,592.26; T&c, \$375; Tax Lien Co N Y. 2,250

Belmont av, 2142-4 (\*), es, 127.9 n 181st, 58.10x164.1x58.5x156.10, 2-2-sty bk dwg; due, \$8,255.28; T&c, \$1,034.36; sub to prior mtgs aggregating \$9,350; Stephen H Jackson. 9,400

HENRY BRADY.

177TH st, 749 (259) E (\*), ns, 100 w Prospect av, 25x100, 3-sty fr tnt & str; due, \$1,111.11; T&c, \$250; Saml Bitterman. 21,446

181ST st, 601 E, see Arthur av, 2130.

182D st, 712 E (\*), ss, 28.5 e Crotona av, 25x70, 2-sty bk dwg; due, \$5,943.45; T &c, \$275.60; Fannie J Jones. 6,000

Arthur av, 2130, nec 181st (No 601), 46.7 x90x70x93, 5-sty bk tnt & str; adj sine die.

Brook av, 553, ws, 184.1 s Westchester av, 27.1x82.9x30.7x68.6, 4-sty bk tnt & str; due, \$1,680.60; T&c, \$2,035.02; sub to a pr mtg \$12,000; Bertha Kaufman, a party in interest. 12,005

BRYAN L. KENNELLY.

St Anns av, 481 (\*), swc 147th (No 548), 25x99.4, 5-sty bk tnt & str; due, \$29, 754.92; T&c, \$611.25; Empire City Savings Bank. 54,000

GEORGE PRICE.

Castle Hill av (\*), ws, 90.5 n Starling av, 28x68.6x51x64.6; due, \$1,773.28; T&c, \$590; Bronx Security & Brokerage Co et al. 1,700

3D av (\*), es, 52 n 133d, 26x20.1x25x 27.1, vacant; due, \$1,414.19; T&c, \$238.96; Sarah E Van Riper. 1,200

CHAS. A. BERRIAN.

Bronx Blvd (\*), es, 169.5 n 224th, 54.10x 105; due, \$1,170.01; T&c, \$950.12; Gertrude Mayer. 1,500

Total ..... \$117,251
Corresponding week 1914..... 101,861
Jan 1, 1915, to date..... 1,470,231
Corresponding period 1914..... 1,347,855

Brooklyn.

The following are the sales that have taken place during the week ending March 24, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

OVERBAUGH PL, swc E 41st; Lewis-berg Realty Co ..... 1,025.00

52D ST (\*), nes, intersec nws 14 av, 100x50.2; Jas Lefferts et al ..... 7,243.00

52D ST, nes, 80 se 6 av, 20x100; withdrawn

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 ..... 4,000.00

80TH ST, ns, 280 e Ridge Blvd, 80x 118.8; withdrawn

AV H, sec E 13th, 40x100; Archibald W Pohl ..... 6,400.00

3D AV (\*), ses, 100.8 ne 100th, 50.4x 105.9xirreg; Jennie L Church extr. .... 4,000.00

6TH AV, ses, 20 ne 52d, 20x80; adj Apr 6

PARCEL OF LAND (\*), beg at a pt at sw line of Chas A Cavanello, 200 sw Vienna av, 1,210x-x1,253x-; Fred-erich Herold ..... 8,605.00

WILLIAM J. McPHILLIAMY & CO.

BUTLER ST, ss, 100 w Bond, 25x100; withdrawn

PROSPECT ST (No 51), nwc Adams, 25 x50; & DEAN ST (No 184); ss, 65 w Bond, runs s100xe10xn25xe10xn75xw20 to beg; Jos Cavagnaro et al ..... 3,100.00

TROUTMAN ST (\*), ses, 91.3 ne Irving av, 100x100; Balthasar Klee ..... 3,500.00

S3D ST (\*), ss, 427.2 e 20 av, 18.2x 100; Poughkeepsie Trust Co ..... 9,575.00

ATKINS AV (\*), ws, 90 s Blake av, 160 x100; Theodore Kiendl ..... 4,500.00

AV N, nec E 18th, 50x100; OCEAN AV, ws, 60 n Av N, 140x128.9; AV N, ss, 50 e 18th, 50x120; AV N, swc E 18th, 50x120; E 19TH ST, sec Av N, 100x 125.9; withdrawn

FOSTER AV, ns, 20 w 3d, 20x100; Elizabeth Estate Co, Inc. .... 4,250.00

FOSTER AV, ns, 40 w 3d, 20x100; Catherine C Mannion ..... 4,475.00

HAMILTON AV, swc Nelson, 25.2x20.10; M E White ..... 8,500.00

HIGHWAY from Gravesend Beach to Gravesend Village, nec, runs nw83.3 xse313.11xne349.6xne183 to beg; LOT 1 and Highway from Gravesend Beach to Gravesend Village, adj above, runs nw 503.9xse504.11xne515.10 xnw313.11 to beg; adj Apr 6

METROPOLITAN AV (\*), nwc N 3d, 95.1x101.8; David Engel ..... 500.00

TILDEN AV, sec Bklyn av, 104.7x108.5; adj Apr 7

NATHANIEL SHUTER.

CARROLL ST, ns, 104.2 e Hicks, 20.10x 100; J Cutone ..... 6,100.00

MADISON ST (\*), ns, 463 e Patchen av, 19x100; Theodore A Cullen ..... 100.00

QUINCY ST (\*), ss, 44.8 e Ralph av, 21.4x78; Wm Linder ..... 9,500.00

7TH ST (\*), ws, 215 n Av S, 200x100; Highlawn Estate & Impt Co ..... 2,250.00

49TH ST (\*), nes, intersec ses 15 av, 100x100.2; Paul W Connelly Bldg Co. .... 1,860.00

74TH ST, nes, 346.6 se 6 av, 20x100; C Kobhar ..... 3,527.00

NEWKIRK AV (\*), nwc E 21st, 40x 110.5xirreg; Saml Hess ..... 37,500.00

5TH AV, sec 75th, 21.11x95.9; adj Apr 13

JAMES L. BRUMLEY.

6TH ST, ss, 282.10 e 8 av, 35x100; also 10TH ST, nwc Prospect Park W, 97.10 x92.6; withdrawn

CATON AV (\*), sec Stratford rd, 105.10 x98; Wood Harmon Warranty Corp. .... 40,000.00

ELTON AV (\*), ws, 100 n Liberty av, 24.6x90; Fredk Tietig ..... 2,500.00

HAMILTON AV (\*), nes, 82.6 nw Bush, 21.10x48.1xirreg; Elvira Behncke ..... 4,100.00

JERE JOHNSON, JR., CO

FLUSHING AV, 120, ss, 75 w Clermont av, runs w47.6xs74.9xe20xs25xe7.11xn 92.1 to beg, fr shop & stable (vol); Bertha A Swezy, Lewis D W Kahler, Oscar H Montgomery ..... 3,200.00

Total ..... \$180,310.00

Corresponding week, 1914..... 126,310.00

VOLUNTARY AUCTION SALES.

Brooklyn.

WILLIAM P. RAE CO.

APR. 1. LIVINGSTON ST, 291, ns, 160 e Hanover pl, runs e20xn125xw40xs45xe20xs80 to beg, 3-sty bk bldg (partition).

UNDERHILL AV, nwc St John's pl, runs n47xw 72.6xse81xe30 to beg, vacant (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. 27. No Legal Sales advertised for this day.

MAR. 29. 11TH ST, 75-7 W, see 6 av, 148-50.

30TH ST, 25 W, ns, 390 w 5 av, 20x98.9, 4-sty stn tnt & str; Mutual Life Ins Co N Y—Wm J Clarke, extr, et al; Fredk L Allen (A), 55 Cedar; Marx Goldberg (R); due, \$55,589.99; T&c, \$—; mtg recorded Sept 8, 1909; Joseph P Day.

95TH ST, 303-5 E, ns, 100 e 2 av, 37.6x100.8, 6-sty bk tnt & str; N Y Produce Exch—Ludins & Romm Realty Co et al; Baldwin, Fisher & Potter (A), 31 Nassau; Jno G Pheil (R); due, \$34,372.46; T&c, \$721.40; Joseph P Day.

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 (A); partition; M Morgenthau, Jr, Co.

6TH AV, 148-50, nec 11th (Nos 75-7), 42.6x66, 2-3-sty bk tnts & str; 7TH AV, 47, es, 133.8 s 14th, 15.5x100, 5-sty stn tnt & str; Warren A Clapp et al—Florence L Colburn et al; Noah C Rogers (A), 100 Bway; Geo H Engelhard (R); partition; Joseph P Day.

7TH AV, 47, see 6 av, 148-50.

MAR. 30. ORCHARD ST, 23, ws abt 135 n Canal, runs n17.5xw79xn—xw23.2xs56xe23.1xn—xe79 to beg, 5-sty bk tnt & str; Abr J Dworsky—Israel D Shlachetzki et al; Straus & Dworsky (A), 5 Beekman; Chas D Donohue (R); due, \$11, 058.70; T&c, \$179.08; sub to 1st mtg \$25,000; Henry Brady.

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## Legal Sales Manhattan Continued.

22D ST, 411 W, ns, 83.4 w 9 av, 16.8x98.9, 5-sty bk tnt; in the matter of the Estate of Wm Drescher; deed; Jno J O'Brien (A), 38 Park Row; Mary E Heisler, admtrx; sub to a mtg \$12,000; Henry Brady.

28TH ST, 132 E, ss, 60 e Lex av, 20x74, 3-sty bk laundry, 1-sty ext; Rose T Kirk—Minnie L Harris et al; Hiram M Kirk (A), 130 Fulton; Archibald E Baxter (R); due, \$3,696.41; T&c, \$100; sub to 1st mtg \$17,000; Henry Brady.

53D ST, 141-143 W, ns, 300 e 7 av, 37.6x100, 2-4-sty & b stn dwgs; Metropolitan Life Ins Co—J Emmet Flanagan et al; Woodford Boyce & Butcher (A), 1 Madison av; Saml J Levinson (R); due, \$31,515.83; T&c, \$1,241.10; mort recorded May 2, 1911; Joseph P Day.

77TH ST, 12 W; ss, 225 W Central Park W, 25x 102.2; 4-sty & b stn dwg; Wilber A Bloodgood et al—Francis J Reilly et al; Thos H Baskerville (A), 46 Cedar st; Michl J Mulqueen (R); due, \$21,223.16; T&c, \$4,843.71; mtg recorded Sept 4, 1908; Joseph P Day.

109TH ST, 117-9 E, ns, 155 e Park av, 50x100.11, 6-sty bk tnt & str; Anna S Stemme et al—Meleieh Ost et al; Francis B Chesney (A), 320 Bway; Richard P Lyon (R); due, \$9,133.98; T&c, \$211; sub to mtg \$50,000; Henry Brady.

131ST ST, 202 W, ss, 75 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Sheldon Leavitt et al—Jos L O'Brien; Jno E Roosevelt (A), 44 Wall; Saml Ecker (R); due, \$9,948.29; T&c, \$340; mort recorded Nov 6, 1895; Samuel Marx.

AMSTERDAM AV, 1491, es, 125 n 133d, 25x100, 5-sty bk tnt & str; City Real Estate Co—Herrmann Realty Co et al; Action 3; Harold Swain (A), 176 Bway; Chas P Rogers (R); due, \$5,471.10; T&c, \$496.40; sub to pr mtg \$20,000; mtg recorded Nov 21, 1910; Henry Brady.

7TH AV, 2530, ws, 80.6 s 147th, 19.5x100, 5-sty bk tnt & str; Metropolitan Savgs Bank—Herrmann Realty Co et al; Action 3; A S & W Hutchins (A), 84 William; Jerome Donovan (R); due, \$15,914.48; T&c, \$229.95; Henry Brady.

**MAR. 31.**  
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.

GREENE ST, 80-2, es, 51 s Spring, 50x100, 5-sty bk str; Bank for Savings in City N Y—Henry L Herbert et al; Cadwalader, Wickersham & Tait (A), 40 Wall; Francis W Pollock (R); due, \$62,212.86; T&c, \$1,246.00; D Phoenix Ingraham.

8TH ST, 405 E, see Av D, 112-4.

18TH ST, 3 & 5 W, ns, 135 w 5 av, 49.4x92, 8-sty bk loft & str bldg; Louis S Stroock et al—Louis Stern et al; Stroock & Stroock (A), 30 Broad; Matthew P Breen, Jr (R); due, \$183,483.29; T&c, \$27.70; Joseph P Day.

29TH ST, 563 W, see 35th st, 217-9 W.

30TH ST, 437-9 W, ns, 325 e 10 av, 50x109x50.2 x104.10, 2-5-sty bk tnts; Mary B Scott—Angeline L Burlingame et al; Alexander & Green (A), 165 Bway; Archibald E Baxter (R); due, \$34,449.47; T&c, \$2,007; Jacob H Mayers.

31ST ST, 120-2 W, ss, 245 w 6 av, 40x123.6x40.10 x115.5, 7-sty bk loft & str bldg; County Holding Co—120 W 31st Se Corp et al; Merrill & Rogers (A), 100 Bway; Chas H Murray (R); due, \$135,879.61; T&c, \$1,273.40; Joseph P Day.

35TH ST, 217-9 W, ns, 147.1 w 7 av, 42.1x98.9, 2-4-sty bk tnts & str & 2-5-sty bk rear tnts; 8TH AV, 783, ws, 57.9 s 48, 25.1x100, 3-sty bk tnt & str; 38TH ST, 250 W, ss, 325 e 8 av, 25x98.9, 5-sty bk tnt; 9TH AV, 500, see 38th (Nos 354-58), 24.9x100, 5-sty bk tnt & str; 11TH AV, 302-4, nec 29th (563), 49.4x55, 2-4-sty bk tnts & str; Sheriff's Sale of all right, title, &c, which Helena M Richter had on Oct 30, 1914 or since; Ferguson & Ferguson (A), 41 Park Row; Max S. Grifenhagen, sheriff; Daniel Greenwald.

38TH ST, 250 W, see 35th st, 217-9 W.

38TH ST, 354-8 W, see 35th st, 217-9 W.

56TH ST, 216 W, see Bway, 1744-8.

96TH ST, 15 W, ns, 240 w Central Park W, 20x 100.11, 5-sty stn tnt; Frederic de P Foster et al, trstes—Abbie S Ward et al, individ & extr; Frederic F de Rham (A), 44 Wall; David C McConnell (R); due, \$24,681.76; T&c, \$753.52; Joseph P Day.

109TH ST, 236 E, ss, 175 w 2 av, 25x100.10, 5-sty bk tnt & str; Walter A Burke, trst—Little Italy Realty Co et al; Hill, Lockwood, Redfield & Lydon (A), 35 Nassau; Joab H Banton (R); due, \$18,591.27; T&c, \$1,293.63; Bryan L Kennelly.

118TH ST, 58 E, ss, 120 e Mad av, 20x100.11, 5-sty bk tnt; Susan Tuckerman—Saucon Realty Co et al; Frederic F de Rham (A), 44 Wall; Earnest R Eckley (R); due, \$15,125.71; T&c, \$551.30; Bryan L Kennelly.

119TH ST, 118 W, ss, 253 w Lenox av, 18x100.11, 3-sty & b stn dwg; Equitable Life Assurance Soc of the U S—Brady Blackbourne Co et al; Alexander & Green (A), 165 Bway; Archibald E Baxter (R); due, \$12,783.85; T&c, \$144.50; Jacob H Mayers.

138TH ST, 221 W, ns, 246.6 w 7 av, 32x99.11, 3-sty & b stn dwg; Wm Rankin—Miriam Williams et al; Wm R Adams (A), 25 Broad; Lewis J Conlan (R); due, \$13,824.51; T&c, \$185; 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 (A); due, \$211,236.22; T&c, \$403; Joseph P Day.

AV D, 112-4, nec 8th (No 405), 47.6x77, 6-sty bk tnt & str; Wm H Schmohl—Geo Holoher et al; Wilson Barker & Wager (A), 48 Wall; Patrick J Dobson (R); due, \$20,658.56; T&c, \$136.80; mtg recorded Apr 28, 1905; Samuel Marx.

BROADWAY, 1744-8, sec 56th (No 216), 131.9x 122.7x120.2x88.7, 7-sty bk tnt; Edmund L Mooney et al—David W Harkness et al; Blandy, Mooney & Shipman (A), 37 Wall; Chas L Hoffman (R); partition; Joseph P Day.

FT WASHINGTON AV, nec 162d, see 162d st, 615 W.

POST AV, nwc Academy, see Academy st, nwc Post av.

81H AV, 783, see 35th st, 217-9 W.

9TH AV, 500, see 35th st, 217-9 W.

11TH AV, 302-4 W, see 35th st, 217-9 W.

## APR. 1.

107TH ST, 323 E, ns, 350 e 2 av, 25x75, 5-sty bk tnt & str; Jno M Bowers—Victor Quarelli et al; Middletown S Borland (A), 46 Cedar; Albert B Unger (R); due, \$18,095.33; T&c, \$438.90; Joseph P Day.

109TH ST, 169-1 E, ns, 207.6 w 3 av, 37.6x 100.11, 6-sty bk tnt & str; Saml I Posen et al—Aaron Marcus et al; Harry M Markson (A), 302 Bway; Elek J Ludvigh (R); due, \$3,366.33; T&c, \$50; sub to mtg \$36,000; Joseph P Day.

## APR. 2.

54TH ST, 223-29 E, ns, 200 w 2 av, 125x100.5, 2 & 3-sty bk bldgs of brewery; Mutual Life Ins Co of N Y—Jos Doelger et al; Fredk L Allen (A), 55 Cedar; Melvin N Dalberg (R); due, \$64,908.62; T&c, \$157.60; mtg recorded Apr 13, 1912; Joseph P Day.

188TH ST, W, swc Amsterdam av, see Ams av, swc 188th.

119TH ST, 86 W, see Lenox av, 170-8.

188TH ST, W, ss, 100 w Ams av, 175x95, vacant; Geo H Montrose—Max Hirsch et al; Arthur Knox (A), 198 Bway; Michl J Mulqueen (R); due, \$9,413.47; T&c, \$625; Joseph P Day.

AMSTERDAM AV, swc 188th, 94.10x100, vacant; Edmund J Levine et al, trstes; Napoleon Constn Co et al; Saml C Steinhardt (A); 50 Broad; Newman Levy (R); due, \$32,582.40; T&c, \$—; Samuel Goldstickler.

LENOX AV, 170-8, sec 119th (No 86), 100.11x 85, 8-sty bk tnt & str; Bank for Savgs in City N Y—Harris Pomerantz et al; Cadwalader, Wickersham & Tait (A), 40 Wall; Chas H Murray (R); due, \$210,197.02; T&c, \$2,285.55; mtg recorded Sept 22, 1902; Joseph P Day.

MADISON AV, 1935, es, 44 n 124th, 22x85, 3-sty stn tnt & str; Henry L Cammann—Fannie L T Hubbard et al; Duer, Strong & Whitehead (A), 43 Wall; Martin J Keogh, Jr (R); due, \$18,578.64; T&c, \$566.80; M Morgenthau, Jr, Co.

## APR. 3.

No Legal Sales advertised for this day.

## APR. 5.

14TH ST, 316 & 318 E, ss, 172.6 e 2 av, 45x103.3; Jas W Halstead, trste—Henry Rosenstein et al; Baldwin, Fisher & Potter (A), 31 Nassau; Jas C Meyers (R); due, \$68,291.73; T&c, \$1,981.40; Joseph P Day.

85TH ST, 102 W, ss, 30 w Col av, 35x102.2, 5-sty bk tnt; Lillie Siegbert et al; exrs & trstes—Robt Lawrence et al; Elkus, Gleason & Proskauer (A), 170 Bway; Jno H Rogan (R); due, \$43,259.99; T&c, \$2,818.40; mtg recorded Dec 28, 1909; M Morgenthau, Jr, Co.

111TH ST, 203-5 W, ns, 100 w 7 av, 50x100.11, 6-sty bk tnt; German Savgs Bank in City of N Y—United Boros Real Estate Co et al; Meyer Auerbach (A), 42 Bway; Gilbert H Montague (R); due, \$63,145.37; T&c, \$1,547.40; Joseph P Day.

141ST ST, 239 & 241 W, ns, 200.4 e 8 av, 49.8x 99.11, 6-sty bk tnt; Chas B McClain—Inter City Land & Securities Co et al; Henry W Kennedy (A), 66 Bway; Jos D Kelly (R); due, \$7,414.00; T&c, \$2,000; sub to mtg of \$50,000; Henry Brady.

152D ST, 625 W, ns, 375 w Bway, 25.5x199.10, 2-sty fr dwg Hugo H Piesen—Annie M Kelly et al; Bernard Pliashnick (A), 302 Bway; Orson A Raynor (R); due, \$10,695.51; T&c, \$399.82; Joseph P Day.

## 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. 27.

No Legal Sales advertised for this day.

## MAR. 29.

CRESTON AV, 2011, ws, 118.10 n 179th, 19x100, 3-sty bk dwg; Eliz Gifford—Ernest Wenigmann et al; Ernest Hall (A), 62 William; Thos F Turley (R); due, \$7,597.10; T&c, \$250; Chas A Berrian.

## MAR. 30.

CROTONA PARK N, 739, ns, 73.2 e Clinton av, 23x100, 2-sty fr dwg; Martha L Tree—Anna Doran et al; Action 2; Clocke, Koch & Reidy (A), 391 E 149th; Edw J Flynn (R); due, \$4,696.90; T&c, \$256.60; James J Donovan.

ODELL ST, nec St Raymonds av, 22.7x103; Minnie Westervelt—Salvatore Dippolito et al; Clocke, Koch & Reidy (A), 391 E 149th; Wm E Smith (R); due, \$1,622.45; T&c, \$109.84; Geo Price.

214TH ST, E, ns, 156 e White Plains rd, 25x 125; May McDonald—Wm Stewart et al; Eugene L Brisach (A), 391 E 149th; Jos P Hennessy (R); due, \$1,369.61; T&c, \$157.62; James L Wells Co.

228TH ST, E, ns, 405 e Bronxwood av, 100x114; Saml H Kuperman—Jason C Cameron et al; Edw Jacobs (A), 25 Broad; Jno P Dunn (R); due, \$1,169.50; T&c, \$712.51; Samuel Goldstickler.

261ST ST, 277 W, ns, 47.2 e Fieldstone rd, 45.7 x92.10x44x100.11, 2-sty & bk dwg; City Real Estate Co—Blanche G Taylor et al; Harold Swain (A), 176 Bway; Maurice J McCarthy (R); due, \$5,008.57; T&c, \$392.32; James J Donovan.

BASSFORD AV, ws, 95.6 n 182d, 56.8x71.11x65.10 x61.9, vacant; Harlem Savgs Bank—Corgill Realty Co et al; Edw S Clinch (A), 41 Park Row; Jas C Brady (R); due, \$4,156.20; T&c, \$88.50; Bryan L Kennelly.

MORRIS PARK AV, 622, ns, 1431.11 e Walker av, 25.2x189.28x202.1; Ellen Fitzgerald—Lizzie Reese et al, as comm; Clarence K McGuire (A), 15 William; Henry A Forster (A); due, \$5,245.57; T&c, \$384.50; Chas A Berrian.

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PROSPECT AV, 626-S, es, 100 s Kelly, 37.6x100, 5-sty bk tnt; Nathan Friedman—Julius A Bernstein et al; Saml Bitterman (A), 309 Bway; Jas T Neary (R); due, \$4,264.47; T&c, \$394.94; sub to mtg \$30,000; Bryan L Kennelly.  
 ST RAYMONDS AV, nec Odell, see Odell, nec St Raymonds av.  
 PARCEL OF LAND beg at a point 102.10 w Trinity av and 153.8 s 160th, runs w47.7x52.1x47.7x52.1 to beg, vacant; Jefferson Holding Co—Seattle Realty Co et al; Saml Strasbourger (A), 74 Bway; Ellsworth J Healy (R); due, \$10,604.85; T&c \$—; sub to mtg \$28,000; Joseph P Day.

**MAR. 31.**  
 1481H ST, 527 E, ns, 299.2 w St Ann's av, 37.10 x84.9, 5-sty bk tnt; Katharina Bothner—Louis Grimm et al; Jas Gray (A), 391 Fulton; Leo J Curren (R); due, \$8,479.91; T&c, \$112; sub to 1st mtg \$26,000; Henry Brady.  
 LEGGETT AV, 922, ws, 40 n Kelly, 40x110, 4-sty bk tnt; Katharina Elias—Helene Freud-enmacher et al, individ extrx; Louis N Oster-weis (A), 200 5 av; Edw D Dowling (R); due, \$4,416.06; James J Donovan.  
 PLEASANT AV, or Oliville av, 3642, es, 368.5 s 216th, 33.6x95.1; Foster L Haviland, trst—Jas J Doherty et al; Clocke, Koch & Reidy (A), 391 E 149th; Willoughby R Dobbs (R); due, \$2,743.20; T&c, \$750; Joseph P Day.

**APR. 1.**  
 137TH ST, 630 E, ss, 176.11 w Cypress av, 37.6x 100, 5-sty bk tnt & str; Mary E Townley—Henry Siegel et al; Ward B Chamberlin (A), 31 Nassau; Jas C Brady (R); due, \$29,016.68; T&c, \$399.35; Bryan L Kennelly.  
 BRYANT AV, es, 225 n Lafayette av, 50x100, vacant; Sheldon Leavitt et al, trstes—Andrew Kitchen Realty Co et al; Jno E Roosevelt (A), 44 Wall; Ernest R Eckley (R); due, \$3,001.62; T&c, \$38; Herbert A Sherman.

**APR. 2.**  
 CARPENTER AV, 4566, es, 125 s 240th, 25x100; Francis U Johnstone, trst—Cath N Baehrle et al; Reeves & Todd (A), 165 Bway; Ellsworth J Healy (R); due, \$3,390.22; T&c, \$317.53; Joseph P Day.  
 McLEAN AV, ss, 28.8 e Verio av, 101.7x110.11x 100x128.4, vacant; Helen Katz et al—Michl Higgins et al; Albert R Lesinsky (A), 149 Bway, Emanuel B Cohen (R); due, \$3,952.63; T&c, \$50; Joseph P Day.

**APR. 3 & 5.**  
 No Legal sales advertised for these days.

**Brooklyn.**

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

**MAR. 27.**  
 No Legal Sales advertised for this day.

**MAR. 29.**  
 PENN ST, ses, 388 sw Bedford av, 20x100; Eliz Donnelly—Annie Deitchman et al; David Siegelman (A), 217 Havemeyer; Louis Jacobson (R); Nathaniel Shuter.

VESTA AV, sec Riverdale av, 240x100xirreg; Metropolitan Trust Co of City N Y—Island Cities Real Estate Co et al; Carter, Ledyard & Milburn (A), 54 Wall, Manhattan; Michl F McGoldrick (R); Joseph P Day.

3D AV, es, 75 s President, 18.9x70; Edw W Rider—Saverio Gallo et al; Action 4; Jacob M Peyser (A), 26 Court; Chas K Terry (R); Nathaniel Shuter.

3D AV, es, 93 9 s President, 18.9x70; same—same; Action 5; same (A); same (R); Nathaniel Shuter.

3D AV, es, 112.6 s President, 18.9x70; same—same; Action 6; same (A); Matthew J Keany (R); Nathaniel Shuter.

3D AV, es, 131.3 s President, 18.9x70; same—same; Action 7; same (A); same (R); Nathaniel Shuter.

**MAR. 30.**  
 BALTIC ST, ss, 200 e Smith, 25x100; Jno F Saddington—Caroline H Kellock et al; Henry J Davenport (A), 375 Pearl; Wm R A Koehl (R); Wm J McPhilliary & Co.

BOERUM ST, ss, 100 w Lorimer, 75x97x25x3x 50x100; David Shapiro et al—Saml Sheindel-man Co et al; Simon H Kugel (A), 170 Bway, Manhattan; Jacob A Friedman (R) Nathaniel Shuter.

CLARKSON ST, ss, 115 e Flatbush av, 20.2x 114.9x irreg; Elijah W Sells—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Leon Sachs (R); Nathaniel Shuter.

LAWRENCE ST, ws, 170.1 s Johnson, 20x107.6; Alice M Blanke—Frank M Scott et al; Wood, Cooke & Seltz (A), 63 Wall, Manhattan; Francis A McCloskey (R); Jas L Brumley.

OVERBAUGH PL, 106; Morris Book—Annie R Towne et al; Barnett & Jablow (A), 149 Bway, Manhattan; Alex A Forman, Jr (R); Wm J McPhilliary & Co.

E 18TH ST, ws, 180 n Johnson rd, 20x100; Henry G Leberthon—Fredk M Seller et al; Harry L Thompson (A), 175 Remsen; Henry Weismann (R); Nathaniel Shuter.

79TH ST, ns, 192.6 w 14 av, 18.6x100; Jennie S Mason—Sim Realty Co, Inc, et al; action No 1; Stitt & Phillips (A), 113 Fulton, Man-hattan; Wm A Mathis (R); Wm J McPhil-liamy & Co.

79TH ST, ns, 174 w 14 av, 18.6x100; same—same; action No. 2; same (A); same (R); Wm J McPhilliary & Co.

BATH AV, 1741; also BAY 13TH ST, 84; as-signee's sale of Chas Ironson, assignor; Michl Edelstein (A), 111 Bway, Manhattan; Clarence S Houghton, assignee, at first men-tioned property at 2 o'clock and as second at 2:30 p m; Clarence S Houghton.

E NEW YORK AV, ns, bet Buffalo av & Presi-dent, lot 9; Tax Lien Co of N Y—Michl J Kelly et al; Aug Weymann (A), 68 William; Augustus J Koehler (R); Wm J McPhilliary & Co.

HAMBURG AV, ws, 140 n Halsey, 20x100, Wil-hamsburgh Savgs Bank—Mary V Benning-ton et al; S M & D E Meeker (A), 217 Have-meyer; Jose E Pidgeon (R); Wm J McPhil-liamy.

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Legal Sales—Brooklyn—Continued.

5TH AV, es, 33.6 s 52d, 41.8x100; Anna Ablefeld—Wm Beckman et al; J Fred Alsgood (A), 280 Bway, Manhattan; Geo A Voss (R); Nathaniel Shuter.

MAR. 31.

BERGEN ST, ns, 215.6 e Rogers av, 20x100; Minnie Dewar—Mary E James et al; Weinberg Bros (A), 302 Bway; R Hunter McQuiston (R); Nathaniel Shuter. PROSPECT PL, ns, 158.4 e Nostrand av, 20.10x 80.7; also PROSPECT PL, ns, 250 e Nostrand av, 50x100; Maria F Ouden—Bank of Long Island et al; Arnold M Schmidt (A), 215 Montague; Jos A Kennedy (R); Wm J McPhilliary & Co. 16TH ST, ns, 143 w 7 av, 46.6x100; Erwin L Stratton—Wm J Buckley et al; H Burton Exner, Clyde, N Y (A); Chas W Church, Jr (R); Wm J McPhilliary & Co. 55TH ST, nwc 4 av, 95x100; Thos H Heffron—Marcus Bldg Co et al; action No 3; Suffren, Humphreys & Orr (A), 215 Montague; Kath R Daniel (R); Wm J McPhilliary & Co. ATLANTIC AV, nwc Franklin av, 82.10x101.9; Peoples Trust Co—Midwest Realty & Constn Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Wm R Dorman (R); Jas L Brumley. ATLANTIC AV, ss, 200 e Howard av, 25x100; Celia Goldstein—Thos J Hines et al; Watson & Kristeller (A), 100 William, Manhattan; Henry Lissner (R); Wm J McPhilliary & Co. EASTERN PKWAY EXT, ss, 42.11 e Dean, 66.8x24.1x irreg; Henry Miles & Sons—Max Wolinsky et al; Newman & Butler (A), 116 Nassau, Manhattan; W Rossiter Redmond (R); Wm J McPhilliary & Co. SNYDER AV, nec E 32d, 102.6x100; Globe Tile Co, Inc—Jacob Mass et al; H S & C G Bachrach (A), 926 Bway; Fredk B Bailey (R); Wm J McPhilliary & Co. LOT 19, block 147, 24th Ward; Sheriff's sale of all right, title, &c, which Michl H Feeeny had Feb 18, 1910, or since; Lewis M Swasey, sheriff; Wm P Rae.

APR. 1.

BERGEN ST, ns, 144 w Utica av, 16x107.2; Ella R Bemis—Fredk J Gruner et al; Seley & Levine (A), 215 Montague; Clarence Siegle (R); Nathaniel Shuter. COURT ST, nec State, 25x80; Wm Waterbury—Robt L Waterbury et al; Henry L Brant (A), 38 Park Row, Manhattan; Harry E Lewis (R); Wm P Rae. 42D ST, ss, 120 w 13 av, 20x100.2; Mary B Francisco—Thos J McFarlane et al; action No 1; Jos J Hood (A), 26 Court; Chas T Kunkel (R); Wm J McPhilliary & Co. 42D ST, ss, 140 w 13 av, 20x100.2; same—same; action No 2; same (A); same (R); Wm J McPhilliary & Co. 52D ST, sws, 199.6 nw 5 av, 20.6x100.2; Augusta Scheig—Clarence E Hopkins et al; Edw T Horwill (A), 215 Montague; Bertram Levy (R); Wm P Rae. 74TH ST, ss, 106.2 w 18 av, 20x100; Harry Bruss—Lawrence E Blake Realty Co et al; Jos A Whitehorn (A), 791 Bway; Abr Feinstein (R); Nathaniel Shuter. 76TH ST, sws, 311 nw 18 av, 80x100; Francis U Johnstone—Lawrence E Blake et al; Reeves & Todd (A), 165 Bway; Carl S Brown (R); Nathaniel Shuter. ROBBIN AV, ws, 175 n Nassau av, 25x100; Williamsburgh Savgs Bank—Patk O'Connor et al; action No 2; S M & D E Meeker (A), 217 Havemeyer; Leroy W Ross (R); Wm J McPhilliary & Co. PITKIN AV, ns, 25 e Jerome, 50x100; Frances E Carll—Eber Dunning et al; Albt E Richardson (A), 56 Liberty, Manhattan; Jas G Stevenson (R); Wm P Rae. VESTA AV, sec Riverdale av, 240x100x irreg; Metropolitan Trust Co of City of N Y—Island Cities Real Estate Co et al; Carter, Ledyard & Milburn (A), 54 Wall, Manhattan; Michl F McGoldrick (R); Joseph P Day. 5TH AV, ses, 41.8 ne 72d, 20x100.5; Jno Nolty—Jno E Sullivan et al; action No. 1; Henry A Ingraham (A), 189 Montague; Edw H Maddox (R); Wm P Rae. 5TH AV, ses, 82.4 ne 72d, 20.7x110.2; same—same; action No 2; same (A); same (R); Wm P Rae.

APR. 2.

CORNELIA ST, ses, 215 ne Irving av, 20x100; Williamsburgh Savgs Bank—Pauline K Dalton et al; S M & D E Meeker (A), 217 Havemeyer; Jno P O'Brien (R); Wm J McPhilliary & 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. SUTTER AV, ss, 75 e Barbey, 25x100; Saml Patrick—Samuel Glassman et al; Hyman Lurio (A), 61 Thatford av; Wm A Dempsey (R); Nathaniel Shuter.

APR. 3 & 5.

No Legal Sales advertised for these days.

FORECLOSURE SUITS.

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

Manhattan.

MAR. 20. SUTTON PL, ws, 20.5 n 58th, 20x86.5; Rosa Heidingsfelder—Jno D Braue et al; L B Hasbrouck (A). MAR. 22. STANTON ST, nec Chrystie, 36.6x100; Eugene L Richards—Danl Dober et al; J T Mahoney (A).

59TH ST, ns, 140 e Madison av, 50x100.5; Germania Life Ins Co—De Anjou Pearsall et al; Dulon & Roe (A). 120TH ST, ss, 225 e 7 av, 16.8x81.6x irreg; Corporation for the Relief of Widows & Children of Clergymen of the Protestant Episcopal Church in State of N Y—Florence M Arnold et al; H M Bellinger, Jr (A).

MAR. 23.

SPRING ST, ns, 50 e Greene, 37.6x100; Greenwich Savgs Bank—Wm C Runyon et al; amended; B A Sands (A). 26TH ST, 312 E; Title Guar & Trust Co et al—Mary J Sampson et al; H Swain (A). 97TH ST, 116 E; Morris H Lewis—Mae Lyons; Bogart & Bogart (A). 108TH ST, 106 E; Farmers' Loan & Trust Co—Mary J Lyon et al; Geller, Rolston & Horan (A). 117TH ST, 128 W; Louisa J Townsend, gdn—Florence Magonigle et al; Murray, Ingersoll, Hoge & Humphrey (A). 120TH ST, 58 W; Cornelia W Hall et al—Matthe A Cockburn et al; Remsen & Parsons (A).

MAR. 24.

7TH ST, 189 E; Metropolitan Savgs Bank—Louis Gluck et al; A S & W Hutchins (A). 11TH ST, ss, 125 w Av D, 72.4x90.1; Saml P Schlansky—David H Smith et al; J H Banton (A). 25TH ST, 313 W; Ethel V Sullivan—Robt J Walsh et al; Johnston & Johnston (A). 25TH ST, 313 W; Ethel V Sullivan—Jas C Walsh et al; Johnston & Johnston (A). 28TH ST, 210-14 E; David Keane—Cortlandt E Taylor et al; Cary & Carroll (A). 103D ST, 220 E; August J Chabot—Sadie Nathanson et al; H M Bellinger, Jr (A).

MAR. 25.

CORTLANDT ST, 85-87; Edwin Wolf—Wm Cooper et al; Hays, Hershfield & Wolf (A). STANTON ST, sec Allen, 43.10x75; Geo R Fearling et al—Ignatz Jacobson et al; Cadwalader, Wickersham & Taft (A). 25TH ST, 313 W; Ethel V Sullivan—Robt J Walsh et al; Johnston & Johnston (A). 60TH ST, ns, 220 e 4 av, 20x100.5; 34TH ST, ss, 175 e Lexington av, 16.8x98.9; 34TH ST, ss, 135 e Lexington av, 20x98.9; AV A or PLEASANT AV, nec 122d, 181.11x74; Real Estate Title Ins & Trust Co of Philadelphia et al—Winthrop Dahlgren et al; Geller, Rolston & Horan (A). 60TH ST, 231 W; Thos B Rider et al; Annetta Benjamin; J M Rider (A). 83D ST, ns, 210 w 8 av, 20x102.2; Cornelia H de Langley—Chas M Lindsley et al; H Hasbrouck (A). 83D ST, ns, 230 w 8 av, 20x102.2; same—Mary B Hall et al; H Hasbrouck (A). 103D ST, 166 E; Louisa H Wheelwright—Forest C Hirleman et al; E M Scudder (A). 114TH ST, 316 E; Ida Weisman—Caterina Paradino et al; C H Ittelman (A). 2D AV, 2274; Central Trust Co of N Y—Tannenbaum & Lowenstein, Inc, et al; Joline, Larkin & Rathbone (A). 3D AV, 2138; Dry Dock Savgs Instn—Jno H Gegelman et al; F M Tichener (A).

MAR. 26.

ORCHARD ST es, 65.9 s Broome, 21.9x60; Katharina M Blake et al—Hopkins Security Co et al; G B Winthrop (A). SUFFOLK ST, 143-5; Jno Welz et al—Gussie Rubel et al; Goldfogle, Cohn & Dorf (A). 118TH ST, 356 W; City Real Estate Co—May Deavey et al; H Swain (A). 24TH ST, ns, 400 w 6 av, 25x114.6; Manhattan Life Ins Co—Albt von den Driesch et al; Sanford, Rapallo & Kennedy (A). 163D ST, 465 W; Jeannie F Seymour—Basilius Busch et al; J H Seymour (A). EDGEcombe AV, 100; Shenk Realty & Constn Co—Edith E Moss; Morrison & Schiff (A). 7TH AV, 370-78; Ephriam L Levy—Robert Kessler Realty Co et al; Lachman & Goldsmith (A).

Bronx.

MAR. 19. HOME ST, 921-5; Nathan Sadowsky—Carmine Constn Co et al; P Hellinger (A). MAR. 20. No Foreclosure Suits filed this day. MAR. 22. BUSH ST, ns, 100 e Grand blvd & Concourse, 43.9x100; Wm D Lent—Frank A Schorer et al; J H Shaffer (A). 136TH ST, nec Southern blvd, 57.7x146.1; Jennie Heyman—Crispi Constn Co et al; M Marks (A). WASHINGTON AV, sws, 151.8 se Halsey pl, 25.3x94.8; Sophie Kolloff—Mary E Gordes et al; O J Kalt (A). MAR. 23. FREEMAN ST, ss, 80.5 nw Longfellow av, 28.9x 90.3; Jacob B Baum—Felix Prince et al; A L Strasser (A). 166TH ST, sec Findlay av, 38.9x200; Aetna Accident & Liability Co—Manhattan Island Realty Co et al; J B Henney (A). PROSPECT AV, nwc 181st, 29x100; Gertrude Schiffer et al—Wirth Realty & Constn Co et al; Wilson & Van Wagoner (A).

MAR. 24.

FOX ST, es, 423.2 n 165th, 37.6x100; Leo Hirschfeld—Haven Realty Co et al; P H Leifert (A). 163D ST, ss, 18.2 e Tinton av, 20.5x75.6; Wm Collins—Kath Collins et al; J & W T Croak (A). MORRIS AV, es, 180 s 179th, 20x100; L Josephine Van Deusen—Lena Stein et al; W R Adams (A). SEDGWICK AV, c formed by junction of nws Sedgwick & sws Fordham rd, 76.6x85.3; Jno C Rodgers—Guidone & Galardi et al; J W Boothby (A). WASHINGTON AV, 2136; Lizzie Fangelmann—Louis Ohl et al; W W Westall (A). WESTCHESTER AV, ss, 151 e Union av, 25x 119.6; B Howe Dupignac—Franconia Realty Co et al; W L Clark (A).

MAR. 25.

COSTER ST, 636; Eliz Meeker Trafford—Hunts Point Estate et al; W G Lane (A). BROOK AV, 1508; Ignatz Mantler—Max Konig et al; C Recht (A). BRYANT AV, ws, 475 n Randall av, 25x100; Lorillard Spencer, 3d—Hunts Point Estates et al; Miller, King, Lane & Trafford (A). BRYANT AV, ws, 500 n Randall av, 25x100; Isabella C King—Hunts Point Estates; Miller, King, Lane & Trafford (A). BRYANT AV, ws, 525 n Randall av, 25x100; Eliz G Hardy—Hunts Point Estates; Miller, King, Lane & Trafford (A). HOE AV, ws, 275 n 167th, 25x100; City Real Estate Co—Rockfield Constn Co et al; H Swain (A). PROSPECT AV, ws, 125 n 156th, 25x139.4; Louis Adami—Rebecca Goldberg et al; Brown & Glass (A). STARLING AV, ss, 75 e Olmstead av, 25x105; Central Mtg Co—Violet E Reeves; Otis & Otis (A). LOTS 144 & 145, map of 211 lots being portion of Dowling Estate, 24th Ward; Gustav Grossman—Francis A Schneider et al; Hottenroth & Chambers (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

MAR. 18. 92D ST, 55 W; Elias H August—Maricia I Le Fevre; Strasbourger & Schallek (A); Abr Nelson (R); due.....14,069.28 MAR. 19. 68TH ST, 26 W; City Real Estate Co—Danl H Shea; Harold Swain (A); Vance Hewitt (R); due.....21,066.10 BROADWAY, nwc 147th, 199.10x75; Sarah Dahلمان—147th & 148th St Corp; Chas Putzel (A); Geo C De Lacy (R); due .....27,326.59 MAR. 20. No Judgments in Foreclosure Suits filed this day. MAR. 22. HAMILTON TER, es, 479.6 n 141st, 25x 98.7; German Savgs Bank in City of N Y—Sarah Backer; Alfd Roelker, Jr (A); Theo R McCarthy (R); due....22,577.51 MANHATTAN AV, 527; Henry L Morris—Henry A Brann; Cary & Carroll (A); Winston H Hagen (R); due...10,857.50 MAR. 23. 103D ST, 111 E; Anna Goldman—Jno H Bodine et al; Arnstein & Levy (A); Phela Beale (R); due.....4,755.06 MAR. 24. 128TH ST, 150-60 W; Chas T Pegg—Hester Bates et al; Chas T Terry (A); Frederic I Lockman (R); due. 2,955.30 11TH ST, sws, 435 nw 6 av, 22.6x125.3; Eliz F Regg—Hester Bates et al; Chas T Terry (A); Walter Hirsch (R); due. ....5,137.50

Bronx.

MAR. 19. MONTICELLO AV, sec Jefferson av, 100x175; Jno C Edit et al—Chas S Terrett et al; Coller & Coller (A); C Y Palitz (R); due.....6,216.42 ROMBOUTS AV, ws, 100 s Light, 100x 270; Dyre Av Realty Co—Truro Constn Co et al; W A Howell (A); M E Loewus (R); due.....19,888.40 MAR. 20. 135TH ST, 285 E; Aug W Dell—Jennie Tackney et al; H M Teets (A); J R Trusedale (R); due .....10,398.61 SHAKESPEARE AV, es, 175.4 s 169th, 25x100.1; Jos Kugler—Bell Realty Co et al; J Tuck (A); O J Kalt (R); due. ....1,685.40 MAR. 22. CEDAR ST, ws, 125 s Chester av, 25x 100; Charlotte Recke—M Kempf Realty Co et al; J Eisner (A); W J Quinn (R); due. ....1,040.18 CEDAR ST, ws, 150 s Chester av, 25x 100; same—same; same (A); same (R); due. ....954.05 CEDAR ST, ws, 175 s Chester av, 25x 100; same—same; same (A); same (R); due. ....1,123.36 CEDAR ST, ws, 200 s Chester av, 25x 100; Rebecca Fuhr—M Kempf Realty Co et al; J Eisner (A); W Quinn (R); due. ....843.05 MAR. 23. 188TH ST, ss, 152 w Bathgate av, 25x 95; Farmers Loan & Trust Co as exr—Mountain Constn Co et al; Geller, Rolston & Horan (A); P Ingraham (R); due. ....7,874.80 RYER AV, es, 181.6 n 180th, 18.6x 103.8; Farmers Loan & Trust Co as exr—Mountain Constn Co et al; Geller, Rolston & Horan (A); P Ingraham (R); due .....6,799.00 MAR. 24. CASTLE HILL AV, ws, at dividing line bet lots 415 & 416, map of Unionport, 25x108; Arnold Timmerhaus—Mitchell, McDermott Constn Co et al; A J Wolf (A); M B McHugh (R); due. 6,234.66 MAR. 25. 156TH ST, nwc Fox, 100x100; Geo F Johnson—Haase Lippmann Constn Co et al; Ferriss & Storck (A); P Ingraham (R); due .....21,106.40 BRYANT AV, es, 45 s Jennings, 20x 100; Peter McDowell—Mary Ernst et al; A Knox (A); J F Donnelly (R); due .....7,771.84



**LIS PENDENS.**

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

**Manhattan.**

**MAR. 20.**  
No Lis Pendens filed this day.  
**MAR. 22.**  
40TH ST, ss, 375 e 2 av, 25x98.9; Tenement House Dept of the City of N Y—No 328 E 40th St; action to declare lien; F L Polk (A).  
50TH ST, 331 W; Dora Totenkopf et al—Nathaniel Rosenberg, recr, et al; amended partition; Dulon & Roe (A).  
142D ST, ss, 200 w Lenox av, 300x99.11; Cross, Austin & Ireland Lumber Co—146 W 142d St Corp et al; action to establish & foreclose mechanics lien; Coombs & Wilson (A).  
7TH AV, ws, 75.5 n 52d 75x189.9; Harry Passloff et al—Delta Theatre Corp et al; action to foreclose liens; S S Marcus (A).

**MAR. 23.**  
No Lis Pendens filed this day.  
**MAR. 24.**  
ACADEMY ST, 201st st & Margenal st, block &c; Jno A Philbrick & Bro—Sargent & Co et al; action to foreclose mechanic's lien; Sackett & Lang (A).

**MAR. 25.**  
1ST AV, 12; Manhattan Ry Co—Union Sq Savgs Bank et al; action acquire title; J L Quackenbush (A).  
1ST AV, 27; same—Otto Stuhman et al; action acquire title; J L Quackenbush (A).  
1ST AV, 53, same—Morris Silberman et al; action acquire title; J L Quackenbush (A).  
1ST AV, 86; same—Chas Schmidt et al; action acquire title; J L Quackenbush (A).  
1ST AV, 91; same—Morris Silberman et al; action acquire title; J L Quackenbush (A).  
1ST AV, 103; same—Henry Doerzbacher et al; action to acquire title; J L Quackenbush (A).  
1ST AV, 108-10; same—Henry Doerzbacher et al; action acquire title; J L Quackenbush (A).  
1ST AV, 114; same—Henry Doerzbacher et al; action acquire title; J L Quackenbush (A).  
1ST AV, 239; same—Christian J Uhl et al; action acquire title; J L Quackenbush (A).  
1ST AV, 345; same—Peter Doelger Brewing Co Inc; action acquire title; J L Quackenbush (A).

2D AV, 513 & 515; same—Jos M Adrien et al; action acquire title; J L Quackenbush (A).  
2D AV, 466; same—Irving Wortmann et al; action acquire title; J L Quackenbush (A).  
2D AV, 469; same—Ellory O Anderson et al; action acquire title; J L Quackenbush (A).  
2D AV, 470; same—Caroline S Herb; action acquire title; J L Quackenbush (A).  
2D AV, 487-89; same—Louisa Geis et al; action acquire title; J L Quackenbush (A).  
2D AV, 502; same—Jas P Lysaght et al; action acquire title; J L Quackenbush (A).  
2D AV, 510; same—Peter Schreiber et al; action acquire title; J L Quackenbush (A).  
2D AV, 540; same—Richard Caccia et al; action acquire title; J L Quackenbush (A).  
2D AV, 544; same—Frances M Haddox et al; action acquire title; J L Quackenbush (A).  
2D AV, 551-53; same—Amelia H Kahn et al; action acquire title; J L Quackenbush (A).  
2D AV, 555; same—Chas E Lansing et al; action acquire title; J L Quackenbush (A).  
2D AV, 572; same—Clara Wortman et al; action acquire title; J L Quackenbush (A).  
2D AV, 625; same—Edwin B Houghton et al; action acquire title; J L Quackenbush (A).  
2D AV, 623; same—Mary F O'Donnell et al; action acquire title; J L Quackenbush (A).  
2D AV, 633; same—Silas Swartz et al; action acquire title; J L Quackenbush (A).  
2D AV, 686; same—Sarah A Lott et al; action acquire title; J L Quackenbush (A).  
2D AV, 739; same—Gertrude V Kane et al; action acquire title; J L Quackenbush (A).  
2D AV, 829; same—Edw Volz et al; action acquire title; J L Quackenbush (A).  
2D AV, 831; same—Selvin Realty Co et al; action acquire title; J L Quackenbush (A).  
2D AV, 837; same—Moses Hochster et al; action acquire title; J L Quackenbush (A).  
2D AV, 845; same—Chas Frazier et al; action acquire title; J L Quackenbush (A).  
2D AV, 853; same—Susanna Koch; action acquire title; J L Quackenbush (A).  
2D AV, 855; same—Gustav S Duschnes et al; action acquire title; J L Quackenbush (A).  
2D AV, 864; same—Frank X Majewski et al; action acquire title; J L Quackenbush (A).  
2D AV, 866-68; same—Karoline Finger et al; action acquire title; J L Quackenbush (A).  
2D AV, 871; same—Ferdinand Sulzberger et al; action acquire title; J L Quackenbush (A).  
2D AV, 898-900; same—Margarette E Griffith; action acquire title; J L Quackenbush (A).  
2D AV, 902-6; same—Michl J Adrian Corp; action acquire title; J L Quackenbush (A).  
2D AV, 907-9; same—Merida Realty Co et al; action acquire title; J L Quackenbush (A).  
2D AV, 912-14; same—Constance B Arnold et al; action acquire title; J L Quackenbush (A).

2D AV, 924; same—Jacob Isenberg et al; action acquire title; J L Quackenbush (A).  
2D AV, 923-27; same—Abr Solomon et al; action acquire title; J L Quackenbush (A).  
2D AV, 929; same—Emilie S Lertz et al; action acquire title; J L Quackenbush (A).  
2D AV, 928-30; same—Emma F Bjerrum et al; action acquire title; J L Quackenbush (A).  
2D AV, 933; same—Bruno Schwertner et al; action acquire title; J L Quackenbush (A).  
2D AV, 944-46; same—Louis Perlstein et al; action acquire title; J L Quackenbush (A).  
2D AV, 1031; same—Aug Harnischfeger et al; action acquire title; J L Quackenbush (A).  
2D AV, 1289; same—Frank Dorn et al; action acquire title; J L Quackenbush (A).  
2D AV, 1306; same—Louisa K Vonderlehr et al; action acquire title; J L Quackenbush (A).  
2D AV, 1308; same—Fredk Graff; action acquire title; J L Quackenbush (A).  
2D AV, 1317; same—Harriet Bach et al; action acquire title; J L Quackenbush (A).

2D AV, 1316-18; same—Max Friedman et al; action acquire title; J L Quackenbush (A).  
2D AV, 1320; same—Julius Hanitsch et al; action acquire title; J L Quackenbush (A).  
2D AV, 1332-34; same—Jno Otterstedt et al; action acquire title; J L Quackenbush (A).  
2D AV, 1333; same—Saml Aufsess et al; action acquire title; J L Quackenbush (A).  
2D AV, 1335; same—Geo Kocher et al; action acquire title; J L Quackenbush (A).  
2D AV, 1343; same—Geo Kocher et al; action acquire title; J L Quackenbush (A).  
2D AV, 1353; same—Katharina Wiesendanger et al; action acquire title; J L Quackenbush (A).  
2D AV, 1355; same—Jno Beinert et al; action acquire title; J L Quackenbush (A).  
2D AV, 1388; same—Jno J Hall et al; action acquire title; J L Quackenbush (A).  
2D AV, 1390½; same—N Y Listing Pub Co et al; action acquire title; J L Quackenbush (A).  
2D AV, 1405; same—Benj Oestriecher et al; action acquire title; J L Quackenbush (A).  
2D AV, 1413; same—Meyer C Jacobs et al; action acquire title; J L Quackenbush (A).

**MAR. 26.**  
81ST ST, ss, 137.6 w Amsterdam av, 37.6x102.2; Benj Klinger trste—Ellis Hyman; action to set aside deed; Feiner & Maass (A).  
14TH ST, ns, 200 w 7 av, 25x120; also 14TH ST, 219 W; also PROP in Queens & Suffolk Cos; Geo T Samson et al—Chas H Samson et al; partition; Knox & Dooling (A).  
95TH ST, ns, 167.10 w Amsterdam av, 29.4x100.9; Caroline De Vito—Josephine Birnbaum et al; action to declare deed void; F R Greene (A).  
BROADWAY, sec 43d, 104.3x193.9x irreg; Pittsburgh Plate Glass Co—Mary A Fitzgerald et al; action to foreclose mechanics lien.

**Bronx.**

**MAR. 19.**  
No Lis Pendens filed this day.  
**MAR. 20.**  
No Lis Pendens filed this day.  
**MAR. 22.**  
LOT 56, block 3295, sec 12; Mathilde Bosselman—Morris A Tynberg et al; action to foreclose transfer of tax lien; H Feldman (A).

**MAR. 23.**  
No Lis Pendens filed this day.  
**MAR. 24.**  
HUNT AV, swc Mianna, known as Lot No 26, Hunt Estate; Geo J Puckhaefer—Jno J Geary et al; action to foreclose transfer of tax lien; G A Moses (A).  
PROSPECT AV, ws, 165 n 131st, 33x150; Elia Willing Jackson—Nellie May Parker; action to recover on judgment; B I Finkelstein (A).  
LOT 14, Block 2950, Sec 11, on Tax Map; W Stebbins Smith—Thos Mead et al; action to establish validity of tax lien; W S Smith (A).  
LOT 15, Block 2950, Sec 11, on Tax Map; W Stebbins Smith—Wm Lord et al; action to establish validity of tax lien; W S Smith (A).  
**MAR. 25.**  
199TH ST, ns, 70 e Valentine av, 30x62.6; Julius C Koechig—Aug Hillers et al; action to foreclose mechanics lien; N E Betjman (A).  
LOT 54, block 2934, sec 11, tax map; Anna R Crossin—Jno Reilly et al; action to foreclose transfer of tax lien; H Swain (A).

**Brooklyn.**

**MAR. 18.**  
GRAND ST, ns, 63.3 ne Wythe av, runs n70xe 18x570xw20 to beg; Sadie Munter—Morris Kobre et al; A L Davis (A).  
GROVE ST, ss, 231.8 e Wyckoff av, 25x100; Jno Goepfert—Sophie Zerweck et al; H J Davenport (A).  
HANCOCK ST, ss, 99.6 w Throop av, 17.6x100; Jno J McClean—Wm F McClean et al; C A Clayton (A).  
KOSSUTH PL, ns, 150 e Bway, 25x97; Marie Metzger—Willoughby Realty Co et al; H C Glore (A).  
McDONOUGH ST, ns, 376 e Patchen av, 20x100; Jno F Clarke—Harry Parvey et al; J J Richer (A).  
WATKINS ST, es, 100 s Belmont av, 25x100; Loftus Hollingsworth—Michl Eppstein et al; Solinger & Solinger (A).  
W 8TH ST, ws, 207 n Av R, 17x100; Isabell Montague—Florencia Montague; partition; K C & M V McDonald (A).  
BAY 25TH ST, nec Cropsey av, 96.8x107x96.8x100; BAY 25TH ST, ses, 100 ne Cropsey av, 60x96.8; 35D ST, ss, 225 w 5 av, 25x100.2; Robert J Ward—Thos H Webb et al; partition; W C Arnold (A).  
E 28TH ST, es, 175 s Av F, 35x100; CRYSTAL ST, es, 143.7 n Liberty av, 17.10x90; Abram H Colmary—Caroline M Ryan; Siegel, Corn & S (A).  
58TH ST, ns, 540 w 13 av, 20x100.2; Lizzie M Boesch—Mary Smith et al; Howell Bros (A).  
EAST N Y AV, ss, adj land of heirs of Goetz, runs e373.4x971.1xe138.3x2164.2 x w377.3 x n2074.4xw104.7xn922.7 to beg; excepting certain portions thereof; First Natl Bank of Edge-water, N J—Emilie Simon et al; W A Kirk (A).  
PITKIN AV, ss, 50 w New Jersey av, 50x100; Dora L Chainowitz—Rebecca Wilder et al; C S Heidenreich (A).  
STONE AV, ws, 175 s Blake av, 25x100; Wesleyan University—Lena Rosenkopsky et al; T F Redmond (A).

**MAR. 19.**  
VAN BUREN ST, ss, 50 w Stuyvesant av, 125x100; Minnie L Vom Lehn—Clara M Roble et al; P G Burroughs (A).  
WARREN ST, 493; Daniel Sand—Jas A McGarry et al; foreclosure of mechanic's lien; E Rosenblume (A).  
4TH PL, 44; Edith Gorman—Edmund G Stalter; to transfer a deed; A L Squires (A).  
W 32D ST, ws, 280 s Mermaid av, 20x118.10; Margt T Olvany—Mary E Rowe; G F Alexander (A).

43D ST, sws, 300 nw 13 av, 50x100; Fredk H Winckler—Herbert Reeves et al; H O Patterson (A).  
78TH ST, ss, 394.8 w 14 av, 22.8x100; Wm F Mott—Levy & Baird, Inc, et al; H W Gaines (A).  
GRAVESEND AV, ws, 500 n Av F, 20.1x100; Maria Kraemer—Harry E Fuller et al; J H Lack (A).  
LENOX RD, ss, 60 w E 91st, 20x100; Home Title Ins Co—Economy Homes Co et al; H J Davenport (A).  
MONTROSE AV, swc Manhattan av, 25x100; Lawyers' Title & Trust Co—Max J Annenberg et al; Dean Tracy & Mc (A).  
18TH AV, ses, 109.1 sw Ocean pkway, runs sw 81.9xsel01xne20xel5.4xn16.1l to beg; Margt R Graham—Jennie L Kern et al; H L Thompson (A).

**MAR. 20.**  
BERRIMAN ST, es, 100 n Pitkin av, 90x100; Morris Druss—Berrilen Realty Co et al; S A Potter (A).  
BRADFORD ST, es, 100 s Sutter av, 20x100; Jno J Lynch—Lizzie Branagan et al; Kiendl & Sons (A).  
LIBERTY AV, ns, 50 e Watkins, runs n90xe10x n98.7xne95xs94.2xe0xs25xw50xs20xw50xs 100 x w 50 to beg; Empire Trust Co, trst—Liberty Av Theatre Co et al; J G Deane (A).  
WEST AV, swc W 2d, 50x100; Title Guar & Trust Co—A Mae Wendt et al; T F Redmond (A).  
13TH AV, es, 20.2 n 44th, 20x80; David Lite—Isidor Rosenberg et al; S Friedland (A).

**MAR. 22.**  
BARRETT ST, ws, 300 n Sutter av, runs w99.11x n159.6xe99.11xs159.6 to beg; Isaac Solomowitz—I & J Inc; foreclosure of mechanic's lien; A H Spiegelgass (A).  
DOUGLASS ST, ss, 125 w Bond, 25x100; Lillian R Smith—Margt T Worl et al; A R Johnson (A).  
GRAFTON ST, ws, 400.3 s Sutter av, 20x100; Troy Trust Co, trst—Elias W Dunner et al; Cary & Carroll (A).  
GRAND ST, ss, 50 e Roebing, 25x77; Jos Huber, exr—Harris Goody & wife; J F Clarke (A).  
HINSDALE ST, es, 100 s Blake av, 100x100; Third United Cities Realty Co—W F S Constan Co et al; I Roth (A).  
ROSS ST, 61; Chas Nelson & ano—Max Kornfeld et al; J C Jahn (A).  
ST JOHN'S PL, ss, 123.5 w Ralph av, 20x100; ST JOHN'S PL, ss, 143.5 w Ralph av, 20x100; Simon Shapiro & ano—Rose Krinko et al; C H Eisenberg (A).  
ST JOHN'S PL, ss, 193.6 w New York av, 17.9x127.9; Phillips Phoenix—Albert M Blake et al; Cary & Carroll (A).  
SCHOLEST ST, ns, 125 w Leonard, 25x100; Geo Kleinau—Louis Klein et al; Weinberg Bros (A).

VAN BRUNT ST, nws, 159.4 n William, 15.7x70; Wilson M Powell & ano, exrs—Wm G Hoyt; to create a title; C A Wilson (A).  
BAY 10TH ST, ses, 85 sw Bath av, runs sw35 x se96.8xne20xnw53.8xne15xnw42.1l to beg; Germania Savgs Bank—Concettina Costarella et al; Wingate & Cullen (A).  
18TH ST, sws, 52 nw 7 av, 16x100; Otto E F Risch—Lizzie King et al; F L Gross (A).  
41ST ST, 1374; Max Herzfeld—J J Lack Constn Co et al; N Sweedler (A).  
71ST ST, nes, 97.6 nw 19 av, 37x100; The Powpitt Co—Lydia F Vaughan et al; S Chugerman (A).  
78TH ST, sws, 190.8 nw 14 av, 22.8x100; Francis J Ganong as trst—Levy & Baird et al; Theall & Beam (A).  
AV J, swc Gravesend av, 40x100; Geo T Mortimer—Bklyn Realty Sellers et al; C H Lott (A).  
BEDFORD AV, ws, 163.9 n Degraw, 32.9x97; Thos H Lowerre exr—Florence E Kelly et al; Cary & Carroll (A).  
GRAHAM AV, 142; Philip Repatzky—Herman Balmuth et al; foreclosure of mechanic's lien; A A Deutsch (A).  
VERNON AV, 240A; Gerson M Krakower—Mollie Goldberg & ano; to set aside deed; M N Krakower (A).  
PROP begins ss Lot 5, map prop of Jno Hayman, deed, 128.7 e land of Garrett Stryker, 35.5x233.3x—x233.3; also LAND under water of Gravesend Bay, on map showing grants of land under water of Gravesend Bay; Wm Matthews—Geo F Dobson et al; W W Butcher (A).

**MAR. 23.**  
COURT ST, ws, 71.9 n Schermerhorn, 24.1x100; also PROP at swc above described prop, 4.9x 24.1x4.5x24.1; Wm H Snyder—Thos Lamb et al; dissolution of copartnership; Smith, Doughty & W (A).  
ST JOHN'S PL, ns, 150 w Howard av, 25x112.9; Ida Sussman—Ike Rosenblum et al; partition; M Haubentock (A).  
50TH ST, nes, 200 se 11 av, 20x100.2; Cecelia R Meehan—Isaac Kaufman et al; J Manheimer (A).  
70TH ST, ss, 310.10 e Narrows av, 50x100; The Thrift—Anna C Maher et al; F Jordan (A).  
BEDFORD AV, ws, 65.6 s St John's pl, 32.9x97; Harry Levy—Florence E Kelly & ano; Rosansky & Goldberg (A).  
BENSON AV, ne Bay pkway, 96.8x100; C I Constn Supply Co—Pacific-Bedford Corp & ano; foreclosure mechanic's lien; Phillips & Avery (A).  
BROOKLYN AV, ws, 80 s Degraw, 19.8x100; Fredk A Brandes & ano—Thos F McCafferty et al; Alexander & Green (A).  
BUFFALO AV, es, 77.9 s Prospect pl, 25x100; Phillip L Schell as exr—Pasquale Pagnozzi et al; P G Barnard (A).  
BUSHWICK AV, ws, 25 n Johnson av, 75x75; Dorothy Andersen—Max Resincoff et al; W E Butler (A).  
NEW JERSEY AV, sec Sutter av, 25x100; Gusie Gildenberg—Chas Goretsky et al; H Rickin (A).  
SCHENECTADY AV, es, 120 n Av N, 20x100; Dennis F Tierney—Jane Tierney et al; M V Dorney (A).



Lis Pendens—Brooklyn—Continued.

MAR. 24. BOND ST, ws, 80 n Butler, 20x50; Chas Denny—Oscar Hamman et al; H L Thompson (A). BRISTOL ST, es, 50 s Blake av, 50x110; Emma Rockmore—The Lirock Inc et al; A Rockmore (A). BRISTOL ST, sec Blake av, 50x110; same—same; same (A). DEAN ST, 1296; Bway Savgs Inst—Mary H Everitt et al; R B Kelly (A). HERKIMER ST, ss, 57 w Olive pl, 19x90; Alice Aston—Salvatore C Tromba et al; J MacCrate (A). MONTAGUE ST, ss, 50 w Hicks, 25x100; Herbert J Frost—Eliz L Bunce et al; Palmer & Serles (A). WARREN ST, nes, 25 se Nevins, 25x100; also WYCKOFF ST, swc Nevins, 25x100; Ermire Kravullin—Jos A McGarry; foreclosure of mechanic's lien; A Miles (A). WITHERS ST, ss, 100 w Humboldt, 43x34x33x55; Jos E Moody—Wm Moody et al; partition; M M Kahn (A). S 9TH ST, ns, 90.6 e 5th, 16x100; Kings Co Savgs Inst—Jno T Rooney & ano; W W Taylor (A). E 15TH ST, es, 300 n Av I, 20x75; Saml M Meeker—Patrick J Walsh et al; J C Loud (A). 81ST ST, ss, 236 w 17 av, 17x100; Herman J Eckhoff—Julia A Rosenbloom et al; G F Alexander (A). MERMAID AV, ns, 58.10 w Warehouse av, 40x95; N Y Law Institute—Michael Clark et al; H L Thompson (A). PUTNAM AV, ss, 83 e Lewis av, 19x100; Thos H Hefbron—Mary E Galbally et al; S E Klein (A). THATFORD AV, 287, Highstone Co—Saml Richman; specific performance; A Waladarsky (A). WEST END AV, ws, 180 s Oriental blvd, 80x100; Manhattan Beach Co—Jno A Seely et al; Austin, McLanahan & M (A). WILLIAMS AV, es, 20 n Dumont av, 20x75; Isaac Slonimsky—Nathan Reingold et al; H Lurio (A). LOTS 13 to 16, 22 to 31, 53, 54, 133, 134, 145 to 159, 232 to 241, map 329 lots of Jas W Voorhies; A F Ploger Co—Alex Johnson & ano; J E Roeser (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. 20. 109TH ST, 330 E; Crown Roofing Co—Marie Streppone (87) 80.00 BOWERY, 165-67; Louis Pollinger—Estate of Henry C Miner, Inc; Antonio Maiori (correction) 44.50 MAR. 22. MACDOUGAL ST, 133; Alessandro Gustalia—Jennie Belardi & Mary Conti; Silvia Belardi (93) 435.00 WATER ST, 850-52; National Sash & Door Co, Inc—Michl J Giannane; Geo W Gregory (91) 144.00 162D ST, 528-40 W; H P Wright & Co—Edythe C Hanckel; Jas S Hanckel (92) 12,426.68 179TH ST, 815 W; Diatkin & Wald—Dunloe Holding Co, Inc; Bert G Faulhaber & Co & Bert G Faulhaber (88) 159.55 PINEHURST AV, 44; Diatkin & Wald—Dunloe Holding Co, Inc; Bert G Faulhaber & Co & Bert G Faulhaber (89) 113.75 PINEHURST AV, 48; Diatkin & Wald—Dunloe Holding Co, Inc; Bert G Faulhaber & Co & Bert G Faulhaber (90) 85.35 MAR. 23. DIVISION ST, 242; Dora Isseks—Alter Gottlieb; Jos Rosenberg & Son (97) 35.00 9TH ST, 51 E; Oriental Fireproof Sash & Door Co—trsts of Sailors' Snug Harbor; Chas Rosenberg; Bldg Cont Co; renewal (95) 180.00 162D ST, 528-40 W; Isaac Moritz—Edythe C & Jas M Henckel; H P Wright Co (96) 721.10 162D ST, 528-40 W; Jno P Kane Co—Edythe C & Jas S Hanckel; H P Wright & Co (98) 475.60 3D AV, 2341; also 127TH ST, 201 E; Berger Mfg Co—Renne H Canalizo; J A Canalizo (94) 22.00 MAR. 24. WASHINGTON PL, 110; Alfonso M Pepe—Filippo, Enrico, Adele & Giuseppe Gualano, also Berardino Reddi & Vincenzo di Silvestro (104) 49.25 105TH ST, 112-38 W; Johnston Heating Co—Mary A Loeffler; Wm H Hedden-dorf; renewal (102) 1,273.75 119TH ST, 32-34 E; Pincus Klahr—Gertrude A Forman; Rosenberg & Son (106) 21.46 150TH ST, 277 W; Aaron Liebowitz—Grace Dietz; Ellen Cuff (105) 235.00 162D ST, 528-40 W; Hoffman & Elias—Edythe C & James S Henckel; H P Wright & Co (107) 212.90 SAME PROP; Safety Fire Door Co, Inc—same (108) 380.00 162D ST, 528-40 W; S F Bowser & Co, Inc—Jas S & Edythe C Henckel; H P Wright & Co (105) 723.00 162D ST, 528-40 W; Otis Elevator Co—Jas S Henckel; Edythe C Henckel; H P Wright & Co 2,000.00 7TH AV, 721; Wm Klenert—Geo H Earle, Jr; Fraud Cont Co; renewal (100) 340.00 10TH AV, ws, whole front bet 53d & 54th, 200.10x475 x irreg x 450; Paul Scherbnr Iron Wks—Belt Line Rail-way Corp; Geo T McLaughlin Co (99) 291.09

MAR. 25. 162D ST, 528-40 W; Ralsler Heating Co—Edythe C & Jas S Henckel; H P Wright & Co (109) 815.75 MAR. 26. 38TH ST, 5 E; also 39TH ST, 6 E; Estey Bros Co—Henry A Cram Corp; Gustav Stickley, The Craftsman, Inc (112) 900.00 69TH ST, 245-7 W; Chas A Bruhns—Jane Riley & Edw Riley, agent (111) 453.95 71ST ST, 346 W; M J Callahan Co—Edw H Litchfield, Manhattan Realty Appraisers & P McMahon (114) 132.70 162D ST, 528-40 W; Knickerbocker Fire Proofing Co, Inc—Edythe C & Jas S Henckel & H P Wright & Co (113) 600.00 162D ST, 528-40 W; Lenox Sand & Gravel Co—Edythe C & Jas S Henckel & H C Wright & Co (110) 105.60

Bronx.

MAR. 19. BROOK AV, swc Claremont pkwy, 26.6x70.6; Henry Kramer—Mary & Jane Levy (12) 23.50 MAR. 20. 172D ST, 865 E; Benj Kaplan—Emerald Constn Co; Isidor Robinson & Emerald Constn Co (13) 110.00 MAR. 22. No Mechanics' Liens filed this day. MAR. 23. PARKER ST, 1601-3; Pasquale Giacobbe—Katie Marcon (15) 120.00 WESTCHESTER AV, 624; Gus Schlaler Eagle Wrought Iron Works, Inc—Elizabeth Wright; Fredk Carl (14) 68.27 MAR. 24. No Mechanics' Liens filed this day. MAR. 25. BOSTON RD, 1347; Saml Burstein—Wm C Deming (17) 150.00 WHITLOCK AV, sec Tiffany, 50.4x100; Robt Griffin Co, Bronx Branch, Inc, & Milliken Wall Paper Co—Turek Realty Corp (16) 352.85

Brooklyn.

MAR. 18. AMES ST, es, 180.3 s Livonia av, 120x100; L Lapidus Co—Hillel & Nathan Boslofsky 11,400.00 STOCKHOLM ST, 360; W Elsen—Tower Constn Co & German Hospital Soc... 1,100.00 E 26TH ST, 374-6; J Dames—Tip-Top Realty Co & Barney Strauss 13.40 DREW AV, ws, 100.11 s Pitkin av, 40x100; D Marmo—Louis Larsen 150.00 4TH AV, swc 41st, 140x60xirreg; V Valiente—Wayfourth Constn Co & Antonio Bonagar 900.00 MAR. 19. STOCKHOLM ST, 360; Mahnken Bldg Material Co—German Hospital & Tower Constn Co 1,737.74 13TH ST, es, 97.7 s Caton av, 212x100; Congress Varnish Works—Miller-Bergs Realty Co & Wm Meltzer 24.25 OCEAN PKWAY, es, 260 n Av M, 40x250; Herman Vossnack, Jr, Inc—Clifton Bldg Corp 102.85 WAVERLY AV, es, 178 n Greene av, —x—; C E Anderson—Jas P Warbasse & Alex McBride 74.46 MAR. 20. STOCKHOLM ST, 360; Chas A Myers Cont Co—German Hospital & Tower Constn Co 228.24 SAME PROP; J I Haas, Inc—same 550.00 SAME PROP; A Sydos—same 1,472.52 SAME PROP; M Blumberg—same 207.35 ENTIRE BLOCK bet Stanhope & Stockholm, 200x270; H A Mader—German Hospital Soc of Bklyn, Deutsches Hospital Gesellschaft von Bklyn & Tower Constn Co 637.47 MAR. 22. BARRETT ST, ws, 300 n Sutter av, 159.6 x99.11; I Solomowitz—I & J Inc 1,350.00 CAMBRIDGE PL, 110-118; Igoe Bros—Cambridge Bldg Co & Green & Hamer-off, Inc 170.13 STOCKHOLM ST, 360; Howell Field & Goddard—German Hospital Society Tower Constn Co 476.72 STOCKHOLM ST, 360; Savage Bedell Co—German Hospital & Tower Constn Co 475.00 STOCKHOLM ST, 360; W V Weeks—German Hospital & Tower Constn Co 313.75 STOCKHOLM ST, ws, 216 s St Nicholas av, 34.8x104.8; Strubel's Ridgewood Iron Works—same 233.81 STOCKHOLM ST, ws, 225 s St Nicholas av, 35x105, P Rennert—same 950.00 E 34TH ST, 216; Hendreyce & Smith—Therese & L Sessler 13.00 LENOX RD, ns, 170.7 w Rogers av, 100x200; Lion Varnish Co—J Eugene Ryerson & L Ziterlund 25.95 ST NICHOLAS AV, sec Stockholm, 200 x270; Sage Bros—German Hospital Society & Tower Constn Co 546.70 MAR. 23. HINSDALE ST, es, 200 s Dumont av, 150x100; Chas H Parsons Marble Co—Willmont Realty Corp 660.00 SO OXFORD ST, 150; Osborn Rea & Co—Benevolent Protective Order of Elks & Tower Constn Co 1,826.00 STOCKHOLM ST, 360; J F Lange—German Hospital & Tower Constn Co 180.00 ST NICHOLAS AV, ss, bet Stanhope & Stockholm, 200x270; M N Payne—German Hospital Soc & Tower Constn Co 1,146.17

SURF AV, ns, bet 36th & 37th, 100x237.6x182x299; A Wohl—Gravano Aquino & Cash Plumbing Co... 250.00 MAR. 24. BARRETT ST, ws, 100 n Sutter av, 100 x100; S Marceca—Sultsky & Brumberg, Inc, & Regal Holding Co... 250.00 CARROLL ST, ss, 20 e Albany av, 140 x100; Aaron Asipiwitz—Heights Bldg Co & Wm H Fleming 40.00 S OXFORD ST, 144; Imperious Products Co—B P O Elks & Tower Constn Co 205.00 SAME PROP; Empire Fireproofing & Concrete Constn Co—same 1,600.00 STOCKHOLM ST, 360; N Y French Range Co—German Hospital Society & Tower Constn Co 400.00 STOCKHOLM ST & St Nicholas av, —x—; P Kreshak—German Hospital & Tower Constn Co 1,637.75 HOPKINSON AV, 482-6; Empire City Iron Wks—Thesplan Bldg Corp 406.00

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. 20. 27TH ST, ns, 120 e Lexington av; Silberman Schampain Co—Ardslay Garage Co, Inc, et al; Jan26'15... 578.91 MAR. 22. 7TH AV, nec 110th; Title Guar & Trust Co—Olds Constn Co, Inc, et al; Sept 9'14 31.50 MAR. 23. 7TH ST, 57 E; Louis Fishman—Leo Lerner et al; Sept18'14 172.00 AV A, 361-73; Northern Waterproofing Co—Mid Crosstown Ry Co et al; Jan 21'15 512.44 MAR. 24. 344TH ST, 14 E; Koslow Iron Works, Inc—Harry T Sherman et al; July 10'14 110.00 PARK AV, 25; Silberman Schampain Co—Chas H Chetwood et al; Jan 18'15 937.14 MAR. 25. RIVINGTON ST, 81-83; Jacob Shapiro—Litrovnick & Co, Inc, et al; Feb 6'15 315.46 34TH ST, 58 E; Kawneer Mfg Co—Harry Paterson Loomis et al; Nov6'14 350.00 MAR. 26. 11TH ST, 54 E; Morris Sheres & Co—A T W Pilgrim et al; Feb8'15 205.00 35TH ST, 35-9 W; S H Pomeroy Co—Adrem Constn Co et al; Jan27'15... 1,310.00 35TH ST, 35-9 W; Pittsburgh Plate Glass Co—35 W 35th St Corp et al; Jan27'15 1,251.50 SAME PROP; Harris H Uris Iron Works—same; Jan26'15 1,950.50 SAME PROP; Adrem Constn Co, Inc—same; Jan26'15 30,000.00 SAME PROP; Wm M Moore, Inc—same; Jan26'15 11,500.00 2D AV, 957; Alberene Stone Co—Albt Herzog et al; Mar18'15 46.50

Bronx.

MAR. 19. No Satisfied Mechanics' Liens filed this day. MAR. 20. CLINTON AV, sec 181st, 97.1x140; Spadaccini Bros Cont Co, Inc—Clent Constn Co, Inc, et al; Jan22'15... 54.00 MAR. 22. No Satisfied Mechanics' Liens filed this day. MAR. 23. No Satisfied Mechanics' Liens filed this day. MAR. 24. KELLY ST, 1013; J Rosenblum & Co, Inc—Kellbert Constn Co et al; Nov 4'14 135.00 KELLY ST, 1013; Morris Manacher et al—Kellbert Constn Co et al; Nov 21'14 575.00 KELLY ST, ws, 100.4 s 165th, 25x100; Mugler's Iron Works—Kellbert Constn Co et al; Nov7'14 345.75 KELLY ST, 1013; Karl F Buchsbaum—Kellbert Constn Co et al; Nov20'14 105.00 MAR. 25. No Satisfied Mechanics Liens filed this day.

Brooklyn.

MAR. 18. AMES ST, es, 180.3 s Livonia av, 120x100; L Lapidus Co—Hillel & Nathan Boslofsky; Jan28'15 14,250.00 DEAN ST, ss, 140 w Kingston av, 60x100; Simon Dorf—H L Development Co, Inc; Nov28'14 107.00 9TH ST, 327; Hector M Hitchings—B F Keith's New York Theatre Co; Feb17'15 719.00 9TH ST, 327-9; Ottilio Stivia—B F Keiths N Y Theatre Co, A Kinne & Enos & Watkins Co; Sept17'14 326.35 SAME PROP; Ottilio Stivia—B F Keith & A Kinne & Enos & Watkins Co; Sept16'14 326.35 BATH AV, ec 17 av, 75x96.8; Elias Medlin—Emilo Sarno; Mar10'15 223.00 SAME PROP; E Dobrow & ano—same; Mar10'15 100.00 BROADWAY, 1414-28; Hector M Hitchings—B F Keiths N Y Theatre Co; Feb17'15 550.00



MAR. 19.

PROSPECT PL, nec Troy av, -X-; Realty Supply Corpn—Jensen Realty Co; Mar10'15 1,000.00
EAST NEW YORK AV, swe Douglass 100x120; Chas Schod—Katz Amusement Co & Abr Sang; Sept16'14 275.00

MAR. 20.

No Satisfied Mechanics Liens filed this day.

MAR. 22.

DEAN ST, 1553 & 1555; Waters Plumbers' Supplies Co—Sebastian Miller & David Stone; Nov20'14 46.00
E 38TH ST, 907-909; Tony Ferrante—Wm Wingerath; Feb23'15 175.00

MAR. 23.

E 23D ST, ws, 188 s Newkirk av, -x-; Lewis Weisfeld & ano—Dragone Constn Co, Inc, Jacob A Prager, Jos Lieber & Rubin Fishman; Mar18'15 783.00
E 3D ST, 687; Jas H Shultz—Wm H Zabriskie; Dec23'10 30.48
S 3D ST, 76; Waters Plumbers' Supplies Co—Lazarus Harris & David Stone; Nov20'14 40.59
E 24TH ST, es, 250 s Av K, 37.6x100; Jno A Thompson—Kate C Roberts; Feb5'15 79.00

MAR. 24.

E 23D ST, ws, 134.8 n Av D, 50x85.8x 82.11x85.3; Barnet Weinstein—Moskowitz Bldg Co; July29'14 450.00
LENOX RD, ns, 170.7 w Rogers av, 100 x200; Lion Varnish Co—J Eugene Ryerson & L Zittenlund; Mar22'15 25.95
4TH AV, 516; Northwestern Cornice & Roofing Co—Ida & Fannie Zeman; Feb16'14 55.00

ATTACHMENTS.

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

Manhattan.

MAR. 18 & 19. No Attachments filed these days.

MAR. 20.

BAHIA TRAMWAY LIGHT & POWER CO; Empire Trust Co; \$121,500; Olin, Clark & Phelps.
W DENNIS & SONS, Ltd; Otto E Glocke; \$5,367.73; H Reeves.
WHITTINGTON, Jno; Theo Sturm; \$140.00; Sayer Bros.
DE WINTER, Louis I; Ernest Meyer; \$775.

MAR. 22.

No Attachments filed this day.

MAR. 23.

M ZIEDMAN HAIR CLOTH CO; Ira I Newmark; \$1,705; S Newmark.

MAR. 24.

No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MARCH 19, 20, 22, 23, 24 & 25.
Antes, John & Chas Greite, firm Greite & Antes. 3d av, 3199, Bronx..Henry Kroger & Co. Saloon Fix.....(R) 2,700.00
Buick Auto Repair Co. 49th st, 244 W..Fairbanks Co. Machine..... 280.00
Giordano, Pietro. 103d st, 302 E..E Esposito. Barber Fix..... 534.00
Viscardi, Pietro. 66th st, 162 1/2 W..E Esposito. Barber Fix..... 108.00

Brooklyn.

MARCH 18, 19, 20, 22, 23 & 24.
Blum, Sol. E New York av, c Douglass..Rumsey Pump & Machine Co. Pumps, &c..... 915.00
Boniello, S. 58th st, nr 11 av..Meyers & Thompson. Wash Trays..... 270.00
Boyd Constn Co & Sarah D Fogelson. West st, nr Church av..Michael Dumey, Inc.....(R) 550.00
Cafarelli Giovanni. 922 Rockaway av..Bklyn Mirror Wks.....(R) 51.00
Cosenza, B. 604 Vanderbilt av..Bklyn Mirror Wks.....(R) 303.00
F A Morris Realty & Constn Co, Inc. Washington av, nr 1st..Gust Seaberg. Dumb Waiters..... 80.00
Interboro Bwg Co. Franklin av, bet Montgomery & Washington pl..Fitzgibbons Boiler Co. Bolders, &c.....10,976.00
Siegeltuch & Silverman. E 27th st & Av Z..Bway Gas Fix Co. Gas Fix... 170.00
Wayfourth Constn Co (Antomia Bonagur). 362-366 41st st..Baldinger & Kupferman Mfg Co. Gas Fixtures... 800.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

MAR. 22.
BROADWAY, es, 25.11 n 176th, 78.3x 81; Montrose Realty Co loans Garage Holding Co, Inc, to erect a—sty building; 5 payments .....26,500.00

MAR. 23.

161ST ST, ss, 125 w Ft Washington av, 150x99.11; Metropolitan Life Ins Co loans Hudson View Constn Co, Inc, to erect a 6-sty apartment; 10 payments .....165,000.00

MAR. 24.

BROADWAY, sec 89th 100.8x80.6; Metropolitan Life Ins Co loans 89TH Constn Co to erect 12-sty apartment; 14 payments .....\$400,000.00

Bronx.

MAR. 19.
187TH ST, nwc Hoffman, 40x100; Theodore Wentz loans Garibaldi Realty & Constn Co to erect 6-sty apartment; 9 payments .....30,500.00
187TH ST, ns, 46 w Hoffman, 50x100; Jas G Wentz loans Garibaldi Realty & Constn Co to erect 6-sty apartment; 9 payments .....31,500.00

MAR. 20.

FEATHERBED LA, ns, 233.6 e Nelson av, 50x100; City Mtg Co loans Henry Cleland, Inc, to erect 5-sty apartment; 10 payments .....28,000.00

MAR. 22.

STEARNS ST, ns, 135 e Glover, 20x100; Elizabeth K Dooling loans Louis & Salvatore Modica to erect 2-sty & cellar brick and stone, 2-fam dwg; 4 payments .....4,000.00

ORDERS

Brooklyn.

MAR. 19.
VAN SICLEN AV, sec Liberty av, 100x 150; Diaz Bldg Co on Williamsburgh Savgs Bank to pay Caranza Roofing Co. .... 275.00

MAR. 20.

S OXFORD ST, 144-58; Tower Constn Co on B P O Elks to pay Davis Speyer Co. .... 314.00

STOCKHOLM ST, 360; Tower Constn Co on German Hospital to pay Chas A Myers Cont Co. .... 228.25

MAR. 22.

ELDERTS LA, nwc Liberty pl, 100x 100; Cervadoro Constn Corp on U S Title Guar Co to pay Standard Bldg Supply Co. .... 1,000.00

BATH AV, ec 17 av, 75x96.8; Emilio Sarno on U S Title Guar Co to pay Elias Medlin ..... 123.00

MAR. 23.

STOCKHOLM ST, 360; Peter Kreshak on German Hospital Soc & Tower Constn Co to pay Edw E Buhler Co. .... 209.20

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 20.
Named Streets.

Beekman st, 56—Jacob Brown, premises.....G
Bleecker st, 132—Maxrose Rlty Co, 63 Park Row .....C

Clin st, 59—Chas A Schieren, 30 Ferry.....Sia
Cliff st, 72—Moritz Gluck, premises....C-L-A-G
Clinton st, 225—Morris Singer, 515 W 110....C
Columbia st, 66—Cong Soxol Belz, premises, A-F-C
Duane st, 66-68—Thomas A Vernon, care Saml, premises.....C
E Bway, 143—Sam J Silberman, 83 Canal....C
E Bway, 183—Morris Levine & Morris Goodman, premises.....C
Elizabeth st, 49-51—Grand Union Folding Box Co, premises.....A-L-C-G
Elizabeth, 49-51—Lorence Rlty Co, premises....C
Elizabeth st, 49-51—Consolidated Embossing Co, premises.....DR-C-G
Greenwich st, 171-5—Jas Hayden, premises.C-DR
Greenwich st, 171-5—Despatch Press, Inc, premises.....C-DR-G
Greenwich st, 171-5—G A Kerr, Inc, premises, C-G-DR

Goerck st, 59-65—Nathan Silverstein, 1394 Wash av.....C
Henry st, 295—Gould Thorp Estate, care A T Miner, 154 Nassau.....B-C
Hudson st, 392-4—Mayer Kamenstein, premises.....DR
Hudson st, 392-4—Corp'n Trinity Ch, premises.....DR
Hudson st, 392-4—Crane Glass & Mfg Co., 341 Hudson.....A-DR
Hudson st, 392-4—Jos Rebholz, 388 Hudson.A-DR
Jane st, 138—Seneca Distributing Co, premises.....G
Lafayette st, 49-55—Hon Wm A Prendergast, Municipal Bldg.....SS-G
Liberty st, 25—Wm Weightman Est, care Mrs F C Penfield, 784 5 av.....St
Ludlow st, 10-12—Simon Cohen, premises.....A
Ludlow st, 10-12—Abr Zimmermann, premises, A-C
Ludlow st, 10-12—Alfred Kalmct, premises..C-A
Ludlow st, 10-12—Israel Sachs & Jacob Boyarin, premises.....A
Ludlow, 10-12—Jacob Gordon, premises.E-A-L-C
Murray st, 35—Cath Whittemore et al, premises.....Sia
Nassau st, 80—Jacob Corday, premises.....G
Pearl st, 438—David Reichard, premises.....G
Pearl st, 441-7—Chas Craske, premises.....C
Pearl st, 441-7—Thos Russell, premises.....L
Pearl st, 441-7—Nelson Macy, premises.....G
Pearl st, 442—Daniel F Mahoney et al, premises.....Sia
Pitt st, 137—Leon Jaserivski, premises.....C
Pitt st, 137—Israel Gottlieb, 22 W 27.....C
Reade st, 79-81—Rebecca Havey Estates, premises.....C
Ridge st, 119-27—Julia L Delafield, premises..C
Scammell st, 29—Masilace Ysroal, premises, A-C-DR
Scammell st, 29—W Batkin & M Keltz, premises.....A-C-G-DR
Scammell st, 29—Cong Ecllessrung, premises, DR
Scammell st, 29—Harry Link, premises, A-DR-C-G

Scammell st, 29—Nathan Kaplan, premises, A-C-G-DR
Scammell st, 29—David Glass, premises, A-C-G-DR
South st, 198—Louis W Slocum, 189 Montague, Bklyn.....C-B-E
Spring st, 94—Simon Sternberger Est, premises.....C
Washington pl, 79—Cesare Razzetti, 81 Wash pl.....C
Washington Sq W, 35—Fredk D Fricke, care Excelsia Brew Co, 254 Hart, Bklyn.....C-Tk-St
Water st, 162—Wm Herzog Est, premises.....B
Water st, 164—Otto L Mayer, premises.....B
Willet st, 48—Herman Baumann, premises.C-A-G
Willet st, 48—Joe Winter, premises.....C-A-G
Willet st, 48—Frank Kaplan, premises.....A-C-G
Willet st, 48—Simon Leibel, premises....C-G-A
Willet st, 48—Morris Letzter, premises.....C-G
Willet st, 48—Henry Beau, premises.....C-G
William st, 218-8—Metropolitan Rlty Co, premises.....D

Numbered Streets.

3d st, 35-7 W—Louis Sisenwein, premises..L-C
3d st, 35-7 W—Nathan Abrams, premises....L
3d st, 35-7 W—Bickley & McClure, premises..L
3d st, 35-7 W—Harry Burken, premises.....L
13th st, 405-9 W—Jas R Roosevelt, 23 W 26..C
17th st, 33-7 E—Havaime Tavshanjan, premises.....DR
17th st, 33-7 E—Earl & Wilson, premises.....DR
17th st, 33-7 E—Baker, Taylor & Co, premises, DR
17th st, 33-7 E—Johnson & Faulkner, premises, DR
17th st, 33-7 E—Keys & Lockwood, premises.DR
18th st, 501 E—Eliz Reed, S14 E 14.....C
25th st, 119-25 W—Schwed Co, premises.....A
25th st, 119-25 W—Amer Watch Case Co, 15 Maiden lane.....G-A
25th st, 119-25 W—Paramount Mfg Co, premises.....A-G
25th st, 119-25 W—Arlington Skirt Mfg, premises.....C-G
25th st, 119-25 W—Cosmos Picture Co, premises.....A-G-DR
25th st, 119-25 W—Amer Negligee Co, premises, A-G
25th st, 119-25 W—Bartlett-Orr Press, premises.....G-C-L-A
25th st, 119-25 W—Fox, Lederer & Co, premises.....A-L-G
28th st, 24 W—Patrick Myers, premises.....C
31st st, 316 W—Mary A Maher, Gould av, Caldwell, N J.....G
32d st, 410-6 E—Wm G Illich, premises.....D
34th st, 339 W—Marion T Fortescue, premises.C
38th st, 39-41 W—Jacob Halin & Geo J Benjamin, premises.....DR
38th st, 39-41 W—Saml Kean & Jones, premises.....DR
38th st, 39-41 W—Elec Engineers & Constructors, premises.....DR
38th st, 39-41 W—Surgical Dressing Comm, premises.....G-A-DR
38th st, 39-41 W—C M Phipps, Inc, 215 W 20 Row .....G-A-DR



38th st, 39-41 W—Dr Edwin Walch, premises DR-A  
 38th st, 39-41 W—Lederle Laboratories, premises DR  
 38th st, 39-41 W—Neadrathal & Co, premises DR  
 38th st, 39-41 W—Spiegel & Ruby, premises G-DR  
 38th st, 39-41 W—DeHaan & Rouse, premises A-G-DR  
 38th st, 39-41 W—Henry Corman, premises DR  
 38th st, 39-41 W—Robert B Steele, premises DR  
 38th st, 39-41 W—Caroline Thompson, premises DR  
 38th st, 39-41 W—International Floor Machine Co, Inc, premises DR  
 38th st, 39-41 W—Genee Underwear Co, premises DR  
 38th st, 39-41 W—Louis Baer, premises DR  
 38th st, 39-41 W—Mitnick & Jacobson, premises DR-C  
 38th st, 39-41 W—L & L Bandeau Co, premises DR  
 38th st, 39-41 W—Marion Barhyte, premises DR  
 38th st, 41 W—Melhado & Co, premises G-DR  
 38th st, 39-41 W—Jos Rosner & Jacob Goldstein, premises DR  
 42d st, 25 W—Chas Hoffman Est, premises B  
 43d st, 17-21 W—N Y Academy Medicine, premises E  
 44th st, 322-24 E—Julius Luster, premises C  
 45th st, 148 W—Chas S Furst, 132 Nassau, C-G  
 45th st, 156 W—May Erwin Eislefeldt, 42 Bway, C-G  
 48th st, 24 E—Chas Weinberg, 171 W 71, A  
 48th st, 118 W—Johanna Samson, 85 Gold, G  
 54th st, 351 1/2 E—William Just, 152 4 av., St  
 59th st, 38 W—59th St Co, Inc, premises, St  
 70th st, 41 E—Presbyterian Hospital, prem-ises, St  
 82d st, 248 E—Mutual Life Ins Co, 56 Cedar, F-E-G  
 84th st, 507 E—Jas A Smith Est, 106 E 88, C  
 84th st, 508 E—Thomas Madden, 307 E 30, O  
 88th st, 182 W—Saml Giudici, 548 Columbus av., C  
 93d st, 153 W—Jennie M James, 247 W 46, C  
 100th st, 417 E—Wm Cuff, 426 E 104, G-C  
 103d st, 208 E—Berman & Feldman, premises, CA  
 107th st, 203 E—Saml Fishman, 41 Division, C  
 113th & 114th sts, Morningside av—St Luke's Hospital, premises, C  
 131st st, 231 W—Julia Goven, premises, M  
 135th st, 601 W—Premium Holding Corp, 149 Church, C  
 135th st, 601 W—Allwyn Lunch Co, premises, A-C  
 142d st, 513 W—Wm J Coppner, 259 W 78, C-D  
 170th st, 514 W—Marie Gilman, 450 W 149, C  
 203d st, 208 E—Berman & Feldman, 208 E 103, G

Named Avenues.

Av C, 44—Morris Lustig, 129 E 119, C  
 Bowery, 11—Sam S Williams et al, 20 Vesey, W  
 Bowery, 13—Bernard & Jas Flynn, premises, C  
 Bowery, 21 (rear)—Sydney J Colford, 29 Hunter av, Newport, R I, C  
 Bowery, 21—Goodman Wellstein, premises, C  
 Bowery, 295—Carrie Schile, 162 Beach st, Stapleton, S I, C  
 Bway, 594-6—Harry M Engel & Julian E Hess, premises, G-C-A  
 Bway, 594-6—Wm Burland & Co, premises, C  
 Bway, 594-6—M Levine & Wm Fink, premises, C  
 Bway, 594-6—Jos Loewy, premises, C-G  
 Bway, 594-6—Everright Clothing Co, premises, G-C  
 Bway, 594-6—Solomon Novack, premises, A  
 Bway, 594-6—Sam'l Treegar, premises, G  
 Bway, 594-6—Nathan E Superior, premises, G  
 Bway, 594-6—Bwno Hat Wks, premises, G-A  
 Bway, 594-6—Weiss & Meyers, premises, G-C  
 Bway, 594-6—Gustave Mehlinger Co, premises, G  
 Bway, 2609—Israel Simon, premises, C  
 Madison av, 620-28—John D Crimmins, premises, A  
 Park Row, 13-21—D W Robertson, premises, K  
 W Bway, 90-2—Fredk Gerken, premises, St

Numbered Avenues.

1st av, 1110-14—Wm F Slavik, premises, G  
 1st av, 1110-14—Joe Kupic & Tom Kotoum, premises, G  
 1st av, 1110-14—Hyman Bros, premises, A-C-G  
 1st av, 1110-14—Fred Buse Co, Inc, premises, C-A-G  
 1st av, 1487—Gertrude Weil, 303 W 100, A-E  
 2d av, 162—C B J Snyder, 500 Park av, C-F-G-L  
 2d av, 1633—Jacob Weil, 777 8 av., G-C  
 2d av, 1633—Andrew Cernizlia, premises, O  
 3d av, 2240—Serefeno Magliola, 12 Chatham sq, E

BRONX ORDERS SERVED.

Numbered Streets.

137th st, 245-9 E—A B Cameron Plano Co, premises, A-C  
 149th st, 406 E—Holsen Bros, premises, E

Named Avenues.

Washington av, 1695-97—R Urban, premises, G-J-B-E

Numbered Avenues.

3d av, 2505—Isaac Boehm, 981 Madison av, C

BROOKLYN ORDERS SERVED.

Named Streets.

Bond st, 259-61—Excelsior Hygienic Ice Co, premises, L  
 Bridge st, 100-10—Thomas Meter Co, premises G-I  
 Carroll st, 1266—Henry Kichlin, premises, A  
 A Clymer st, 71—U S Mfg Co, Inc, premises, H-A  
 College pl, 32—N G Carman, 54 Pierrepont, M  
 Dean st, 321-23—Spencer Nangle, premises, A  
 DeGraw st, 424—Geo Daly, premises, H-A-G  
 Fleet pl, 27—Mrs Hazel Lenoir, 333 E 188, Manhattan, M  
 Front st, 258-60—Cornelius Weiss, premises, C  
 Grove st, 42—Gus Ehrlich, premises, C-A  
 Hoyt st, 98—Walter J Kelly, 2210 Av I, C-A-L  
 Hoyt st, 433-53—Bklyn U Gas Co, 176 Remsen, L  
 Hubbard st, 68—Ellen T Keely, premises, C

Humboldt st, 25-9—Belitzsky & Itzkowitz, premises, F-H-A  
 Imlay st, 140-62—Elec Spark Appliance Co, premises, G-A-H  
 Lenox st, 306—Geo V Fink, premises, D  
 Linwood st, 328—Jos Severio, premises, H-A-G  
 McDonough st, 679—C B Ebbert & Sons, 683 McDonough, C-A-L  
 McKibben st, 197—Magaril & Berman, premises, I-H-A  
 Marion st, 210—Louis Curth, 1810 Fulton, B-C  
 Middagh st, 72—Jno P H DeWint, premises, M  
 Midwood st, 288—Geo H Birck, premises, H-A-G  
 Moore st, 37—L Gelberg & Son, premises, I  
 Nevins & DeGraw sts—Bklyn U Gas Co, 176 Remsen, L  
 Osborn st, 247-59—Hirsch Silverstein, premises, C  
 Pacific st, 704—Blue Taxi Co, premises, C-L-A-G  
 President st, 560—Union Rag Co, premises, C  
 Robinson st, 6—Simon D Paddock, premises, C-M  
 Robinson st, 118—Thos E Quin, 790 Flatbush av., H-A-G  
 Rock st, 11-13—E Waters, premises, A-M-D  
 St John's pl, 1278—Frank Bonagura, premises, M  
 Schermerhorn st, 251-3—A D Matthew's Sons, Inc, 393 Fulton, H-A  
 Stagg st, 130—Arthur Gasser, premises, C-H-A-G  
 Stagg st, 204—Robert Breuns, premises, R  
 Stanhope st, 6—Emiel H Bauer, premises, C-A-L  
 Stanhope st, 21—Maurice Leventhal, premises, M  
 Steuben st, 91-97—Chas A Blanchard Co, premises, C  
 Taaffe pl, 61-63—Jacob B Norris, premises, A  
 Taaffe pl, 123 (rear)—Jos Jordano, 191 Franklin av., I-H-A  
 Union st, 53—Andrew Olsen, 39 Union, L  
 Union st, 814—Alfred Thorsten, premises, M-H-A-G  
 Union st, 860—Maria L Maxwell, 78 8th av., G  
 Union st, 1385—R B Anderson, premises, H-A-G  
 Water st, 247-9—Philip Ruxton, Inc, premises, A-G-L  
 Wallabout st, 193-5—Carl H Pearson, premises, C-A  
 Walton st, 49-51—Krabs & Schulman, premises, H-A

Numbered Streets.

1st st, 58-60 N (rear)—Archibald Graham, 361 Stuyvesant av., C  
 1st st, 60 N—Lena Eisenhart, premises, M  
 1st st, 141-7 N—Dora Shapiro, premises, G-C  
 2d st, 396-400 S—Eugene R Shotwell, premises, C  
 5th st, 135 N—O'Malley Cooperage, 226 Bedford av., A  
 6th st, 110 N—Cudahy Packing Co, premises, M  
 8th st, 204—Bklyn Packard Auto Service Co, premises, M-C-H-A-G  
 8th st, 2937-9 W—Mrs Emma Yokel, premises, B-D-F  
 12th st, ft N—Bklyn U Gas Co, 176 Remsen, L  
 12th st & Gowanus Canal—Bklyn U Gas Co, 176 Remsen, L  
 14th st, 1433 E—Chas A Wheeler, premises, H-A-G  
 19th st, 189 Bay—Mrs M Marie Dieckmann, premises, C-A  
 25th st, 181 Bay—Sam'l Treinis, 8671 Bay 24, H-A-G  
 27th st, W, ws, 50 n Surf (C I)—Mrs Rose O'Connor, premises, M  
 30th st, 2968—Emille A Borios, premises, H-A-G  
 31st st, 409 E—Wm H Stanton, 932 Broadway, HA  
 34th st, 68—Hastings Root Co, premises, A-G  
 48th st, 1125—Martin Levy, premises, A-D  
 51st st & 2d av—J Duffy Co, premises, C  
 51st st, 1262—Chas Johnson, premises, H-G-A  
 53d st, 1346—Sam'l Deutsche, premises, A-G  
 59th st, 1834—John Schaefer, premises, H-A-G  
 60th st, 1341—Carolyn G Santoro, premises, C  
 62d-63d sts, bet 10th & 11th avs—A Pachet, Inc, premises, H-L  
 72d st, 1352—J B Elenschneider, premises, H-G

Named Avenues.

Av N, 1614—Jos Popper, premises, H-A-G  
 Atlantic av, 532-40—Pitts Motor Car Repair & Sales Corp, premises, H-A-L  
 Atlantic av, 1569—Alfred J Bassett, premises, L-C  
 Barren Island—N Y Disposal Corp, premises, L-C-A  
 Bay pkway, 8305—Edw E Rice, premises, H-A-G  
 Bay pkway, 8712—Jonas V Spero, premises, H-A-G  
 Bedford av, 1935—Morris Tatarsky, premises, H-A  
 Belmont av, 902—Benj C Meyer, premises, C-M  
 Caton av, 202—Albert Brussel, 4105 3 av., C-L  
 Classon av, 11-13—Henry Buttenheim, premises, C-A-F  
 Clinton av, 380—Julius Liebermann, premises, D-C  
 Coney Island av, 1061—A Schumacher, premises, C  
 Cornelia av, 352—Matthew Donnelly, premises, D-H-A-G  
 Dumont av, 396—Bernstein & Moldover, premises, C  
 Flatbush av, 494—Schubert & Wachtendorf, Inc, premises, C  
 Flatbush av, 65 ft n 8 av—Louis Camardella, 636 Union, J-A-H-L  
 Flushing av, 30—Owen Maloney, premises, D  
 Flushing av, 150-52—Chas Smith, premises, M  
 Flushing av, 495—Bklyn Broom Wks, premises, H-A-G  
 Flushing av, 880—Edw Gambler, premises, H-M  
 Franklin av, 1-5—Chas Davis Co, Inc, premises, H-A-M-K-D  
 Gates av, 382-90—Edw T Jenkins, 889 Park av, C-F  
 Grand av, 328—Auto Storage Co, premises, C-A  
 Gravesend av, 750—Andrew Larsen, premises, C-K  
 Greenpoint av, 108—Jos Fischer, premises, A  
 Greenpoint av, 221—H C Stowe Const Co, premises, D  
 Jefferson av, 102-4—Geo W Fortier, premises, C-L  
 Kent av, 631-3—Geo F Simpson, premises, C  
 Kent av, 710-12—Henry Buttenheim, 13 Classon av., C-A-F  
 Lawrence av, 65—Smith & Theis, premises, H-A-J  
 Lenox rd, 24—C A Stanley, 2015 Bedford av, H-A-G  
 Lenox rd, 24—Otto Arndt, 795 Flatbush av, H-A-G

Liberty av, nwc Sheffield av—Piel Bros, Georgia av, L  
 Linden av, 33—N Raymond Heater, premises H-A-G  
 Linden av, 135—Carl F Buschner, premises H-A  
 Linden av, 223—John T Bonney, 45 York, H-A-G  
 Manhattan av, 960—H Rosenfield, premises, A-G-M  
 Manhattan av, 1109-13—Silas E Edwards, premises, W  
 Marlboro rd, 80—J Edw Coles, premises, D  
 Metropolitan av, 374-8 (rear)—Wm Simon, premises, C  
 Montrose av, 139—David Werbelovsky, 76 Graham av., M  
 Neck rd, 404—Clara E Browne, premises, A-C  
 New Jersey av, 776—David Martin, premises, M  
 New Utrecht av, 6001-3—Guiseppina Giglio, premises, C  
 New York av, 817—Jno W Schmidt, premises, H-A-G  
 Norman av, 173 1/2—Sam'l Boss, premises, H-A-C  
 N Portland av, 98—Dept Water Supply, Municipal Bldg, Manhattan, A  
 Ocean pkway, 391—Edwin Bayha, 219 Atlantic av., M  
 Ocean pkway, 572—Hubert Cracauer, 601 E 3, H-A-G  
 Park av, 804—Max J Bass, premises, C-H-L  
 Penn av, 236—S Greenspoon, premises, C  
 Putnam av, 96-100—A Elliott Ranney Co, 1184 Bedford av., C-H-D  
 Putnam av, 193—Harry S Houpt, Inc, 1170 Bedford av., D-L  
 Putnam av, 310—Chas H Seacombe, premises, C  
 Reid av, 198-200—Reid Av Garage & Machine Co, premises, A-L-C  
 Reid av, 251—Peter Hansen, premises, H-A-G-M-K  
 Rockaway av, 460—Alex Ball, premises, C  
 Rogers av, 122—L K Hansen's Sons, 118 Rogers av., A-G  
 Stratford rd, 248—John Lanyon, premises, H-A-G-M-D  
 Sutter av, 591—Borris Cherton, premises, C-G  
 Thatford av, 183—United Spring Bed Co, premises, G  
 Throop av, 189—I Himmelstein, premises, H-A-G  
 Union av, 229—Lawrence Hughes, 235 Union av., H-A-F  
 Vanderbilt av, 183—Wm Wall Chase, premises, H-A-G-D  
 Vanderbilt av, 189—Edith B Hopkins, premises, C-A-D  
 Vanderbilt av, 405—Josephine K Fleet, premises, C  
 Van Sicken av, 177 (rear)—F Rudolph Reimer, 2814 Atlantic av., M  
 Wallabout Mkt, 1126-28—Schreer Bros, premises, A  
 Washington av, 452—Mrs J A Wisner, premises, C-K-A-D  
 Waverly av, 263—Wm Bristol, 282 Washington av., C  
 Waverly av, 408—Esther F Kirkman, premises, C  
 Waverly av, 308—John Hartwell, premises, D  
 Williams av, 254-8—Morris Halpern, premises, C  
 Wyckoff av, 44—L Margilofsky, premises, H-A-G

Numbered Avenues.

1st av, 4301—Welz & Zerweck Brew Co, 1562 Myrtle av., M  
 4th av, 286—Randolf Ferro Co, premises, A-C  
 5th av, 625—H Turin, premises, H-A-M-D  
 5th av, 5716—Broer & Co, premises, C-I  
 6th av, 593—Jacob Mendel, premises, J  
 17th av, 5903—Alex A Bernstein, premises, G  
 19th av & 49th st—Mitchell Parquet Floor Co, 1228 Fulton, A

QUEENS ORDERS SERVED.

Named Streets.

Barclay st, 251 (Flushing)—Thos Seaman Willets, premises, H-A  
 Barclay st, 256 (L I C)—F E Brennan, M.D., premises, H-A-G  
 Charlotte pl (Evergreen)—Est J T Huner, Evergreen, C  
 Church st & Metropolitan av (Richmond Hill)—M H Brunjes, premises, H-A-G  
 Cooper st, 20-4 (L I C)—Jno Morrison, premises, L  
 Murray st, 135 (Flushing)—Effingham Walgrove, premises, H-A-G  
 Orchard & Barn sts (L I C)—West Disinfecting Co, premises, L  
 Oxford st, nwc Kimball (Ozone Pk)—Frank Thorne, premises, G-J  
 Radde st, 250-54 (L I C)—Louis Vancura, premises, G-H  
 Skillman pl, 80 ft e Jackson av (L I C)—Bert L Nininger, premises, L  
 Whitestone Landing—L I R R Co, Jamaica, L

Named Avenues.

Elvd & 13th st (L I C)—Renault Selling Branch Co, premises, L  
 Eway, 300 (rear)—F T Hepburn, premises, H-G  
 Central av, 148 (L I C)—W H Pollock, premises, H-A-G  
 Floral Pk rd (Little Neck)—Geo N Cornell, Little Neck, L  
 Franklin & Bayview avs (F Rockaway)—E Risemann, premises, A-C  
 Jackson av, 90-2 (Corona)—Jackson Garage, Corona, L  
 Jamaica av, 2113 (Richmond Hill)—Frank W Jahrling, premises, C  
 Jamaica av, 4079 (Richmond Hill)—Jos Buhler, Woodhaven, D-M  
 Lefferts av, 310 (RH)—T K Kernochan Co, premises, C  
 Madison av, 273 (Flushing)—E G Freeman, premises, H-A-G  
 Metropolitan & Lefferts av (R H)—Burdett J Beardley, premises, H-A-G  
 Pierce av & 8th st—N Y Tel Co, 15 Dey, Manhattan, L

RICHMOND ORDERS SERVED.

Named Streets.

Ferry st, es (P Richmond)—Jno H Starin Est, premises, J

Named Avenues.

New York av, 929 (Clifton)—Jno Fleming, premises, J



# BUILDING MANAGEMENT

## RECOMMENDATIONS FOR HOUSE WIRING

By H. C. CUSHING, Jr.\*

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

### PART ONE.

IN designing a house wiring installation, it is necessary to know whether the current is direct or alternating and the voltage of the supply service, if alternating the phase and cycle. In practically all residences, except very large ones with large individual motors, the alternating current is delivered in what is known as single phase, requiring but one transformer, and this condition is assumed throughout this section of the article.

The Code rule is as follows: Transformers must not be placed inside of buildings without special permission; must be located as near as possible to the point at which the primary wires enter the building; must be placed in an enclosure constructed of fire-resisting material; the enclosure to be used only for this purpose, and to be kept securely locked, and access to the same allowed only to responsible parties.

The transformer case must be permanently and effectually grounded, and the enclosure in which the transformers are placed must be practically air-tight, except that it must be thoroughly ventilated to the outdoor air, if possible through a chimney or flue. There should be at least six inches air space on all sides of the transformer.

In equipments with not more than fifty lights and outlets many lighting companies deliver the current, from the transformer to the building, on a two-wire system at about 110 volts and without the use of the third or neutral wire.

#### Voltage.

With the three-wire system the voltage between the two outside wires is generally about 220 volts and the voltage between the neutral (middle) wire and either outside wire is about 110 volts. The 110-volt outlets, for lights and small appliances are placed on two-wire branch circuits, balanced on each side of this neutral wire. Larger appliances are often wound for 220 volts and connected across the outside or 220-volt circuit. For these larger power appliances and motors 220-volt apparatus is used for the purpose of reducing the size of the wires supplying them. Small heating appliances where considerable heat must be generated are almost universally made for 110 volts.

Where a different rate is charged for various classes of service there should be a separate meter for each class. Many service companies make different rates for light, for power and for heating, cooking and refrigeration. Most companies will furnish and connect three-wire meters for power and cooking, etc., as well as for light, so that both 110-volt and 220-volt apparatus may be used on the same meter by balancing on each side of the neutral wire. The service company should be consulted as to meter arrangements.

#### Grounding.

In two-wire systems, one side of the service switch, and in the three-wire system the neutral (middle) of the service switch (in both cases on the incoming side), should be grounded by means of a copper wire to the water supply pipe on the supply side of the water meter.

By grounding is meant a solid, permanent connection to the ground by means

\*First installment of an article by Mr. Cushing, which appears in greater length in his work, entitled "Standard Wiring for Electric Light and Power," and prepared in conjunction with the National Electric Light Association and the Society for Electrical Development.

of connection to water pipes, or plates buried in the ground. The result is that if, either outside the house or in it, anyone touches this neutral or grounded wire, as at a lamp socket, and also touches or makes connection with the ground, as through a gas pipe or radiator, there is no difference of potential, while if either the positive or negative wire is touched only, the system potential, as 120 or 240 volts, is felt, and is considered perfectly safe while pressures above 300 become dangerous.

#### Branch Circuits.

The rules of the Fire Underwriters allow 660 watts distributed at sixteen sockets on each two-wire lighting circuit. It is recommended, however, that the number of sockets be limited to twelve or thirteen on a circuit, as this does not greatly affect the cost of the work and will permit the use of No. 14 wire for practically all such branch circuits without undue loss in voltage and without appreciable variation in voltage between outlets on the same circuit under any condition of use.

In frame residences, with stud partitions, it is permissible to carry wires on porcelain insulators on the sides of the beams and studs and through them by enclosing in porcelain tubes with flexible non-metallic conduit (flexible tube) from nearest knob to outlet, keeping the wires as far as possible from the floor or ceiling to prevent injury.

#### Armored Cable.

Some architects and engineers specify armored cable for frame or semi-frame residences. This armored cable is made by wrapping steel tape or ribbon around the two or more wires of the mains or circuits, thus giving a heavy metal-sheathed main or branch circuit. Such cable is made in lengths of from 50 to 250 feet. Armored cable may be laid or drawn between beams and studs or furring strips with practically no liability to mechanical injury from nails, etc., but should not be placed in brick or concrete walls unless imbedded in plaster-of-paris or other suitable material to protect the sheath and wires from the corrosive action of the surrounding ingredients.

#### Rigid Conduits.

For the highest class of residence work, architects and engineers generally specify rigid conduit construction. These rigid conduits are of gas-pipe thickness and are coated on the inside with a tough, elastic and very smooth enamel. The exterior may either be coated with the same enamel or galvanized. The conduits come in ten-foot lengths and all diameters from ¼-inch to 6-inch and are joined by means of screw couplings of the same material, and the joints are made tight by the use of red or white lead. This prevents the entrance of any moisture. This is the most expensive character of concealed wiring work.

This class of work, which is not permitted in concealed places, is frequently resorted to on account of the cheapness and where it is undesirable, or unnecessary for appearance, to run circuits inside of walls or ceilings. Wood moulding work is especially adapted to the cheaper class of cottages, bungalows, etc. In dry places and where the wires are not liable to mechanical injury or contact with other objects, circuits may be supported on porcelain cleats or knobs. For this class of work the wires should be separated, by their insulating knobs, or cleats, two and one-half inches from each other and at least one-half inch

from the surface wired over, where the voltage does not exceed 300.

#### Approximate Wiring Costs.

Due to the varied cost of labor and material and to varying methods of building construction, universal costs of electric light work for the several types of wiring hereinbefore described cannot be given, but for the purpose of general comparison the following approximations may be a help:

	Per outlet
Knob and (flexible) tube work....	\$1.50 to \$2.50
B. X. cable work.....	2.00 to 5.00
Flexible steel conduit work.....	3.50 to 5.50
Rigid metallic conduit work.....	4.00 to 7.00

All of the various fire underwriters' organizations require "rubber covered" wire for all classes of concealed residence wiring. These wires may have a single impregnated braid in case of knob and tube work and a double braid in the other classes of concealed work hereinbefore described.

#### Liberal Use of Switches.

A liberal use of switches in a residence invites economy by encouraging the putting out of lights when leaving rooms. They soon pay for themselves. The most satisfactory switches are of the flush type and should be placed in metal cutout boxes, sunk in the wall, and should generally be located just inside of entrance doors.

Large rooms with numerous outlets should be controlled by more than one switch, and, in long living rooms, it is often a good plan to place the lights of each end of the room on a different switch control, both for convenience of occupants and economy in bills.

For electroliers, switches are sometimes used, so designed that one turn of the handle lights one group of lights; the second turn lighting an additional group, without putting out the first group, and a third turn will put all out.

For hall and stairs it is customary to arrange lights that they may be turned on or off from any one of several switches known as 3-way and 4-way switches. A light in first floor hall and one on the second floor may be controlled by a switch at entrance door and also controlled from second floor. In the same manner an outlet on third floor may be controlled by a switch in second hall and one on third floor.

A master switch may be placed in the owner's bedroom and so connected that the switch will control the first, second and third floors, main hall and stairs, 3-way lights, either independent of whether the local switches have been used or not.

#### Closet Switches.

Closet switches are often controlled by switches set in the door jams and operated by movement of door.

Fused knife switches in metal boxes should be used in connection with A. C. motors of ½ H. P. and larger. These switches should be double pole and located near the motor they control. Motor starting boxes are sometimes used with ½ H. P. to 1 H. P. A. C. single phase motors in order to cut down the momentary rush of current, but nearly every service company will permit motors to be operated directly from the switch. Small motors may be operated from flush switches of room type.

Where portable electrical appliances do not visibly indicate when the current is on, and where such appliances are connected by means of flexible wires, the wall outfit should consist of a switch pilot light and receptacle. All three may be placed in the same outlet box and one plate covers all.

(To be continued.)

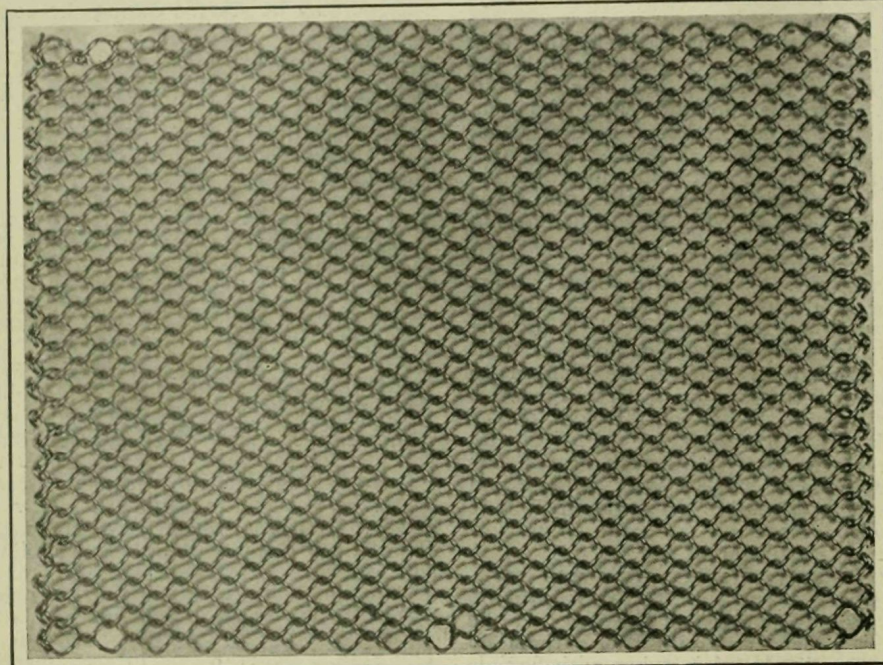


## USEFUL APPLIANCES

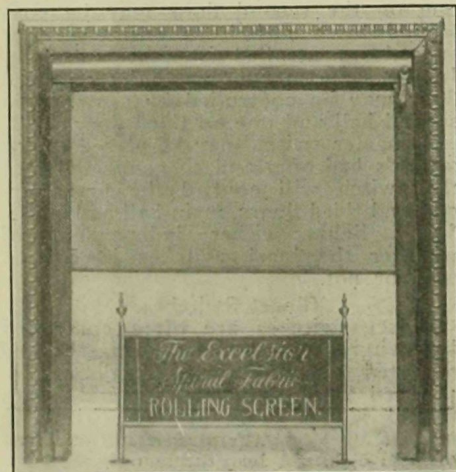
Novelty, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

## Rolling Fly Screens.

THIS is a device suitable only for high class residential structures. It is comparatively expensive, but is a convenience. It is designed for use both in fireplaces and as roller fly screens in sumptuous residences where comfort is considered before cost. There is always



considerable annoyance in hoisting fly screens, that stick on their runners or have to be clapped together in order to take them from the window frames. But the fly screen operated on the roller shade principle eliminates all this bother. All that is necessary is to pull a string and up goes the fly screen. They are not in the way, and, being made of fine brass or copper they always look well. The average fly screen looks out of place where rich furnishings are employed in fine houses, apartments and hotels. Being constantly in position they are subjected to bumps and breaks that would not occur if the screen could be lifted out of the way at will.

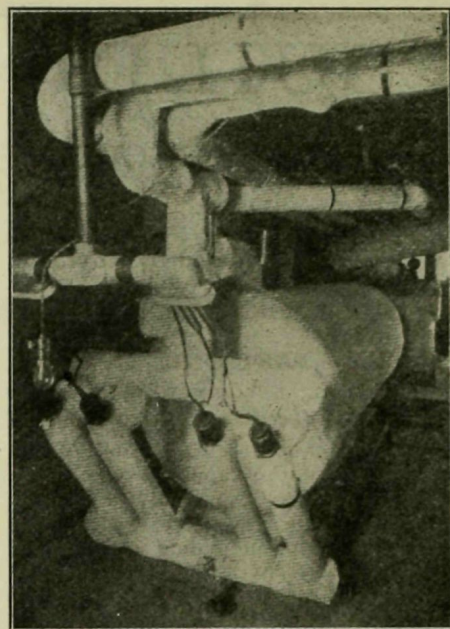


The roller bearings fit into clamps at the side of the window frame and can be readily removed. Screens can be made to fit the entire window or only half the sash. They are also made with galvanized iron. The weaving of this screen is done here now although at one time it was done in Germany and sent here. It has been imported heretofore for use in roller fire place screens, this type being known as the "Excelsior." The screens are finished in any color to match furnishings or fireplace fittings which has been responsible in part for the increasing popularity of this type of window screen over the old style.

## Electric Heating.

BUILDING managers throughout the country are watching with considerable interest the experiments being made in Seattle in the matter of heating houses and buildings by electricity. These tests are being made by the Lighting Department of that city, which has revealed the fact that the hot water system is the only one that is practical in connection with electric heat on account of the fact that it is unnecessary to cut off current during the hours of lighting peak.

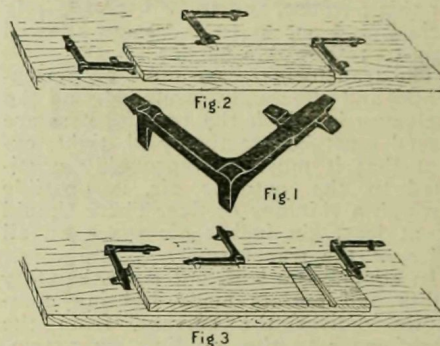
The illustrations presented herewith through the courtesy of the Heating and Ventilating Magazine show two types



gallons storage per kilowatt, the remainder of the heating system may be figured as an ordinary hot water system.

## New Bench Dog.

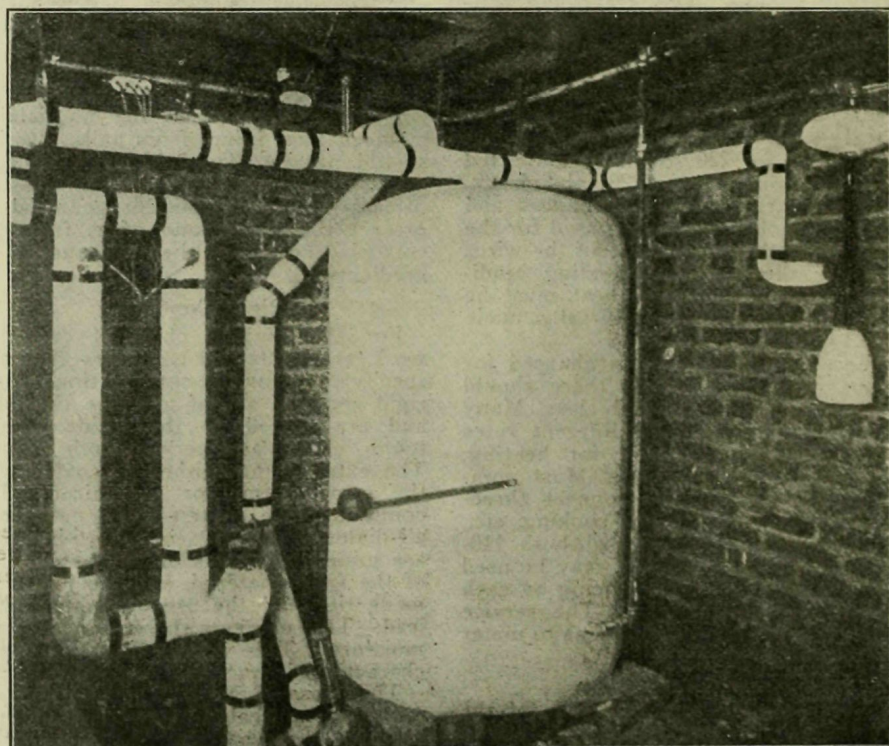
BENCH work in the handicraft shops of all buildings can be very much simplified by the use of a bench dog



recently perfected. It is illustrated herewith and is made entirely of metal with well sharpened points and blued finish. One or more of the devices can be so placed on a work bench as to secure

of hot water heater. One is arranged exactly like a hot water boiler in the ordinary hot water system, while the other is the four unit heater which is controlled by a thermostat in the return pipe, which automatically cuts off the return when the return water reaches a certain temperature.

With a lighting peak of  $4\frac{1}{2}$  hours experience has shown that 20 gallons of



storage for each kilowatt of energy is needed. While the actual cost for energy runs from 25 to 40 per cent. higher than coal in Seattle, the heat obtained is always even in temperature and may be depended upon under all conditions. It may be controlled from a remote point either by switch or by thermostat, or by a time clock.

It will be observed that with the above factor of 20 sq. ft. per kilowatt and 20

a board, pipe or practically anything that requires holding firmly while being worked.

Figure No. 1 shows the tool itself, all the points being clearly indicated. No. 2 represents the tool in gauging the stock in different positions for planing. No. 3 shows the tool in various positions for producing a saw or dado cut in the stock. It is inexpensive and soon pays for itself in the time that it saves.



# CURRENT BUILDING OPERATIONS

## New Activity in West Eighty-Sixth Street Changing Character of Thoroughfare—Frank Brothers' New Home

TWO modern fireproof apartments are nearing completion in the south side of West 86th street, between West End avenue and Riverside Drive, which for quality of construction, character of design, plan and general appointments will compare favorably with the best multi-family houses in the city. These buildings are located at 310 to 322 West 86th street and are each twelve stories in height. The operation, including the cost of the ground, represents an expenditure of more than \$1,000,000.

tion; P. Libutti, 426 East 115th street, mason work for foundations; Durando Miller & Co., 2576 Park avenue, ornamental iron work. The brick mason work and setting of cut stone was done by the Fullam Construction Co., 103 Park avenue. The granite used in the facade was supplied by Penney & Bunt, Willow avenue and 132d street, and the ornamental terra cotta was manufactured and supplied by the New York Architectural Terra Cotta Co., 401 Vernon avenue, Long Island City.

Stephen Ball, 271 West 125th street,

ings of the same height, design and general character. Plans for this operation are now under discussion and active operations may be started during the coming summer.

These buildings are planned with two suites of seven rooms and three baths to each floor. In addition a large foyer, butler's pantry and many built-in closets of generous size are provided.

### Frank Brothers' New Building.

FRANK BROS., shoe dealers, at 224 Fifth avenue, by the coming autumn, will probably be able to occupy the new building which they intend to erect at 588 Fifth avenue, 72 feet south of 48th street.

The building will be a modern fireproof structure, eight stories in height, on a plot 27 x 90 feet. The plans and specifications, from which this building will be erected, were prepared by Alfred Freeman, architect, 29 West 34th street, and the construction will be under a general contract recently awarded to Fountain & Choate, builders, 110 East 23rd street.

This building will be arranged for stores on the ground and first floor, with provision on the upper floors for storage of stock and workrooms for the shoe re-



Mulliken & Moeller, Architects.

LOOKING WEST IN 86TH STREET, FROM WEST END AVENUE.

The facades of these structures have been designed in the style of a modified Italian Renaissance and they are constructed of a light buff brick, with trimmings of granite and ornamental terra cotta. Every effort has been made to have these apartments as nearly fireproof as is possible in buildings of this type, and fire-protective and fire-fighting devices, of the latest pattern, are being installed. Everything possible in the line of conveniences for the householder will be included.

With a frontage of 144 feet, in an unusually wide street, the architects of these buildings have made the most of their opportunities and have designed structures which are dignified and a credit to their surroundings.

Nearly a year was spent before negotiations for the property now occupied by these apartments were completed. They are owned by the Eighty-sixth Street & West End Avenue Co., Harry B. Mulliken, president, and Edgar J. Moeller, secretary, and were planned by the owners, who are architects with a wide and varied experience in high-class apartment house design.

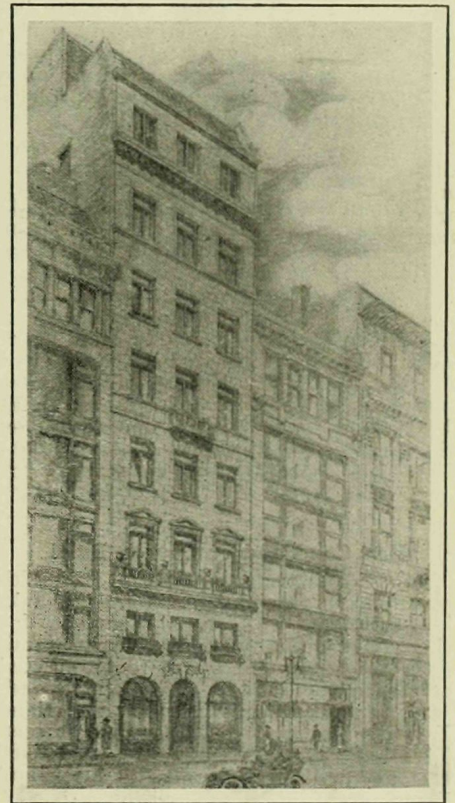
No general contract for the construction of these apartments was awarded, the owners sub-letting the work in separate contracts. Among the contractors who supplied labor and materials are included the Hay Foundry & Iron Works, 15 Madison Square North, structural steel; Adin G. Pierce Co., 103 Park avenue, fireproofing and floor arch construc-

Manhattan, has the contract for the carpenter work, and the wood window frames and sash were supplied by James Elgar, Inc., 103 Park avenue. Fireproof doors were made by the Standard Fireproof Door Co., 193 Diamond street, Brooklyn; parquet flooring installed by George H. Storm & Co., 545 East 71st street, N. Y. C. The roofing contract was awarded to the Ford Roof Construction Co., 160 Fifth avenue, and the sheet metal work let to the Fordham Cornice Works, 1004 Tremont avenue.

The steam-heating plant was installed by the Mulhearn Steam Heating Co., 103 Park avenue, and the plumbing by Canavan & Diegan, 126 West 100th street. Otis Elevator Co., 26th street and Eleventh avenue, installed the elevators and the electric wiring and lighting was awarded to the E. J. Electric Installation Co., 221 West 33d street. Tiling for floors and wainscot was set by Vannell Const. Co., 103 Park avenue.

In the construction of these buildings nothing but the best of materials and workmanship has been approved and they will contain every modern convenience for comfort of tenants and efficiency in housekeeping.

If the present plans are carried out the property immediately adjoining these buildings on the east will be improved with structures of a similar character as the ones now under construction. The same owners some time ago acquired the property at 304, 306 and 308 West 86th street and had planned to erect build-



Alfred Freeman, Architect.

Fountain & Choate, Gen'l Contractors.  
NO. 224 FIFTH AVENUE.

pairing department. The owners will occupy the entire building.

The facade has been designed in a simple and dignified manner with only enough ornamentation to give it character. Material for the front will be light buff French limestone.

The treatment of the show windows is distinctly good, getting away from the store effect as much as possible. Fire protective and fire fighting devices of proved efficiency will be installed throughout the building. The cost of this operation, when completed, is estimated at about \$50,000.



### Municipal Art Society Competition.

The Municipal Art Society has announced a competition open to all architects, engineers, students of architecture and others interested, for "an architectural solution of an intersection of an avenue and a street." The society offers three prizes, the first of \$300, the second, \$200, and the third, \$100, for the best solution of the problem. The drawings are to be delivered to the Municipal Art Society of New York, 119 East 19th street, between nine and five o'clock on Saturday, May 22d. They will be judged and the awards made on Monday, May 24th, by a jury of the following or their representatives: The Mayor, Borough President, the President of the Board of Aldermen, the President of the Park Board, the President of the Department of Taxes and Assessments, the Police Commissioner, the Chairman of the Public Service Commission, the Superintendent of Buildings, the City Engineer, the Chairman of the Art Commission of the City of New York, the President of the New York Chapter of the American Society of Architects, and the President and Committee of the Municipal Art Society. The drawings submitted in competition will be on public exhibition in the galleries of the National Arts Club, 119 East 19th street, from Tuesday, May 25th, to Saturday, May 29th, inclusive.

### Building for I. C. S.

A general contract has been awarded to the Manhattan Construction Co., 76 William street, for the erection of a twelve-story store and office building at the southwest corner of Madison avenue and 40th street. The building will be owned by Mrs. Clarence B. Hyde, represented by F. R. Wood, W. H. Dolson Co., Broadway and 80th street, and has been leased to the Foster Building Co. (International Correspondence School), Scranton, Pa. The plans, which are being prepared by F. E. Townsend, architect, 103 Park avenue, call for a brick limestone and terra cotta structure on a plot 54x120 feet. The plans will probably be completed about May 1.

### Proposed Mid-Town Loft Building.

William H. Birkmire, architect, 1133 Broadway, is preparing plans for a twelve-story, fireproof loft and store building to be erected at 223-31 West 38th street. The structure will be built on a plot 100x102 feet and will have a facade of brick, limestone and terra cotta. The building will be owned and erected jointly by William H. Birkmire and Andrew J. Kerwin, Jr., a builder, at 1133 Broadway. Active operations on this project which will cost about \$300,000, will probably not be started for some time.

### Van Courtland Estates to Build.

Cross & Cross, architects, 10 East 47th street, have prepared plans and are taking estimates on general contract, for the construction of a five-story, semi-fireproof apartment house to be erected at the corner of 246th street and Broadway for the Augustus Van Courtland Estates, owners, 47 East 53d street. This building will occupy a plot 100x80 feet and will have facades of brick and limestone.

### Artistic Pamphlet.

Hobart Alexander Walker, architect, 437 Fifth avenue, Manhattan, has just issued a beautifully prepared pamphlet, profusely illustrated with pictures, both exterior and interior, of residences erected in the suburban zone. Mr. Walker designed all these homes and supervised their erection.

### Hearings Announced.

On Thursday, at 2 P. M., April 8, the Committee on Buildings will grant hearings on the ordinances amending the Building Code in relation to working stresses and loads, iron and steel construction and wood construction.

### NO ARCHITECTS SELECTED.

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

**BRONX.**—The Thomas Mulhare Construction Co., Thomas Mulhare, 404 East 141st st, contemplates the erection of a 5-sty apartment at the northwest corner of 181st st and Grand Concourse and Blvd. Cost about \$45,000. No architect selected.

**BROOKLYN.**—The March Realty Co., Inc., Louis Rubin, president, 4915 5th av, Brooklyn, contemplates the erection of 4 or 5-sty apartment houses in the south side of 50th st, 100 ft west of 6th av. No architect selected.

**OSWEGO, N. Y.**—The Italian R. C. Church, Rev. Father F. Geremia, pastor, contemplates the erection of a church here. No architect selected.

**HUNTINGTON, L. I.**—The Bank of Huntington, Douglas Conklin, West Neck av, is receiving competitive sketches for a 2-sty bank building in Main st. No architect selected.

**FORT PLAIN, N. Y.**—Fort Plain Lodge No. 433, F. & A. M., Chas. B. Snell, master, 16 Cemetery st, contemplates the erection of a 3-sty brick masonic temple here. Definite action will be taken about May 1. No site or architect selected.

**EDGEWATER, N. J.**—The Borough of Edgewater, Henry Wissell, mayor, contemplates the erection of a 2-sty brick fire house here to cost, about \$12,000. No architect selected.

### PLANS FIGURING.

#### DWELLINGS.

**GLEN COVE, L. I.**—Harrie T. Lindberg, 2 West 47th st, Manhattan, architect, is taking bids for a 2½-sty terra cotta block and brick veneer residence and garage, 30x100 ft, for H. L. Batterman, 375 Park av, Manhattan.

**HARTSDALE, N. Y.**—Frank A. Colby, 15 East 40th st, Manhattan, architect, is taking bids on general contract for a 2½-sty brick and stucco residence, 50x34 ft., on Walworth av, for Otto Grassi, 427 West Broadway, Manhattan. Cost, about \$14,000.

#### HOTELS.

**MANHATTAN.**—Bids will close April 1 for the 3-sty brick and stone hotel at the southwest corner of 3d av and 19th st, for P. J. O'Keefe, care of O'Keefe & Cunningham, 126 3d av. John M. Baker, 9 Jackson av, L. I. City, architect. Cost about \$25,000.

#### SCHOOLS AND COLLEGES.

**NEW BRUNSWICK, N. J.**—Bids will close April 6, at 8 p. m., for the Public High School on Livingston av, Comstock and Delevan sts, for the Board of Education. Alex Merchant, 363 George st, architect. Herman Jackes, care of Public Service Co., 759 Broad st, Newark, heating and ventilating engineer. Cost about \$150,000.

**HASBROUCK HEIGHTS, N. J.**—Bids close March 29 at 8 p. m. for the 2-sty brick school at the southeast corner of Barton av and Paterson st, for the Board of Education of Hasbrouck Heights, John Martin, clerk. Henry C. Pelton, 8 West 38th st, Manhattan, architect. Cost, about \$17,000.

#### STORES, OFFICES & LOFTS.

**MANHATTAN.**—William J. Yennie & Co., 45 East 42d st, are figuring the contract for alterations to the building, 119 West 42d st, from plans by Hewlett, Thain & Reddy.

#### STABLES AND GARAGES.

**BRONX.**—Plans are being figured for the 2-sty brick garage, 50x200 ft., at 966-968 Prospect av, for the Prospect Garage Co., care of architect, Benjamin W. Levitan, 20 West 31st st. Cost, about \$50,000.

#### MISCELLANEOUS.

**BROOKLYN.**—William B. Tuthill, 287 4th av, Manhattan, architect, is taking bids on general contract for a 2-sty brick bath, 60x95 ft, in the south side of Schermerhorn st, 275 ft east of Smith st, for the Sylvan Electric Baths, George Bueckle, proprietor, 168 Schermerhorn st. Cost about \$40,000.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

**APARTMENTS, FLATS & TENEMENTS.**  
215TH ST.—Sass & Springsteen, 32 Union sq, have been commissioned to prepare plans for two 5-sty apartments in the south side of 215th st, between Broad-

way and 10th av, for the L. & F. Construction Co., care of Chas. Flaum, president, 149 Broadway.

**BROADWAY.**—George Fred Pelham, 30 East 42d st, has completed plans for a 12-sty apartment at 2408-14 Broadway, for the West Side Construction Co., 322 West 100th st. Cost, about \$200,000.

154TH ST.—Samuel Cohen, 503 5th av, has completed plans for a 5-sty apartment in the north side of 154th st, 125 ft east of Amsterdam av, for the West 154th St. Co., 31 Nassau st. Cost, about \$40,000.

**LEXINGTON AV.**—John Brandt, 271 West 125th st, has completed plans for alterations to the 5-sty apartment at 1491 Lexington av, for Sarah A. Jefferson, 175 West 72d st.

**AV A.**—John H. Friend, 148 Alexander av, has completed plans for alterations to the 5-sty tenement at 26 Av A, for F. X. Baumert & Co., 177 Franklin st. Cost, about \$3,000.

#### FACTORIES AND WAREHOUSES.

**WATER ST.**—Samuel Cohen, 503 5th av, has completed plans for alterations to the 3-sty brick storage, 20x61 ft., at 346 Water st, for D. Benedetto, on premises. Cost, about \$5,500.

**1ST AV.**—John M. Baker, 9 Jackson av, L. I. City, is preparing plans for alterations to the 5-sty brick factory, 50x100 ft., on 1st av, between 43d and 44th sts, for Tegetmeier & Riepe Co., 771 1st av. Cost, about \$25,000.

#### STABLES AND GARAGES.

**BROADWAY.**—Jas. P. Whiskeman, 30 East 42d st, has about completed plans for a 4-sty brick garage, 78x101 ft., on the east side of Broadway, 25 ft. north of 176th st, for Thos. Smith, 2391 Walton av. Cost, about \$60,000.

#### STORES, OFFICES AND LOFTS.

**6TH AV.**—Frank Straub, 25 West 42d st, is preparing plans for a 2-sty brick store and showroom building at 747 6th av, for Edward Berger, Bretton Hall, Broadway and 86th st. John R. Thompson Co., 350 North Clark st, Chicago, Ill., lessee of ground floor. Cost about \$8,000.

**38TH ST.**—William H. Birkmire, 1133 Broadway, is preparing plans for a 12-sty store and loft building at 223-231 West 38th st, to be erected by himself and Andrew J. Kerwin, Jr., 1133 Broadway. Cost about \$300,000.

#### THEATERS.

164TH ST.—John A. Gorman, 367 Fulton st, Brooklyn, is preparing plans for a 1½-sty brick moving picture theater, 104x109 ft., at the northeast corner of 164th st and Morris av, for Jos. Lehman, 25 Union sq. Cost, about \$25,000.

#### Bronx.

#### APARTMENTS, FLATS & TENEMENTS.

**BURNSIDE AV.**—William L. Phelan, 2047 Ryer av, contemplates the erection of two 5-sty apartments on the north side of Burnside av, 100 ft west of Ryer av, from plans by Moore & Landsiedel, 148th st and 3d av. Cost about \$100,000.

**KELLY ST.**—Excavating has been completed in the west side of Kelly st, 125 ft north of 163d st, for the Mott Av Realty Co., 145th st and Southern Blvd. Goldner & Goldberg, 391 East 149th st, architects. Del Gaudio & Cummaro, 50 Sterling av, Yonkers, mason for foundations. Cost about \$80,000.

**UNIVERSITY AV.**—Neville & Bagge, 105 West 40th st, are preparing plans for three 5-sty apartments, 58x92 ft each, on the west side of University av, 192 ft south of Boscobel pl, for the Boyn Bridge Realty Co., Mr. Rohrs, president, 271 West 125th st, owner and builder. Cost about \$40,000 each.

#### THEATRES.

**WEBSTER AV.**—Andrew J. Thomas, 2526 Webster av, is preparing plans for a 2-sty brick theatre, store and office building on the west side of Webster av, 154 ft north of Fordham rd, for the Wedgewood Co., Henry F. Keil, president, 401 East 163d st. Cost about \$200,000.

#### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

**FLATBUSH AV.**—Shampan & Shampan, 772 Broadway, have prepared plans for an apartment house on the east side of Flatbush av, 105 ft south of Winthrop av, for the Brooklyn Union Building Corporation.

65TH ST.—Wortmann & Braun, 114 East 28th st, Manhattan, have completed plans for a 3-sty brick apartment, 20x88 ft, in the south side of 65th st, west of 12th av, for Luiga Lavia, 1416 70th st, owner and builder.

**STONE AV.**—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 75x90 ft, at the southeast corner of Stone and Glenmore avs, for Morris Weinberg, 1076 Eastern Parkway, owner and builder. Cost about \$4,000.



WASHINGTON AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty apartment, 50x90 ft, on the west side of Washington av, 200 ft south of Willoughby av, for the G. & M. Improvement Co., 26 Court st, owner and builder. Cost about \$40,000.

4TH AV.—Edward Hahn, Bridge Plaza, L. I. City, is preparing plans for two 4-sty tenements, 50x88 ft., at the corner of 4th av and 31st st, for Levy & Baird, 44 Court st. Total cost, about \$75,000.

15TH AV.—M. A. Cantor, 373 Fulton st, is preparing plans for two 4-sty apartments, 50x100 ft., on the west side of 15th av, 50 ft. south of 41st st, for the J. J. Lack Construcion Co., 44 Court st, owner and builder. Cost, about \$80,000.

OCEAN AV.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty apartment, 72x100 ft., at 611 Ocean av, for Wolfinger & Lasberg, 346 Broadway, Manhattan, owners and builders. Cost, about \$80,000.

DWELLINGS.

3D AV.—M. A. Cantor, 373 Fulton st, is preparing plans for two stores and residence on the west side of 3d av, 20 ft north of 44th st, for the Lancaster Realty Co., 44 Court st, owner and builder. Total cost, about \$22,000.

3D AV.—Plans are being prepared by M. A. Cantor, 373 Fulton st, for a store and residence at the northwest corner of 3d av and 44th st, for the Lancaster Realty Co., 44 Court st. Cost, about \$8,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Plans are being prepared privately for a 6-sty loft factory building, privately for a 6-sty loft and factory building, 75x100 ft., adjoining the present factory of Levine Bros., Inc., 32 South 9th st, to cost, about \$80,000.

HOSPITALS AND ASYLUMS.

WINTHROP ST.—Plans have been approved by the Municipal Art Commission for the 2-sty laundry staff building, 40x102 ft, in the south side of Winthrop st, 716 ft west of Albany av, for the Department of Public Charities, John A. Kingsbury, Commissioner. Sylvester A. Taggart, Municipal Building, Manhattan, architect. Cost about \$75,000.

STORES, OFFICES AND LOFTS.

ATLANTIC AV.—M. A. Cantor, 373 Fulton st, is preparing plans for a 4-sty loft, 175x100 ft., at Atlantic av and Elton st, for Nass & Berg, 280 Broadway, Manhattan, owners and builders. Cost, about \$50,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frank Braun, Bridge Plaza, is preparing plans for a 5-sty tenement, 50x79 ft. on 3d av, 450 ft. south of Broadway, for Frank Mucha, 347 East 87th st, Manhattan, owner and builder. Cost, about \$30,000.

LONG ISLAND CITY.—Frank Braun, 585 9th av, has completed plans for a 5-sty tenement, 30x79 ft., on the south side of Webster av, 25 ft. east of 3d av, for Frank J. Novotny, 378 Webster av, owner and builder. Cost, about \$10,000.

DWELLINGS.

RICHMOND HILL, L. I.—George Crane, 2706 Jamaica av, has completed plans for a 2-sty brick residence, 20x59 ft, in Oakland st, near Manor av, for Frank E. Buckley, at site. Cost about \$5,500.

RICHMOND HILL, L. I.—L. J. Frank, Jr., 206 Crescent st, Brooklyn, is preparing plans for a 2½-sty frame residence, 23x45 ft, on the east side of Silkworth av, 126 ft south of Jamaica av, for Herman Erbacher, 1462 Myrtle av, Brooklyn. Cost about \$5,000.

RICHMOND HILL, L. I.—Robert Kurz, Jamaica, L. I., has completed plans for four 2-sty frame residences, 17x36 ft., on the east side of Stoothof av, 300 ft. north of Metropolitan av, for Theo. M. Le Bean, 1627 Minnesota av, Dunton, L. I., owner and builder. Total cost, about \$10,000.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2½-sty concrete block and brick residence, 31x46 ft., at the corner of Continental and Groton avs, for R. B. Hamilton, 237 5th av, Manhattan. Cost, about \$20,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, is preparing plans for a 5-sty reinforced concrete factory, 50x100 ft., on Jackson av, for the Auto Supply & Equipment Co., care of architect. Cost, about \$50,000.

HALLS AND CLUBS.

FAR ROCKAWAY, L. I.—De Rosa & Savignano, 150 Nassau st, Manhattan, are preparing plans for a 3-sty frame clubhouse for Mrs. H. C. Brinkerhoff, Far Rockaway, L. I. Cost, about \$10,000. Bids on subs and materials will be received about April 5 by owner.

JAMAICA, L. I.—Hans Liebau, Post Office Building, is preparing plans for a 2-sty brick and concrete club, 45x114 ft, on the west side of Flushing av, 73 ft north of Willet st, for the Loyal Order of Moose, T. F. Archer, Fulton st, chairman of general committee. Cost about \$30,000. Architect will take bids on subs.

STORES, OFFICES AND LOFTS.

RICHMOND HILL, L. I.—H. E. Haugaard, Hillside Bank Building, is preparing plans for three 1-sty brick stores, 24x60 ft., on Jamaica av, near Jefferson av, for Mrs. Lillian Roedell, Atfield av, Dunton, L. I. Cost, about \$2,500 each.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Jas. Whitford,

8 Richmond terrace, St. George, has completed plans for a 2-sty frame residence, 24x32 ft, on the north side of 4th av, 278 ft west of Westervelt, for G. Blackburn. Cost about \$3,750.

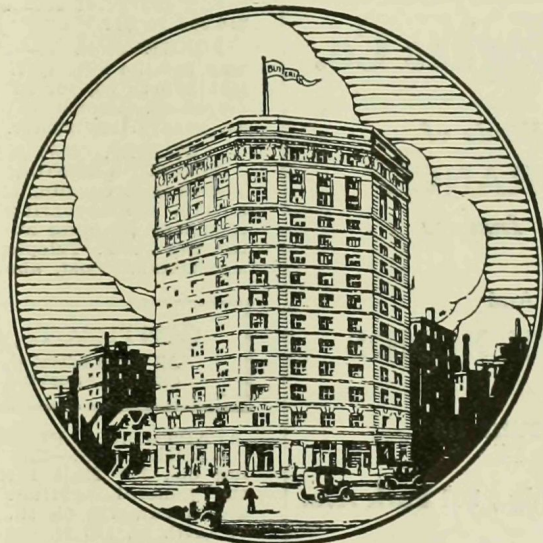
PORT RICHMOND, S. I.—O. H. Lee, 231 Nicholas av, has completed plans for a 2-sty frame residence on the north side of Palmer av, 225 ft. east of Richmond av, for William W. Remmey, this place. Cost, about \$4,000.

PORT RICHMOND, S. I.—Plans have been prepared privately for a 2½-sty frame residence, 20x46 ft., on the south side of Harrison av, 150 ft. west of Lafayette st, for G. Odegaard, this place. Cost, about \$4,000.

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**MANUFACTURERS OF HIGH-GRADE INTERIOR WOODWORK**  
**WINDOW FRAMES, SASH & DOORS**

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### Contracts Awarded—Continued.

#### Nassau.

#### CHURCHES.

WESTBURY, L. I.—F. Burrell Hoffman, Jr., 15 East 40th st, Manhattan, is preparing plans for a rubble stone church, 79x130 ft, for St. Bridget's R. C. Church, Rev. Father William F. McGinnis, pastor, Post av. Cost about \$20,000.

#### Suffolk.

#### DWELLINGS.

PORT SALONGA, NORTHPORT, L. I.—Chas. Werner, 316 Flatbush av, Brooklyn, has completed plans for a 2-sty terra cotta block and stucco residence, 50x60 ft, for John H. Shields, Northport. Cost, about \$20,000.

#### Westchester.

#### APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, has completed plans for a 3-sty apartment, 27x54 ft, on Olives av, for Ignacy J. Ogorzaly, 2 Spruce st, to cost about \$8,000.

#### DWELLINGS.

HARTSDALE, N. Y.—Beverly S. King, 103 Park av, Manhattan, has been commissioned to prepare plans for a 2½-sty frame residence at Greenacre, for Robert J. Osborne, care of architect.

NEW ROCHELLE, N. Y.—F. A. Rooke, 489 5th av, Manhattan, has about completed plans for a 2½-sty structural terra cotta and brick veneer residence, 26x42 ft, at Beechmont Park, for Donald E. Batey, care of architect. Cost about \$10,000.

BRONXVILLE, N. Y.—Jardine, Hill & Murdock, 3 West 29th st, Manhattan, are preparing sketches for a 2½-sty frame and stucco residence for Edward A. Morange, 155 West 29th st, Manhattan. Cost \$10,000 to \$12,000.

YONKERS, N. Y.—Excavating is under way for the 2½-sty frame residence at 41 Kenilworth rd, for Elizabeth McClellan, 9 Maple av. James A. Cosgrove, 80 Palmer av, general contractor. Cost, about \$5,000.

#### STORES, OFFICES AND LOFTS.

MOUNT VERNON, N. Y.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, are preparing plans for a 3-sty telephone building at 35-37 South 6th av, for the N. Y. Telephone Co., 15 Dey st, Manhattan. Cost, about \$50,000.

### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—The Superior Contracting Co., 117 East 114th st, has received the general contract to erect a 5-sty apartment, 41x100 ft, in the north side of 154th st, 125 ft. east of Amsterdam av, for the West 154th St. Co., David Lewin, president, 31 Nassau st. Samuel Cohen, 503 5th av, architect. Cost, about \$40,000.

MANHATTAN (sub).—The Watterson Contracting Co., 37-39 Old Broadway, has received the heating contract for the 5-sty apartment in the south side of 180th st, 175 ft. east of St. Nicholas av, for the Riverview Construction Co., H. Bloch, president, 21 Waverly pl. Samuel Sass, 32 Union sq, architect. The Brandt Construction Co., 194 Bowery, mason. Excavating is under way.

MANHATTAN.—The M. Tiernan Construction Co., 1420 Shakespeare av, has received the general contract to erect a 6-sty apartment, 40x85 ft, at 230-232 East 29th st, for Antonio Capace, 232 East 29th st. Cost, about \$40,000.

MANHATTAN.—R. H. MacDonald, 29 West 34th st, has received the general contract to make alterations to the apartment at 11 East 47th st, for H. C. Trumbauer, 11th st and Washington av, Philadelphia, Pa. Chas. E. Birge, 29 West 34th st, architect.

BRONX.—(sub).—Brand & Silverstein, 4014 Park av, have received the structural and ornamental iron work for the 5-sty apartment, 50x80 ft, at the northeast corner of 174th st and Vyse av, for the Trask Building Co., August Schwarzwler, president, 1662 Boston rd, owner and builder, who is taking bids on subs. Excavating is under way. Cost about \$40,000.

BRONX.—Jacob Peterson, 148th st and 3d av, has received the general contract to erect a 3-sty frame tenement at 689 Eagle av, for Augusta and Margaret McDevitt, 709 Eagle av. Moore & Landsiedel, 148th st and 3d av, architects. Cost about \$3,500.

BRONX.—(sub).—Ciampoli & Cesa, 2380 Hughes av, have received the brick mason work, and the Tremont Iron Works, 1334 Stebbins av, the structural and ornamen-

tal iron for the 5-sty tenement, 50x90 ft, at the southeast corner of Longfellow av and 174th st, for the Trask Building Co., August F. Schwarzwler, Henry J. Semke, 1662 Boston rd, owner and builder. The Tremont Architectural Co., 401 East Tremont av, architect. Cost about \$50,000.

#### BANKS.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, has received the contract for general alteration, including iron and steel work, masonry, plastering, marble and tile, kalamine and copper doors, trim, glass, carpenter work, etc., for the banking rooms of the Broadway Trust Co., West Broadway and Chambers st, from plans by David M. Ach, architect.

#### CHURCHES.

BROOKLYN (sub).—The Electric Construction & Supply Co., 39 Cortlandt st, Manhattan, has received the electric contract for the 1-sty church, 56x110 ft, on Bushwick av, between Cooper and Moffatt sts, for St. Thomas's P. E. Church, Bushwick av, corner of Cooper st. Hopkins & McEntee, 37 East 28th st, Manhattan, architects. Chas. Ward Hall, 140 Nassau st, Manhattan, general contractor. Cost, about \$35,000.

BROOKLYN.—G. W. Carlson, 47 West 34th st, Manhattan, has received the general contract to erect a 1-sty brick church, 40x90 ft, on the south side of St. Johns pl, 225 ft. east of Albany av, for the Swedish M. E. Church, 164 Schenectady av. E. O. Holmgren, 373 Fulton st, architect. Cost, about \$20,000.

BROOKLYN (sub).—Reis & O'Donovan, Inc., 207 West 37th st, Manhattan, have received the electric contract for the 1½-sty church at the southwest corner of Knickerbocker av and Weirfield st, for St. Martin of Tours R. C. Church, Rev. Father Jas. H. Lynch, 1288 Hancock st. John Bagley Day, 1265 Broadway, Manhattan, architect. P. M. O'Brien, 22 East 42d st, Manhattan, general contractor. Cost, about \$100,000.

MONTCLAIR, N. J. (sub).—Baker Smith & Co., 83 West Houston st, Manhattan, has received the heating contract for church to be rebuilt at Fullerton and Plymouth avs, for the First Congregational Church, Montclair. Bertram G. Goodhue, 2 West 47th st, Manhattan, architect. Henry C. Meyer, Jr., 101 Park av, Manhattan, heating engineer. C. T. Wills, Inc., 286 5th av, Manhattan, general contractor. Cost, about \$250,000.

EAST ORANGE, N. J.—William H. Van Dine, 29 Oak st, has received the general contract to erect the 1-sty frame and stucco East Orange Italian Mission Chapel, at 156 Tremont av, for the Board of Trustees of the Presbytery of Morris and Orange. Clarence Wilson Fairweather, 1 Exchange pl, Jersey City. Cost, about \$4,500.

#### DWELLINGS.

UPPER MONTCLAIR, N. J.—J. J. McNamara, 37 Walnut st, Montclair, has received the general contract to erect a 2½-sty frame and granite residence, 94x30 ft, at Alexander av and Park st, for C. Fulle, care of architect, C. C. Grant, 37 West 28th st, Manhattan. Cost about \$30,000.

CRANFORD, N. J.—Posten & Apgar, 94 High st, have received the general contract to erect a 2½-sty frame and stucco residence, 27x37 ft, in Orchard st, between Holly and Hampton sts, for Mrs. William C. McPherson, this place. E. Henry Schneider, 280 North Broad st, Elizabeth, N. J., architect. Cost about \$6,000.

AVON, N. J.—Lavance Bros., this place, have received the general contract to erect a 2-sty frame summer residence at 3d and Norwood avs, for George A. Okl, Jr., 159 Oraton st. E. A. Wurth, Union Building, Newark, architect. Cost about \$7,500.

LOCUST VALLEY, L. I.—The Amsterdam Building Co., 140 West 42d st, Manhattan, has received the general contract to rebuild the 2½-sty brick residence here for William Tully, 1 Madison av, Manhattan. Kenneth M. Murchison, 101 Park av, Manhattan, architect. Cost about \$80,000.

PORT WASHINGTON, L. I.—Smull & Walsh, Plandome, L. I., have received the general contract and are taking bids on all subs for the 2-sty hollow tile and stucco stores and residence in Main st, near railroad station, for C. Bradley, Sr., this place. J. A. Erickson, this place, architect. Cost about \$20,000.

NEWARK, N. J.—Carleton & Henderson, 22 Union av, South Orange, N. J., have received the general contract to erect a 2½-sty frame residence at 247 Renner av, corner of Osborn Terrace, for Frederick F. Meyer, Jr., 411 Elizabeth av. Cost, about \$5,500.

SOUTH ORANGE, N. J. (sub).—Chas. S. Cooper, 45 Clinton st, Newark, has received the mason work for the brick residence and garage on Stanley rd, for Jos. Glutting, 810 Fairmount av, Newark. E. A. Wurth, 9 Clinton st, Newark, architect. Cost, about \$18,000.



EAST ORANGE, N. J.—The Armstrong Hill Construction Co., 7 Bond st, Newark, has received the general contract to erect a 2-sty frame residence at 349 Dodd st, for Gertrude L. Beach, 278 Midland av. Cost, about \$5,000.

RYE, N. Y.—F. C. Gunther, Yonkers, N. Y., has received the general contract, and Louis P. Bitz, Purchase st, the heating and plumbing, for the 2½-sty brick residence for the Apawamis Land Co., J. M. Wainwright, 59 Wall st, Manhattan. S. Edson Gage, 28 East 49th st, Manhattan, architect. Cost, about \$10,000. Excavating is under way.

KEW GARDENS, L. I.—The character Building Co., Inc., Robert L. Reeves, Kew Gardens, L. I., has received the general contract to erect a 2½-sty frame and brick veneer residence, 49x29 ft., at the corner of Beverly rd and Richmond Hill av, for Prof. George S. David, Park av and 68th st, Manhattan. N. W. Woods, 47 West 34th st, Manhattan, architect. Cost, about \$15,000.

MONTCLAIR, N. J. (sub).—Donald Bros., 12 Walnut Crescent, Montclair, have received the mason contract for the 2½-sty frame and stucco residence for Mrs. Fredericka Hupfeld, Central av. C. C. Wendehack, 124 Gordonhurst av, architect. Cost, about \$9,000.

MONTCLAIR, N. J. (sub).—Chas. F. Coyne, Inc., 134 Day st, Orange, has received the mason work and John Berryman, 7 Alden pl, Orange, the carpentry for the 2½-sty frame residence on Wilde pl, for John R. Emery, 75 North Mountain av. R. I. Marwith, 111 5th av, Manhattan, architect. Cost, about \$8,500.

FACTORIES AND WAREHOUSES.  
BROOKLYN.—J. Auer & Sons, 648 Lexington av, have received the general contract to erect a 4-sty addition to the warehouse, 110x94 ft, at 9th st and 2d av, for Thos. Roulston, 100 9th st. William Higginson, 13 Park row, Manhattan, architect.

JERSEY CITY, N. J.—J. W. Ferguson Co., United Bank Building, Paterson, has received the general contract to erect a 3-sty reinforced concrete cigar factory, 39x92 ft., including three wings, 39x92 ft., also 1½-sty power house, 50x75 ft., tunnel to main factory building and 1-sty garage, 18x21 ft., at the corner of State st and Cornelison av, for the Parodi Cigar Co., Inc., 161 Bowery, Manhattan. A. C. Janni, 299 Madison av, Manhattan, engineer. Cost, about \$75,000.

HOSPITALS AND ASYLUMS.  
MANHATTAN.—A. W. King, 1511 Bryant av, has received the general contract; William Messer Co., 27 Suffolk st, plumbing; and the Rutzler Heating Co., 404 East 49th st, heating, for alterations to the present main building of Harlem Hospital, 136th to 137th sts and Lenox av, for the City of New York Bellevue & Allied Hospitals. Cost, about \$40,000.

MORRISTOWN, N. J.—Sturgis Bros., Trust Co. Building, have received the general contract to make additions to the brick hospital in Morris st, near Spring st, for the Morristown Memorial Hospital, on premises, J. J. E. Taylor, president. Valentine & Kissam and C. B. Smith, 25 Madison av, Manhattan, architects. Cost, about \$50,000.

PUBLIC BUILDINGS.  
BROOKLYN.—John T. Woodruff & Son, 1 Bridge Plaza, L. I. City, have received the general contract to make alterations to the 2-sty brick post office at the northeast corner of Flatbush and Atlantic avs, for the Long Island R. R. Co., 7th av and 32d st, Manhattan. J. H. Savage, Hilton and 8th sts, Garden City, architect. Cost, about \$15,000.

SCHOOLS AND COLLEGES.  
MANHATTAN.—Michael Reid & Co., Inc., 114 West 39th st, have received the general contract to rebuild the gymnasium at the Columbia College grounds, 116th st and Morningside Heights. McKim, Mead & White, 101 Park av, architects. Cost about \$80,000.

STABLES AND GARAGES.  
MANHATTAN.—Hellman Construction Co., 160 East 66th st, has received the general contract to make extensions to the 4-sty stable and storage at 662-664 Water st, for Thomas Crump, Hamilton av, Greenwich, Conn. Otto Reissmann, 147 4th av, architect. Cost about \$10,000.

MANHATTAN.—John H. Deeves & Bro., 103 Park av, have received the general contract to alter the 4-sty brick garage at 57-59 Irving pl, for the Estate of F. Ann Sackett, care of A. D. Weeks, 45 William st. C. E. Birge, 29 West 34th st, architect. Cost about \$15,000.

STORES, OFFICES AND LOFTS.  
MANHATTAN.—The A. J. Robinson Co., 123 East 23d st, has received the general contract to make additions and alterations to the residence at 13 East 47th st for business purposes. Mary L. Eddy Estate, care of Titus E. Eddy, 13 East 47th

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## Contracts Awarded—Continued.

st. owner. George A. Boehm, 7 West 42d st. architect. Cost, about \$15,000.

## MISCELLANEOUS.

BRONX.—Chas. Peterson, at site, has the general contract to erect 108 2-sty frame and galvanized iron bath houses at the northeast corner of Laton av and Shore drive, for Mrs. Rosa Kirchheim, care of Dr. Robert H. Koempel, 251 East 86th st. Harry T. Howell, Willis av and 149th st, architect. Cost about \$3,000.

BROOKLYN (sub.).—The Clinton Fireproofing Co., 101 Park av, Manhattan, has received the reinforced concrete work for nine railroad stations for the N. Y. Municipal Railway Co., 85 Clinton st, at 8th av, Ft. Hamilton, 18th av, 10th av, 22d av, Kings Highway, Av V and 86th st. Post & McCord, 101 Park av, Manhattan, general contractors.

## NEW JERSEY NEWS.

## APARTMENTS, FLATS &amp; TENEMENTS.

NEWARK, N. J.—F. H. Koenigsberger, 665 Broad st, is preparing plans for a 4-sty apartment, 50x84 ft, on the south side of 2d av, near Mt. Prospect av, for Stein & Dehls, care of architect. Cost about \$35,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 427 Broadway, Bayonne, is preparing plans for two 3-sty brick flats, 30x62 ft, on Bidwell av, between Jackson and Bergenline avs, for Davis Gellerman, 44 West 15th st, Bayonne, owner and builder. Total cost about \$18,000.

CLIFTON, N. J.—A. Preiskel, Hobart Trust Building, Passaic, is preparing plans for a 3-sty brick tenement, 71x84 ft, at 205-209 Parker st, for Slaff Bros., 236 Hope av, owners and builders. Cost, about \$25,000.

NORTH BERGEN, N. J.—Leo S. Feinen, 3697 Boulevard, Jersey City, is preparing plans for a 4-sty apartment at the southwest corner of Angeliqne st and Boulevard, for the National Building Co., Chas. N. Gardner, 74 West st, West Hoboken, owner and builder. Cost, about \$40,000.

## BANKS.

WEST HOBOKEN, N. J.—Leo S. Feinen, 3697 Boulevard, Jersey City, has completed new sketches for a 2-sty brick and stone bank building, 23x50x70 ft, at the intersection of Summit av, Paterson Plank rd and DeMott st, for the National Bank of North Hudson. Cost, about \$50,000.

## DWELLINGS.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, is preparing plans for a 2½-sty brick residence, 28x54 ft, for Edwin R. Carpenter, George st, opposite Nichol av. Cost about \$11,000.

CLOSTER, N. J.—M. W. Del Gaudio, 401 East Tremont av, Manhattan, has completed plans for a 3-sty frame and stucco residence in Main st, for Henry Moskowitz, 511 Elizabeth av, owner, who is ready for bids on general contract. Cost about \$12,000.

WEEHAWKEN, N. J.—Percy A. Vivartas, 110 4th st, Union Hill, N. J., has completed plans for a 2½-sty brick and limestone residence, 37x49 ft, on Boulevard Loop, 50 ft. south of Liberty pl, for Edward B. Lynn, 233 Bergenline av. Cost, about \$10,000. Bids on separate contracts are being received by architect.

NEWARK, N. J.—Allan S. E. Thorn, 700 Ridge st, has about completed plans for a 2½-sty frame residence, 30x55 ft, at 44 Clinton pl, for Mrs. May King Slade, care of architect. Cost, about \$10,000.

## HOSPITALS AND ASYLUMS.

NEWARK, N. J.—H. J. & J. V. King, 9 Clinton st, are preparing plans for a 2-sty laboratory, 60x80 ft, in Camden st, for the Commission of Public Buildings and the Common Council of the City of Newark. Bids will be advertised for about April 1.

## MUNICIPAL WORK.

MAYWOOD, N. J.—Plans have been approved by the State Board and bids will be advertised for about May 1 for the gravity system sewage system to be installed here for the Borough of Maywood, N. B. Beam, chairman of committee. Alex Potter, 50 Church st, Manhattan, engineer. Cost about \$25,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

APARTMENTS, FLATS AND TENEMENTS. 207TH ST & VERMILYEA AV, s e cor, 5-sty brick non-fireproof stores and apartments, 100x90; cost, \$90,000; owner, Gustave L. Lawrence, 2228 Broadway; architect, John Hauser, 360 West 125th st. Plan No. 86.

192D ST, 514-16-18 West, s s, 100 e St. Nicholas av, 5-sty brick non-fireproof tenement, 75x88; cost, \$60,000; owner, Epros Realty Co., 507 West 113th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 97.

180TH ST, s s, 100 w Audubon av, 5-sty brick non-fireproof tenement, 75x88; cost, \$75,000; owner, R. B. Realty Co., Henry M. Bloch, Pres., 21 Waverly pl; architects, Sass & Springsteen, 32 Union sq. Plan No. 91.

BROADWAY, 4320, and 184th st, 653-59 West, n e cor, 6-sty brick non-fireproof tenement, 25x109; cost, \$40,000; owner, Cleo Constr. Co., Inc., George Brown, Pres., 51 Chambers st; architect, George Fred Pelham, 30 East 42d st. Plan No. 90.

HAVEN AV, w s, 437 s 181st st, 5-sty brick non-fireproof tenement, 74x96; cost, \$75,000; owner, Chas. Hensle Realty Co., Chas. Hensle, Pres., 530 West 207th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 88.

HAVEN AV, w s, 212 s 181st st, three 5-sty brick, non-fireproof tenements, 75x100; cost, \$225,000; owner, Chas. Hensle Realty Co., Chas. Hensle, Pres., 530 West 207th st; architects, Moore & Landsiedel, 148th st & 3d av. Plan No. 92.

## HOTELS.

3D AV, 220-222, s w cor 19th st, 3-sty brick non-fireproof cafe and hotel, 38x60; cost, \$18,000; owner, Stuyvesant Estate, Lucius H. Beers & Eli D. Partridge, executors, 49 Wall st; architect, John M. Baker, 9 Jackson av, L. I. City; lessee (supt.), P. J. O'Keefe, 126 3d av. Plan No. 98.

## FACTORIES AND WAREHOUSES.

40TH ST, 537-39 West, 2-sty brick, non-fireproof stable and storage, 50x98; cost, \$8,000; owner, Loewer Realty Co., Jacob Loewer, Pres., 528 West 42d st; architect, John Ph. Voelker, 978 3d av. Plan No. 93.

## STABLES AND GARAGES.

132D ST, 29 East, n s, 80 w Madison av, 1-sty brick non-fireproof stable, 20x36; cost, \$1,000; owner, Michael Schliesser, 29 East 132d st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 87.

BROADWAY, e s, 25 n 176th st, 4-sty brick, fireproof garage, 78x101; cost, \$60,000; owner, Thos. Smith, 2391 Walton av; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 94.

## STORES, OFFICES AND LOFTS.

GOERCK ST, 140-42, 2-sty brick non-fireproof office building, 20x40; cost, \$4,000; owner, Julius Rayner, foot of Houston st, East River; architect, Geo. F. Spelman, 101 Park av. Plan No. 85.

## MISCELLANEOUS.

45TH ST, 11-15 East, 1-sty concrete and t. c. fireproof repair shed, 8x13; cost, \$800; owner, Home Club, Inc., Pliny Fisk, Pres., 11-15 East 45th st; architect, Clarence L. Seifert, 110 West 40th st. Plan No. 89.

BROADWAY, MANHATTAN ST & WEST 129TH ST, 1-sty frame market, dimensions irregular; cost, \$3,500; owner, Pinkney Estate, Hopkins & Boyd, agents, 11 West 39th st; architect, Emil A. Nordstrom, Pier A, North River. Plan No. 96.

## Bronx.

## DWELLINGS.

UNIVERSITY AV, e s, 76.07 n North st, 1-sty frame dwelling, shingle roof, 14.6x30; cost, \$1,000; owner, Wm. Murphy, 511 West 125th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 139.

LAYTON AV, n s, 50 w Wilcox av, 1½-sty frame dwelling, shingle roof, 18x28; cost, \$2,500; owner, Bentz Const. Co., Inc., John Bentz, 2262 Westchester av, Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 137.

LELAND AV, e s, 164 2-3 n Davis st, 2-sty brick dwelling, tar and gravel roof, 25x40; cost, \$3,000; owner, Frank Pape, 325 East 117th st; architect, Fred P. Deisher, 105 West 40th st. Plan No. 149.

MINNEFORD AV, w s, 575.11 n Cross st, two 2-sty frame dwellings, shingle roof, 18x32.6; cost, \$2,400; owner, Thos. Moessner, City Island; architects, Seifert & Webb, 104 West 42d st. Plan No. 146.

## STABLES AND GARAGES.

PLIMPTON AV, w s, 31.6 s 172d st, 2-sty brick garage, slag roof, 50x100; cost, \$10,000; owner, J. Conway, 557 West 169th st; architect, Lloyd I. Phyfe, 1451 University av. Plan No. 148.

APARTMENTS, FLATS AND TENEMENTS. TIFFANY ST, n w cor Whitlock av, two 5-sty brick tenements, slag roof, 50x88, 50x90; cost, \$105,000; owner, Ensign Imp. Co., Jos. A. Damsey, 1029 East 163d st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 141.

VYSE AV, n e cor 174th st, 5-sty brick tenement, plastic slate roof, 50x72; cost, \$35,000; owner, Trask Bldg. Co., Aug. F. Schwarzler, 1662 Boston rd, Pres.; architect, Frank J. Schefcik, 4168 Park av. Plan No. 140.

187TH ST, n w cor Hoffman st, two 5-sty brick tenements, plastic slate roof, 50.11x85, 46x90; cost, \$100,000; owner, Garibaldi Realty & Constn. Co., Saverio Guidara, 581 East 187th st, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 136.

188TH ST, n w cor Valentine av, two 5-sty brick tenements, 56.8½x90, 50x88, slag roof; cost, \$120,000; owners, H. M. Constn. Co., Max Herman, 927 East 163d st; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 142.

HUNT'S POINT AV, s e cor Gilbert pl, 5-sty brick tenement, 25.8¼x106.6¾, slag roof; cost, \$30,000; owners, Gilbert Pl Co., Inc., Emily Veit, 1029 East 163d st, sec.; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 144.

BRyant AV, w s, 184 n Alders st, three 5-sty brick tenements, slag roof, 42x88; cost, \$105,000; owner, Turpod Realty Co., Robt. Podgur,

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1029 East 163d st, Pres.; architect, Samuel Katz, 1 Madison av. Plan No. 152.

DALY AV, e s, 107.68 n 180th st, 5-sty brick tenement, plastic slate roof, 43.3x98.8; cost, \$30,000; owner, Forbes Const. Co., Jas. Forbes, 2098 Vyse av, Pres.; architects, Gilbert Robinson & Son, 546 East 182d st. Plan No. 150.

STORES AND DWELLINGS.

WHITE PLAINS AV, s e cor 229th st, 3-sty brick stores and dwelling, tin roof, 32.8x18.8; cost, \$6,000; owner, Antonio Brandi, 3677 White Plains av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 151.

STORES, OFFICES AND LOFTS.

EAGLE AV, w s, 301.10 s Westchester av, 2-sty brick store and loft, 25x110, gravel roof; cost, \$10,000; owner, Henry Kuepper, 4045 3d av; architect, Samuel Livingston, 101 West 42d st. Plan No. 143.

TREMONT AV, s s, 50.6 w Southern Boulevard, 1-sty brick stores, slag roof, 50x90; cost, \$10,000; owner, Wicklow Bldg Co., Inc., P. J. Dwyer, 1875 Southern Boulevard, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 138.

MISCELLANEOUS.

INDEPENDENCE AV, w s, 250 s 254th st, 1-sty tile and concrete pergola, tile roof, 12x31.8; cost, \$2,100; owner, Thos. R. Buckner, on premises; architect, Geo. H. Chichester, 30 East 42d st. Plan No. 145.

LONGFELLOW AV, e s, 267.5 n Garrison av, 1-sty brick market, slag roof, 25x50; cost, \$2,600; owner, Ellen M. Quinlan, on premises; architect, Kingsley Lloyd, Bergen Bldg. Plan No. 147.

Brooklyn.

DWELLINGS.

STACK PL, s s, 108 e East 3d st, four 1-sty frame dwellings, 21x16, shingle roof, 1 family each; total cost, \$1,200; owner, Albin C Huettel, 303 Hudson av, West Hoboken, N. J.; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1808.

WEST 16TH ST, e s, 220 n Neptune av, 1-sty frame dwelling, 22x60, gravel roof, 1 family; cost, \$1,000; owner, John Maresco, on premises; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 1833.

EAST 21ST ST, w s, 620 n Av P, two 2-sty frame dwellings, 17x16, slag roof, 1 family each; total cost, \$5,000; owner, L. Ethel Forcier, 34 East 17th st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 1809.

EAST 22D ST, e s, 360 s Av P, two 3-sty frame dwellings, 17x17, shingle roof, 1 family each; total cost, \$8,000; owners, B. P. Bond & ano, 2103 Ocean av; architect, Abram Barston, 101 Park av, Manhattan. Plan No. 1834.

WEST 35TH ST, w s, 290 n Neptune av, 1-sty frame dwelling, 11x21.4, rubberoid roof, 1 family; cost, \$350; owner, Robert Duelfer, 74 Hudson st, Jersey City; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1824.

BLEECKER ST, s s, 250 w Irving av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, \$4,000; owner, Jos. Maribell, on premises; architect, Chas. E. Silkworth, Jr., 258 Broadway, Manhattan. Plan No. 1885.

MANSFIELD PL, w s, 300 n Av N, 2-sty frame dwelling, 22.2x38, shingle roof, 1 family; cost, \$4,000; owner, Fredk. B. Norris, 188 Fennimore st; architects, Slee & Bryson, 154 Montague st. Plan No. 1857.

MANSFIELD PL, e s, 300 n Av N, 2-sty frame dwelling, 22.2x38, shingle roof, 1 family; cost, \$4,000; owner, Fredk. B. Norris, 188 Fennimore pl; architects, Slee & Bryson, 154 Montague st. Plan No. 1858.

EAST 38TH ST, e s, 97.6 n Av L, two 2-sty frame dwellings, 17x40, shingle roof, 1 family each; total cost, \$7,000; owner, John Reynolds, 1526 Flatbush av; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 1872.

76TH ST, n s, 295 w 3d av, 2-sty frame dwelling, 24x37, shingle roof, 1 family; cost, \$5,000; owner, Albert Jeanson, 218 76th st; architects, Slee & Bryson, 154 Montague st. Plan No. 1856.

SEA SIDE AV, n s, 25 w East 88th st, 2-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$1,000; owner, Michael Cavellero, 1692 St. Mark's av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 1874.

EAST 45TH ST, e s, 120 n Av N, 2-sty brick dwelling, 17x44, gravel roof, 1 family; cost, \$3,000; owner, Wm. Brown, 139 Irving av; architect, A. W. Pierce, 59 Court st. Plan No. 1804.

WEST 35TH ST, w s, 290 n Neptune av, 1-sty frame dwelling, 13.8x25.4, rubberoid roof, 1 family; cost, \$400; owner, Robt. Duelfer, 74 Hudson st, Jersey City; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1759.

51ST ST, n s, 100 e 11th av, ten 2-sty brick dwellings, 16.4x40, slag roof, 1 family each; total cost, \$28,000; owner, Boro Park Houses, Inc., 2234 East 15th st; architect, Robt. A. Van Cleeve, 2334 East 15th st. Plan No. 1793.

92D ST, n e cor Battery pl, 2-sty brick dwelling, 25x45, gravel roof, 2 families; cost, \$3,500; owner, Nicholas Thompson, 615 92d st; architect, Olof B. Almgren, 230 95th st. Plan No. 1749.

92D ST, n s, 25 e Battery pl, five 2-sty brick dwellings, 25x45, gravel roof, 2 families each; total cost, \$15,000; owner, Nicholas Thompson, 615 92d st; architect, Olof B. Almgren, 230 95th st. Plan No. 1750.

64TH ST, s s, 120 e 14th av, 2-sty brick dwelling, 20x40, gravel roof, 2 families; cost, \$3,000; owner, Pellegrino Venezio, 1353 63d st; architect, C. A. Olsen, 1209 68th st. Plan No. 1839.

MAPLE ST, n s, 180 e New York av, 1-sty frame dwelling, 17x20, gravel roof, 1 family; cost, \$800; owner, Raffaella Saccone, 426 Lincoln rd; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 1917.

STARR ST, s s, 113.5 w Wyckoff av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost,

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## New Buildings (Continued)

\$4,200; owner, Wm. Hoffman, 69 Irving av; architect, Herman E. Funk, 1008 Gates av. Plan No. 1889.

WEST 36TH ST, e s, 180 n Neptune av, five 1-sty frame dwellings, 20x20, — roof, 1 family each; total cost, \$1,500; owner, Ida Rappell, 751 Saratoga av; architect, Louis Dannacher, 370 Fulton st, Jamaica. Plan No. 1931.

EAST 10TH ST, e s, 250.4 s Foster av, three 2-sty brick dwellings, 20x37.6, tin roof, 1 family each; total cost, \$10,500; owner, Otto H. Walter, 789 East 17th st; architect, Chas. Gastmeyer, 1652 Myrtle st, Queens. Plan No. 1924.

AV R, n w cor West 5th st, two 2-sty frame dwellings, 18x33.6, shingle roof, 1 family each; total cost, \$7,500; owner, John S. Dahl, 114 East 8th st; architect, John C. Wandell Co., 4-5 Court sq. Plan No. 1898.

EAST 13TH ST, e s, 285.6 s Ditmas av, 2-sty frame dwelling, 24x52, shingle roof, 2 families; cost, \$5,000; owner, D. & W. Const. Co., 1410 Av J; architect, Benj. Dreisler, 153 Remsen st. Plan No. 1938.

EAST 13TH ST, w s, 292.8 s Ditmas av, 2-sty frame dwelling, 24x52, shingle roof, 2 families; cost, \$5,000; owner, D. & W. Const. Co., 1410 Av J; architect, Benj. Dreisler, 153 Remsen st. Plan No. 1937.

16TH ST, s s, 24 w 11th av, fifteen 2-sty brick dwellings, 17x58, slag roof, 1 family each; total cost, \$60,000; owner, Wm. Calder, 1648 11th av; architect, A. G. Carlson, 157 Remsen st. Plan No. 1951.

EAST 21ST ST, s e cor Farragut rd, 2-sty frame dwelling, 28x45, shingle roof, 1 family; cost, \$6,500; owner, Alfred Lewin, 1776 Pitkin av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1953.

50TH ST, n s, 260 e 4th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$6,000; owner, David Elkind, 4213 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 1975.

DITMAS AV, s s, 92.11 w East 12th st, 2-sty frame dwelling, 26x39, shingle roof, 1 family; cost, \$5,000; owners, A. & H. W. Buckley, 1044 East 15th st; architect, Benj. Dreisler, 153 Remsen st. Plan No. 1946.

MARIM AV, e s, 199.6 n 3d av, 2-sty frame dwelling, 17x32, gravel roof, 1 family; cost, \$3,000; owner, Wm. D. Tyler, 325 79th st; architect, F. W. Eisenla, 16 Court st. Plan No. 1976.

## FACTORIES AND WAREHOUSES.

39TH ST, s s, 40 w 10th av, 1-sty brick shop, 16x38, slate roof; cost, \$1,500; owner, Evelin H. Van Dorem, Freeport, L. I.; architect, Jobst Hoffman, 188 St. Nicholas av, Manhattan. Plan No. 1790.

25TH ST, n s, 250 e 3d av, 1-sty brick storage, 25x49, tin roof; cost, \$1,000; owner, Edw. Schanek, 159 25th st; architect, Jos. Hartung, 548 2d st. Plan No. 1881.

MELROSE ST, n s, 100 e Leonard st, 4-sty brick factory, 45x95, slag roof; cost, \$20,000; owner, Frank Tomasso, 279 Bushwick av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1910.

44TH ST, n s, 270 w 3d av, 2-sty brick factory, 80x100, slag roof; cost, \$15,000; owner, Frank S. Aliano, 4518 6th av; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 1941.

## STABLES AND GARAGES.

EAST 18TH ST, e s, 100 n Av H, 1-sty frame garage, 12x18, shingle roof; cost, \$500; owner, Francis H. Thayer, 825 East 18th st; architect, Seth H. Cutting, 1721 Av J. Plan No. 1807.

LEXINGTON AV, s s, 200.11 e Marcy av, 1-sty brick garage, 15.4x28, gravel roof; cost, \$200; owner, Susie Fallen, 545 Greene av; architect, Willard Parker, 34 McDonough st. Plan No. 1748.

EAST 19TH ST, w s, 180 s Av J, 1-sty frame garage, 13x18, shingle roof; cost, \$350; owner, D. & W. Const. Co., 1410 Av J; architect, A. B. Dietrich, 1410 Av J. Plan No. 1892.

EAST 21ST ST, e s, 380 s Av J, 1-sty brick garage, 20x18, shingle roof; cost, \$500; owner, Abraham Stein, on premises; architect, R. T. Schaffer, 1026 Flatbush av. Plan No. 1922.

82D ST, s w cor Ridge boulevard, 1-sty brick garage, 11.4x17.4, tin roof; cost, \$500; owner, Ella T. Mayer, 8204 Ridge boulevard; architect, M. Mayer, 8204 Ridge boulevard. Plan No. 1925.

EAST NEW YORK AV, s w cor Brooklyn av, 1-sty brick stable, 20x25, — roof; cost, \$300; owner, Caterina Migliore, 512 East New York av; architect, Anthony Jordan, 401 Lincoln rd. Plan No. 1923.

PRESIDENT ST, s s, 140 e Albany av, 1-sty brick garage, 16x20, gravel roof; cost, \$450; owner, Arnold W. Thornton, on premises; architect, Clarence L. Sefert, 110 West 40th st. Plan No. 1965.

EAST 12TH ST, e s, 380 n Av R, 1-sty frame garage, 12x18, — roof; cost, \$250; owner, Emil Rienking, 376 Euclid av; architect, Emil Rienking, 376 Euclid av. Plan No. 1967.

NEW JERSEY AV, n w cor Sutter av, 1-sty brick stable, 15x15, tin roof; cost, \$500; owner, Hyman Zaromp, 193 Snediker av; architect, Morris Whinston, 459 Stone av. Plan No. 1947.

## STORES AND DWELLINGS.

11TH AV, e s, 60 s 66th st, two 3-sty brick stores and dwellings, 20x45, gravel roof, 2 families each; total cost, \$9,000; owner, Anthony De Falco, 1227 68th st; architect, C. A. Olsen, 1209 68th st. Plan No. 1871.

PRESIDENT ST, n w cor Nostrand av, 3-sty brick store and dwelling, 17.9x75, slag roof, 2 families; cost, \$6,000; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1770.

ST. JOHNS PL, s s, 80 w Rochester av, 3-sty brick store and dwelling, 20x36.6, gravel roof, 2 families; cost, \$4,000; owner, Wm. P. Knowles, 189 Montague st; architect, F. R. Hine, 189 Montague st. Plan No. 1771.

BROOKLYN AV, s e cor Lincoln rd, 3-sty brick store and dwelling, 20x70, tile roof, 2 families; cost, \$4,200; owner, Gabriel Damato, 521 Brooklyn av; architect, E. Dennis, 241 Schenck av. Plan No. 1777.

NOSTRAND AV, w s, 17.9 n President st, three 3-sty brick stores and dwellings, 17.6x55, slag roof, 2 families; total cost, \$15,000; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1769.

4TH AV, s e cor 91st st, 3-sty brick store and dwelling, 43.7x76, slag roof, 1 family; cost, \$25,000; owner, Chas. J. Goldsmith, on premises; architect, Harry Rucker, 9004 5th av. Plan No. 1784.

5TH AV, w s, 20 n 86th st, four 3-sty brick stores and dwellings, 20x56, gravel roof, 2 families each; total cost, \$20,000; owner, Morris Green, 552 48th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1768.

CONY ISLAND AV, n w cor Newkirk av, 3-sty brick store and dwelling, 20.6x55, gravel roof, 2 families; cost, \$8,000; owners, J. & S. Realty Co., 2596 Ocean av; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 1802.

ROGERS AV, n e e Eastern parkway, 3-sty brick store and dwelling, 24x34.7, gravel roof, 2 families; cost, \$3,500; owner, R. Vanderveer Co., 961 52d st; architect, D. Salvati, 525 Grand st. Plan No. 1957.

## STORES AND TENEMENTS.

HINSDALE ST, n e cor Livonia av, 4-sty brick store and tenement, 50x100, slag roof, 22 families; cost, \$35,000; owner, Barnett Steinfeld, 1560 St. Johns pl; architect, Louis A. Abramson, 220 5th av, Manhattan. Plan No. 1810.

PROSPECT PL, s s, 350 e Nostrand av, 4-sty brick tenement, 60x107.4, gravel roof, 2 families; cost, \$50,000; owner, Wm. B. Greenman, 350 Fulton st; architects, Snee & Bryson, 154 Montague st. Plan No. 1934.

ROSS ST, n s, 188 w Lee av, 5-sty brick tenement, 87x87.9, slag roof, 34 families; cost, \$60,000; owner, Isaac Hapt, —; architects, Shampman & Shampman, 772 Broadway. Plan No. 1972.

EAST 4TH ST, n e cor Cortelyou rd, 3-sty brick store and tenement, 25x72.8, gravel roof, 7 families; cost, \$12,000; owner, Bernard Goetz, 233 East 26th st; architects, Cohn Bros., 361 Stone av. Plan No. 1968.

CORTELYOU RD, n s, 25 e East 4th st, 3-sty brick store and tenement, 25x72.8, gravel roof, 7 families; cost, \$12,000; owner, Bernard Goetz, 233 East 26th st; architects, Cohn Bros., 361 Stone av. Plan No. 1969.

LINCOLN PL, n s, 167.3 e Rochester av, 4-sty brick tenement, 23x83, gravel roof, 9 families; cost, \$12,000; owner, Howard Inv. Co., 1934 Prospect pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1845.

AMBOY ST, e s, 220 s Lott av, two 2-sty frame tenements, 20x72, gravel roof, 4 families each; total cost, \$8,000; owner, Sigmund Schreiber, 1269 38th st; architect, S. Millman, 1786 Pitkin av. Plan No. 1751.

COOK ST, n s, 50 w Morrell st, 4-sty brick tenement, 49.11x88, slag roof, 23 families; cost, \$40,000; owner, Reiss Realty Co., 164 Stuyvesant av; architects, Shampman & Shampman, 772 Broadway. Plan No. 1782.

GROVE ST, s s, 450 w Central av, two 4-sty brick tenements, 37.6x89, gravel roof, 16 families each; total cost, \$44,000; owner, Abraham Koeppl, 330 Utica av; architects, Cohn Bros., 361 Stone av. Plan No. 1781.

HINSDALE ST, e s, 100 n Dumont av, four 4-sty brick tenements, 50x88, gravel roof, 23 families each; total cost, \$100,000; owners, Louis & Simon Halpern, 1414 Lincoln pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1765.

MESEROLE ST, s s, 183 w Lorimer st, 4-sty brick tenement, 42x88, gravel roof, 25 families; cost, \$26,000; owner, Perfect Bldg. Co., 1311 President st; architects, Cohn Bros., 361 Stone av. Plan No. 1779.

STERLING PL, n s, 50 e Ralph av, 4-sty brick store and tenement, 50x90, gravel roof, 22 families; cost, \$25,000; owner, Howard Inv. Co., 1936 Prospect pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1763.

EAST 21ST ST, n e cor Dorchester rd, 4-sty brick tenement, 59.10x72, slag roof, 16 families; cost, \$45,000; owner, Lancastershire Realty Co., 44 Court st; architects, Shampman & Shampman, 772 Broadway. Plan No. 1791.

EAST 21ST ST, e s, 63.8 n Dorchester rd, 4-sty brick tenement, 58x69, slag roof, 16 families; cost, \$45,000; owner, Lancastershire Realty Co., 44 Court st; architects, Shampman & Shampman, 772 Broadway. Plan No. 1792.

54TH ST, s s, 100 w Ft. Hamilton av, sixteen 3-sty brick tenements, 25.7x72, gravel roof, 6 families each; total cost, \$160,000; owner, Caspar Iva, 526 56th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 1760.

RALPH AV, n e cor Sterling pl, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, \$25,000; owner, Howard Inv. Co., 1936 Prospect pl; architect, Charles Infanger, 2634 Atlantic av. Plan No. 1764.

STONE AV, s e cor Glenmore av, 4-sty brick tenement, 75x90, gravel roof, 32 families; cost, \$25,000; owner, Morris Weinberg, 1076 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 1780.

WASHINGTON AV, w s, 200 s Willoughby av, 4-sty brick tenement, 50x90.6, slag roof, 16 families; cost, \$45,000; owners, G. & M. Inv. Co., 26 Court st; architects, Shampman & Shampman, 772 Broadway. Plan No. 1783.

LINDEN ST, n s, 400 w Central av, three 4-sty brick tenements, 31.8x87, gravel roof, 17 families each; total cost, \$60,000; owner, Chas. Weber, 148 Schaffer st; architect, Henry Dorf, 614 Kosciusko st. Plan No. 1878.

SOUTH 2D ST, s w cor Wythe av, 6-sty brick store and tenement, 75x67.6, tin roof, 39 families; cost, \$45,000; owner, Allen Realty Co., 73 Allen st, Manhattan; architect, Chas. M. Straub, 174 4th av, Manhattan. Plan No. 1863.

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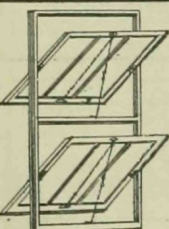
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SOUTH 3D ST, n s, 150 e Hooper st, 6-sty brick tenement, 58x107, tin roof, 42 families; cost, \$35,000; owner, Jos. Segal, 562 Bedford av; architect, Chas. M. Straub, 147 4th av, Manhattan. Plan No. 1862.

29TH ST, n s, 90 w 4th av, two 4-sty brick tenements, 30x82.4, tin roof, 12 families each; total cost, \$22,000; owner, Frank Spero, 119 29th st; architect, Jos. Hartung, 548 2d st. Plan No. 1877.

DUMONT AV, n w cor Atkins av, 3-sty brick store & tenement, 20x55, gravel roof, 3 families; cost, \$10,000; owner, Leno Bldg. Co., 237 Prospect av; architect, Henry Dorf, 614 Kosciusko st. Plan No. 1876.

**THEATRES.**

GRAND ST, n s, 140 w Marey av, 1-sty booth open air theatre, 8x8, iron roof; cost, \$600; owners, Gillen Bros. et al, 341 Grand st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1849.

**MISCELLANEOUS.**

EAST 83D ST & DITMAS AV, 1-sty brick shed, 30x48, concrete roof; cost, \$2,500; owner, Becker Chemical Works, 105 Underhill av; architect, Benj. Dreisler, 153 Remsen st. Plan No. 1786.

CHURCH AV, n s, 20 e Story st, 1-sty brick studio, 10.8x40, slag roof; cost, \$2,000; owner, Lillian M. Williams, on premises; architects, Rupp Bros. 189 Montague st. Plan No. 1929.

WEST 23D ST, w s, 280 n Mermald av, 1-sty frame dressing room, 18x13, tarpaper roof; cost, \$200; owner, Sabastin Casalaro, 2145 Southern boulevard, Bronx; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 1974.

**Queens.**

**DWELLINGS.**

ARVERNE.—Boulevard, n s, 121 w Ammerman av, two 2-sty frame dwellings, 18x62, tin roof, 1 family & store; cost, \$6,000; owners, Fisher & Sloan, Rockaway Park; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 763.

CORONA.—38th st, e s, 225 s Jackson av, 1-sty frame dwelling, 30x24, tin roof, 1 family; cost, \$1,800; owner, John P. Bossler, 38 38th st, Corona; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 770.

CORONA.—44th st, w s, 125 s Hayes av, three 2-sty brick dwellings, 19x50, tin roof, 2 families; cost, \$12,000; owners, Chas. Rehberg & Sons, 5 West Jackson av, Corona; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan Nos. 765-66-67.

DOUGLASTON.—Oak la, s s, 33 e East dr, 2-sty frame dwelling, 28x51, 1 family, shingle roof, steam heat; cost, \$8,000; owner, Spencer Kellogg, 360 Genesee st, Utica, N. Y.; architect, R. L. Fairbank, New Hartford, N. Y. Plan No. 768.

ELMHURST.—Calmus rd, n s, 217 e Dewey st, two 2-sty brick dwellings, 21x54, tin roof, 2 families; cost, \$6,000; owner, Katherine Gering, Calmus rd, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 769.

WOODSIDE.—Irving st, w s, 40 n Monroe st, 2 1/2-sty frame dwelling, 17x34, shingle roof, 1 family, steam heat; cost, \$2,300; owners, Rogers & Green, 74A 4th st, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 764.

CORONA.—44th st, w s, 125 n Jackson av, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$3,000; owner, P. Grimm, 46 West Jackson av, Corona; architect, A. J. Grimm, same address. Plan No. 799.

CORONA.—49th st, e s, 100 s Jackson av, 2-sty brick dwelling 20x52, tin roof, 2 families; cost, \$4,800; owner, Fortunata Melagrano, 15 47th st, Corona; architect, A. L. Marenilla, 18 East Jackson av, Corona. Plan No. 782.

CORONA.—50th st, e s, 100 n Jackson av, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, \$4,800; owner John Lotorda, 47 West Jackson av, Corona. Plan No. 783.

EDGEMERE.—Frank av, e s, 1,654 n Boulevard, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, \$1,000; owner, Rockaway Coast Realty Co., Edgemere; architect, A. D. Hough, Edgemere. Plan No. 789.

EDGEMERE.—Frank av, e s, 1,060 n Boulevard, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, \$1,000; owner, Thos. Smith, 1040 Concourse, Bronx; architect, A. D. Hough, Edgemere. Plan No. 788.

ELMHURST.—Paris Boulevard, n s, 720 w Broadway, 2 1/2-sty frame dwelling, 21x45, shingle roof, 1 family; cost, \$3,600; steam heat; owner and architect, J. Simkin, 51 East Grand av, Corona. Plan No. 787.

ELMHURST.—Banta av, n w cor Warren st, 2-sty frame dwelling, 20x54, tin roof, 2 families, steam heat; cost, \$3,500; owner, Thomas Daly, 12 39th st, Corona; architect, Robert W. Johnson, 60 Hunt st, Corona. Plan No. 785.

FAR ROCKAWAY.—Bay av, n w cor Herri-man av, 2-sty frame dwelling, 32x48, shingle roof, 1 family, steam heat; cost, \$6,500; owner, Max Katz, Far Rockaway; architect, P. F. Jorgan, 658 Prospect pl, Brooklyn. Plan No. 803.

MIDDLE VILLAGE.—Seattle av, n s, 40 e Ward st, two 2-sty frame dwellings, 20x49, tin roof, 2 families; cost, \$6,000; owner, T. Good-zart, Lafayette av, Middle Village; architect, Jos. W. Weiss, 5 Lafayette av, Middle Village. Plan No. 786.

RICHMOND HILL.—Silkworth st, e s, 126 s Jamaica av, 2 1/2-sty frame dwelling, 23x45, tin roof, 2 families; cost, \$5,000; owner, Herman Erberhar, 1462 Myrtle av, Brooklyn; architect, Lawrence J. Frank, 206 Crescent st, Brooklyn. Plan No. 791.

RICHMOND HILL SOUTH.—Stothoff av, e s, 300 n Metropolitan av, four 2-sty frame dwellings, 17x35, shingle roof, 1 family; cost, \$7,200; owner, Theo. LeBean Realty & Con. Co., 1627 Minnesota av, Dunton; architect, Robert Kurz, Fulton st, Jamaica. Plan Nos. 797-98.

ROCKAWAY BEACH.—Boulevard, n s, 60 w Judson av, three 2-sty frame dwellings, 22x46,

shingle roof, 1 family; cost, \$3,000; owner, Julius Newmann, Boulevard and Judson av, Rockaway Beach; architect, W. A. Hogan, Beach 116th st, Rockaway Beach. Plan Nos. 777-8-9.

BAYSIDE.—8th st, e s, 140 s Montauk av, 2 1/2-sty frame dwelling, 28x33, shingle roof, 1 family; cost, \$4,000; owner and architect, Geo. A. Sheffield, 3d st, Bayside. Plan No. 692.

DUNTON.—Baker st, w s, 250 s Jerome av, 2 1/2-sty frame dwelling, 18x38, shingle roof, 1 family; steam heat; cost, \$2,000; owner, Eliz. Bauer, Wicks st, Richmond Hill; architect, I. M. Kirby, Fulton st, Jamaica. Plan No. 685.

FLUSHING.—28th st, e s, 280 s State st, two 2 1/2-sty frame dwellings, 22x32, shingle roof, 1 family; cost, \$9,000; owner, Broadway Flushing Homes Co., 256 Broadway, Manhattan; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan Nos. 688-89.

GLENDALE.—Fosdick av, e s, 118 n Cooper av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$8,000; owner, John Eimer, 366 Linden st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 698.

GLENDALE.—Meade st, w s, 307 n Myrtle av, thirteen 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$2,000; owner, Maurice Goodman, Inc., 492 Warwick st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 696-97.

JAMAICA.—Amherst av, s s, 220 e Kaplan av, 2-sty frame dwelling, 18x35, shingle roof, 1 family, steam heat; cost, \$3,000; owners and architects, Henry-Russell & Storms, DeGraw av, Jamaica. Plan No. 693.

JAMAICA.—Nadil pl, s s, 100 w Vine st, two 2 1/2-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, \$4,000; owner, H. E. Price, Fulton st, Jamaica; architect, E. F. Price, same address. Plan Nos. 686-87.

KEW.—Beverly rd, n e cor Richmond Hill av, 2 1/2-sty frame dwelling and garage, 73x38, shingle roof, 1 family; cost, \$13,500; owner, Dr. Geo. S. Davies, 21 Clermont av, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 716.

MALBA.—Malba drive, n e cor North drive, two 2 1/2-sty brick dwellings, 35x24, shingle roof, 1 family; cost, \$12,000; owner, Malba Estates Corp., 70 Liberty st, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan Nos. 717-718.

WOODHAVEN.—Chichester av, s s, 20 e Emerald st, nine 2-sty brick dwellings, 18x32, tin roof, 1 family; cost, \$18,000; owner, Alexander Barile, 22 Montana av, Woodhaven; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 710.

BAYSIDE.—West st, e s, 100 s Palace boulevard, 2 1/2-sty frame dwelling, 26x34, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Bayside M. E. Church, Bayside; architect, Chas. W. Ross, Woodland av, Woodhaven. Plan No. 738.

CORONA.—Banta st, n s, 280 e VanDine st, two 2 1/2-sty frame dwellings, 22x43, tin roof, 2 families, steam heat; cost, \$8,000; owner, Thomas Daly, Corona; architect, R. W. Johnson, Hunt st, Corona. Plan Nos. 752-53.

CORONA.—44th st, w s, 100 s Hayes av, 2-sty brick dwelling, 13x50, tin roof, 2 families, steam heat; cost, \$4,000; owners, Chas. Rehberg & Son, Jackson av, Corona; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 721.

MIDDLE VILLAGE.—Johnson st, w s, 80 s Mancher pl, 2-sty brick dwelling, 20x30, tin roof, 1 family; cost, \$2,000; owner, Owen O'Donnel, 141 Wayne st, Middle Village; architect, Wm. VonFelde, 2190 Metropolitan av, Middle Village. Plan No. 758.

QUEENS.—Ascot pl, n s, 180 w Catherine av, 2-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Chas. H. Williams, Clinton av, Ozone Park; architect, Geo. Stahl, 1524 Hatch av, Ozone Park. Plan No. 733.

RICHMOND HILL.—North Vine st, e s, 160 n Hillside av, 2 1/2-sty frame dwelling, 19x37, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Henry J. Arnold, 429 North Vine st, Richmond Hill; architect, owner. Plan No. 735.

RIDGEWOOD.—Summerfield st, s s, 470 e Wyckoff av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$8,000; owner, Killan Schurger, 875 Woodward av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 755.

RIDGEWOOD.—Wyckoff av, e s, 50 n Summerfeld st, 2-sty brick dwelling, 20x53, tin roof, 2 families; cost, \$4,000; owner, Fred. Koehler, 1622 Norman av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 754.

ROCKAWAY BEACH.—Washington av, s s, 75 w 106th st, 2-sty frame dwelling, 22x43, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Mrs. L. A. Blyth, 317 Washington av, Rockaway Beach; architects, W. T. Kennedy Co., Rockaway Beach. Plan No. 732.

ROCKAWAY BEACH.—Walcott av, e s, 225 n Boulevard, ten 1-sty frame dwellings, 14x17, shingle roof, 1 family; cost, \$2,500; owner, Mrs. A. Seelig, 13 North Beach 97th st, Rockaway Beach; architect, A. H. Knoll, 10 Beach 97th st, Rockaway Beach. Plan Nos. 739 to 748.

SPRINGFIELD.—Mayer av, n w cor 2d st, 2 1/2-sty frame dwelling, 20x26, shingle roof, 1 family, steam heat; cost, \$2,000; owner, H. Carolton, 4th av, Springfield. Plan No. 750.

WOODHAVEN.—Allyn Court, n s, 89 e Woodhaven av, five 2 1/2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$10,000; owner, H. M. McComb, 115 Herald av, Richmond Hill; architect, Henry E. Haugaard, Jamaica av, Richmond Hill. Plan Nos. 724 to 728.

COLLEGE POINT.—10th st, n e cor Victoria pl, three 1-sty frame dwellings, 14x20, shingle roof, 1 family; cost, \$450; owner, H. D. Grant, College Point. Plan Nos. 806-7-8.

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EAST ELMHURST.—Ditmars av, e s, 80 s Columbus boulevard, 2½-sty brick dwelling, 31x51, tile roof, 1 family, steam heat; cost, \$11,000; owner, Helen Solat, Grandview av and Baysboro terrace, East Elmhurst; architect, Walter Daub, 431 5th av, Manhattan. Plan No. 814.

JAMAICA.—Brown av, e s, 81 s South st, 2-sty brick dwelling, 20x45, tin roof, 2 families; cost, \$3,100; owner, James Colaci, premises; architect, L. Dannacher, Fulton st, Jamaica. Plan No. 804.

L. I. CITY.—Pearsall st, n s, 100 e Starr av, 2-sty brick dwelling, 25x20, slag roof, 2 families; cost, \$2,000; owner, Rose Strumbrice, 171 Pearsall st, L. I. City; architect, Jas. McKillop, 154 India st, Brooklyn. Plan No. 813.

L. I. CITY.—Pearsall st, 114, 2-sty brick dwelling, 25x27, slag roof, 2 families; cost, \$2,500; owner, Wm. Sobachenski, premises; architect, Jas. McKillop, 154 India st, Brooklyn. Plan No. 812.

WOODHAVEN.—Manor av, e s, 60 n Atlantic av, ten 2-sty brick dwellings, 18x36, shingle roof, 1 family, furnace heat; cost, \$35,000; owner, Inovation Homes Co., 1127 Av G, Brooklyn; architect, Benj. F. Hudson, 312 9th st, Brooklyn. Plan No. 815.

## HOTELS.

JAMAICA.—Herriman av, n e cor Shelton av, 3½-sty brick hotel, 94x67, slag roof; cost,

\$85,000; owner, Robert A. Adolph, 680 Herriman av, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 729.

## STABLES AND GARAGES.

WHITESTONE.—2d pl, w s, 110 n Boulevard, 1-sty frame garage, 18x21, tin roof; cost, \$250; owner, Jas. S. Maher, 431 West 14th st, Manhattan. Plan No. 771.

FLUSHING.—Bowne av, 77, 1-sty frame garage, 10x16; cost, \$100; owner, Rev. G. Egbert, premises. Plan No. 811.

BEECHURST.—33d st, s s, 100 e 14th av, 1-sty frame garage, 14x20, slag roof; cost, \$200; owner, E. M. Holmes, 6 33d st, Beechurst. Plan No. 800.

EDGEMERE.—Frank av, e s, 1,654 n Boulevard, 1-sty frame garage, 12x16, shingle roof; cost, \$200; owner, Rockaway Coast Realty Co., Edgemere. Plan No. 784.

MALBA.—North drive, s s, 500 w Crescon av, 1-sty frame garage, 12x18, tin roof; cost, \$80; owner, R. Trumble, premises. Plan No. 792.

UNION COURSE.—Graves pl, n s, 175 w Eads av, 1-sty brick stable, 23x13, slag roof, cost, \$200; owner, Theo. L. Rubsamm, premises. Plan No. 790.

WOODHAVEN.—Columbia av, 71, 1-sty frame garage, 10x16, tin roof; cost, \$125; owner, Mrs. M. Chipman, premises. Plan No. 802.

JAMAICA.—Compton terrace, s s, 320 w Homer Lee av, 1-sty tile garage, 14x20, tile roof; cost, \$300; owner, E. W. F. Momine, premises. Plan No. 705.

ELMHURST.—Woodhaven av, e s, 200 s White Pot rd, 2-sty brick shed and stable, 25x50, tin roof; cost, \$1,800; owner, Barbara Schwamb, Woodhaven av, Elmhurst; architect, Wm. VonFelde, 2190 Metropolitan av, Middle Village. Plan No. 757.

ELMHURST.—Grand st, s e cor Hoffmann boulevard, 1-sty metal garage, 10x30, tin roof; cost, \$362; owner, Newtown Gas Co., Elmhurst. Plan No. 759.

FLUSHING.—Barclay st, n s, 381 e Parsons av, 1-sty frame garage, 12x16, shingle roof; cost, \$1,000; owner, J. H. Walsh, premises. Plan No. 751.

JAMAICA.—Fulton st, 538, 1-sty frame garage, 10x14, shingle roof; cost, \$100; owner, L. B. Faber, premises. Plan No. 737.

WINFIELD.—Meyers av, 17, 1-sty metal garage, 10x17; cost, \$187; owner, J. W. White, premises. Plan No. 730.

## STORES AND DWELLINGS.

CORONA.—Central av, s e cor 37th st, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$6,000; owner, Alphonse Napoli, 129 43d st, Corona; architect, A. L. Marinnella, 11 E. Jackson av, Corona. Plan No. 781.

RICHMOND HILL.—Jamaica av, s s, 70 e Walnut st, 1-sty brick store and dwelling, 24x65, slag roof, 2 families; cost, \$2,000; owner, W. H. Wade, Elm st, Richmond Hill; architect, H. E. Haugegaard, Jamaica av, Richmond Hill. Plan No. 775.

L. I. CITY.—Hancock st, w s, 11 n Pierce av, 3-sty brick store and dwelling, 22x40, tin roof, 2 families; cost, \$6,000; owner, Frank Delavante, 558 Vernon av, L. I. City; architect, C. W. Hewitt, 604 Academy st, L. I. City. Plan No. 706.

RIDGEWOOD.—Woodward av, n e cor Greene av, five 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, \$73,000; owner, Jacob Scharf, 898 Park av, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 701-2.

RIDGEWOOD.—Myrtle av, s s, 130 w Hancock st, 3-sty brick store and dwelling, 20x69, tin roof, 2 families; cost, \$10,000; owner, Florian Menninger, 538 Knickerbocker av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 699.

WOODHAVEN.—Fulton st, n e cor Digby st, 2-sty brick store and dwelling, 19x55, tin roof, 1 family; cost, \$3,000; and Fulton st, n s, 19 e Digby st, 2-sty brick dwelling, 19x55, tin roof, 2 families; cost, \$3,000; and Fulton st, n s, 39 e Digby st, six 2-sty brick dwellings, 19x55, tin roof, 2 families; cost, \$18,000; and Fulton st, n w cor Yarmouth st, two 2-sty brick dwellings, 19x55, tin roof, 2 families; cost, \$6,000; owner, B. Kaplan Realty Co., 284 Dresden st, Brooklyn; architect, Chas. Infanger, 2534 Atlantic av, Brooklyn. Plan Nos. 708-9-11-12-13-14-15.

## STORES AND TENEMENTS.

L. I. CITY.—Webster av, s s, 25 e 3d av, 5-sty brick tenement, 30x79, slag roof, 9 families; cost, \$10,000; owner, J. Novotany, 378 Webster av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 762.

L. I. CITY.—5th av, w s, 216 s Pierce av, 4-sty brick tenement, 50x87, slag roof, 20 families; cost, \$20,000; owner, C. R. Ross Realty Co., Brown Station, N. Y.; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 809.

L. I. CITY.—Potter av, s s, 75 e Chauncey st, 3-sty brick tenement, 75x64, slag roof; cost, \$8,000; owner, Peter Vlacaneick, 230 Hoyt av, L. I. City; architect, Rocco Petrolino, 230 Hoyt av, L. I. City. Plan No. 683.

L. I. CITY.—Hoyt av, s e cor 2d av, 4-sty brick store and tenement, 24x72, slag roof, 4 families; cost, \$20,000; owner, Wm. Ulmer Brewing Co., 31 Belvedere st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 720.

L. I. CITY.—6th av, w s, 86 n Webster av, two 5-sty brick tenements, 49x88, slag roof, 30 families; cost, \$90,000; owner, Pomaona Const. Co., 20 9th av, L. I. City; architect, Frank J. Schifek, 4168 Park av, Bronx. Plan No. 756.

## STORES, OFFICES AND LOFTS.

CORONA.—Jackson av, n s, 40 e Randall av, 1-sty frame office, 20x40, tin roof; cost, \$1,000; owner, Nich. Gervace, 4 Varet st, Brooklyn. Plan No. 684.

JAMAICA.—Van Wyck av, n e cor Archer pl, 2-sty frame store, 35x45, tin roof; cost, \$2,000; owner and architect, N. Y. & Queens Electric Light & Power Co., 444 Jackson av, L. I. City. Plan No. 719.

L. I. CITY.—Broadway, n w cor 10th av, 1-sty frame store, 15x65, slag roof; cost, \$700; owner, Aug. Sinrim, premises. Plan No. 736.

ROCKAWAY BEACH.—Boulevard, n e cor 80th st, 1-sty frame store, 90x60, slag roof; cost, \$8,000; owner, Wm. M. Gilmore, 15 80th st, Rockaway Beach; architects, W. T. Kennedy Co., Rockaway Beach. Plan No. 731.

L. I. CITY.—Prospect st and Bridge plaza, 1-sty metal office, 10x14; cost, \$110; owner, M. McGowen, premises. Plan No. 805.

SPRINGFIELD.—Springfield av, w s, 275 s Cherry st, 1-sty temporary store, gravel roof; cost, \$700; owner, Jos. Hand, premises. Plan No. 810.

## MISCELLANEOUS.

MASPETH.—Mt. Olivet av, s s, 400 e Fresh Pond rd, 1-sty frame shed, 40x8, gravel roof; cost, \$75; owner, E. F. Keenan, on premises. Plan No. 772.

NORTH BEACH.—Old Bowery Bay rd, s s, 300 e Boulevard, 1-sty frame roller coaster, 100x400; cost, \$7,500; owner, C. Anderson, North Beach; architect, A. Jarvis, 216 West 20th st, Manhattan. Plan No. 773.

L. I. CITY.—Thompson av, s s, 75 w Hulst st, frame billboard, 20x40; cost, \$75; owners, Disosway & Fisher, 1075 3d av, L. I. City. Plan No. 774.

WINFIELD.—Queens boulevard, s s, 48 e Fisk av, billboard, 24x100; cost, \$100; owner, O. J. Gude Co., 220 West 42d st, Manhattan. Plan No. 795.

JAMAICA.—Atlantic av, n s, 100 e Thomas av, sign; cost, \$175; owner, N. S. Gerken, premises. Plan No. 690.

L. I. CITY.—Front st, w s, foot of 3d st, steel water tank; cost, \$2,600; owner, L. I. R. Co., Penn. Terminal, Manhattan. Plan No. 694.

L. I. CITY.—Jackson av, s w cor Beach st, 1-sty frame shed, 15x35, tin roof; cost, \$75; owner, F. Trudden, 63 4th st, L. I. City. Plan No. 704.

OZONE PARK.—Beaufort st, s s, 50 e Portland st, 1-sty frame shed, 12x20, tar roof; cost, \$170; owner, Mrs. G. Fetti, premises. Plan No. 695.

RICHMOND HILL.—Atlantic st, s w cor Guion pl, sign; cost, \$175; owner, F. J. Whitson, premises. Plan No. 691.

ROCKAWAY BEACH.—Holland av, w s, 397 s Lefferts av, 1-sty frame bath house and store, 97x24, tin roof; cost, \$5,500; owner, Fred Rasmussen, Boulevard, Rockaway Beach; architect, Wm. Sandifer, Rockaway Beach. Plan No. 703.

AQUEDUCT.—Remington av, w s, 1,130 s Stover st, 1-sty frame boat house, 16x24, shingle roof; cost, \$100; owner, F. Neuweiler, premises. Plan No. 760.

AQUEDUCT.—Deer st, w s, 65 s Old South rd, 1-sty frame shed, 12x20, tin roof; cost, \$60; owner, T. D. DeLeschane, premises. Plan No. 761.

ARVERNE.—Summerfield av, e s, 211 s Amstel boulevard, 1-sty frame shop, 12x18, tin roof; cost, \$100; owner, Louis Bodington, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 722.

JAMAICA.—Old South rd, s s, 300 w Brinkmeyer av, 1-sty greenhouse, 39x200, glass roof; cost, \$2,000; owner, Henry Butterweck, premises. Plan No. 734.

ROCKAWAY BEACH.—Bayview av, w s, 80 n Boulevard, 1-sty frame storehouse, 16x18, tin roof; cost, \$200; owner, Jos. Kespot, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 723.

Richmond.  
DWELLINGS.

ANN ST, s s, 100 w Broadway, Port Richmond, 2-sty frame dwelling, 20x35; cost, \$1,600; owner, Peter Adler, Port Richmond; architect, Geo. Larsen, Port Richmond. Plan No. 159.

CARROLL PL, s s, 315 w Nicholas st, St. George, 2½-sty dwelling, 18x27; cost, \$2,000; owner, J. White, New Brighton; architect, J. O. Johnson, Port Richmond. Plan No. 162.

DAVID ST, n s, 300 w Nelson av, Great Kills, 1-sty frame bungalow, 18x22; cost, \$450; owner, Wm Peters, Great Kills. Plan No. 161.

4TH ST, s s, 120 e Lincoln av, Midland Beach, 1-sty frame bungalow, 14x30; cost, \$200; owner, F. Clark, 307 Smith st, Brooklyn. Plan No. 138.

HILLCREST ST, n s, 300 w Nelson av, Great Kills, 1-sty frame bungalow, 20x24; cost, \$400; owner, H. M. Walter, 798 2d av, Manhattan. Plan No. 131.

KNOX ST, e s, 100 s Henderson st, West Brighton, two 2-sty brick dwellings, 21x46; cost, \$9,000; owners, Block & Usan, New Brighton; architect, H. F. Comtois, New Brighton. Plan No. 147.

PRIVATE ST, n s, 140 w Gifford's lane, Great Kills, 2-sty frame dwelling, 26x26; cost, \$2,000; owner, Mrs. A. H. Hardy, Great Kills; architect, H. M. Madsen, Tottenville. Plan No. 151.

ROCKAWAY ST, w s, 150 n Depew av, Tottenville, 1-sty frame bungalow, 18x24; cost, \$400; owner, W. G. Lupton, 158 Virginia av, Jersey City; architect, Norman Nilson, Tottenville. Plan No. 137.

ROSEWOOD PL, n s, 245 e Cedar av, Tompkinsville, two 2½-sty frame dwellings, 22x46; cost, \$5,200; owner, Jacob Block, Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 158.

TILLMAN ST, s s, 580 e Manor rd, Castleton Corners, 1-sty frame bungalow, 12x20; cost, \$120; owner, Harry E. Gorman, 342 East 65th st, Manhattan. Plan No. 150.

BELAIR RD, s s, 300 e Tompkinsville, Tompkinsville, 1-sty frame dwelling, 23x27; cost, \$2,400; owner, John J. Carnegie, Tompkinsville; architect, John W. Woodland, Rosebank. Plan No. 133.

BLACKFORD AV, w s, 275 n Richmond av, Port Richmond, 2-sty frame dwelling, 18x44;

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WINE BOTTLE RACKS



cost, \$2,000; owner, N. S. Paul, Port Richmond. Plan No. 134.

DELAWARE AV, n e, 214 s e Richmond rd, Dongan Hills, 2-sty frame dwelling, 30x22; cost, \$2,000; owner, Mrs. John Buttermark, Concord; architect, A. L. Buttermark. Plan No. 160.

GLEN AV, w s, 300 s Stanley av, New Brighton, 2 1/2-sty frame dwelling, 20.6x25; cost, \$1,700; owner, G. Ward, New Brighton; architect, Jos. Segler, New Brighton. Plan No. 157.

HUGUENOT AV, s s, 295 e Amboy rd, Hugonot Park, 1-sty frame bungalow, 20x31; cost, \$1,000; owner F. Baling, 305 Pulaski st, Brooklyn; architects, Weiss & Bernstein, 7 Hiaman st, Brooklyn. Plan No. 140.

NELSON AV, w s, cor King st, Great Kills, 1-sty frame bungalow, 16x29; cost, \$300; owner, George Barrett; builder, L. E. Decker. Plan No. 143.

OAK AV, w s, 80 n 1st st, Midland Beach, 2-sty frame bungalow, 14x18; cost, \$300; owner, P. Bongiorno, 102 Ellison st, Passaic, N. J.; architect, J. Di Rose, 119 Ellison st, Paterson, N. J. Plan No. 146.

PALMER AV, n s, 100 w Decker av, Port Richmond, 2-sty frame dwelling, 19x28; cost, \$2,000; owner and architect, H. S. Larsen, Port Richmond. Plan No. 153.

RICHMOND TURNPIKE, opp Pike st, New Brighton, two 2-sty frame dwellings, 22x48; cost, \$8,000; owner, Mrs. Schleiniger, New Brighton; architect, John P. From, Port Richmond. Plan No. 155.

WINANT AV, n s, 25 w Hudson pl, Graniteville, 2-sty frame dwelling, 16x40; cost, \$1,480; owner, Nicol C. Egbert, Graniteville; architect, Fred D. Drake, Graniteville. Plan No. 145.

WOODLAND AV, s s, 365 w Gifford st, Great Kills, 2-sty frame dwelling, 20x30; cost, \$2,000; owner, J. De Roche, Great Kills. Plan No. 164.

**STABLES AND GARAGES.**

UNIVERSITY PL, e s, 354 s Forest av, New Brighton, 1-sty tile garage, 12x18; cost, \$150; owner, E. M. Ludwig, New Brighton; architect, John Davies, Tompkinsville. Plan No. 163.

WILLOWBROOK RD, w s, 125 n Vedder av, Graniteville, 1 1/2-sty frame barn and shed, 18x36; cost, \$300; owner and architect, E. S. Gale, Port Richmond. Plan No. 132.

**STORES, OFFICES AND LOFTS.**

MIDLAND AV, s w cor 2d st, Midland Beach, 1-sty brick stores, 20x60; cost, \$1,000; owner, S. Rodvinion, 1575 Madison av; architect, D. R. Seelin, Midland Beach. Plan No. 148.

NEW YORK AV, n s, 200 n St. Mary av, Rosebank, 2-sty brick store and dwelling, 25x38; cost, \$1,000; owner, C. Attanasio, Rosebank; architect, D. Santoro, Tompkinsville. Plan No. 139.

RICHMOND AV, w s, 150 s Grove av, Port Richmond, 1-sty frame store, 33x28; cost, \$700; owners, L. O. & Dr. Chapman, Port Richmond; architect, O. O. Celegaarde, Port Richmond. Plan No. 149.

**MISCELLANEOUS.**

NELSON AV, e s, 400 s Amboy rd, Great Kills, 1-sty frame shop, 11x17; cost, \$200; owner, Eddie Heron, Great Kills; architect, G. W. P. Wort, Rossville. Plan No. 152.

**PLANS FILED FOR ALTERATIONS.**

**Manhattan.**

BARCLAY ST, 55, removal of entrance, store fronts and doors, lowering of floor beams, store fronts, doors to 5-sty brick stores and lofts; cost, \$1,000; owner, Van Duzer Estate, John W. Baker, exr., 55 Barclay st; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 613.

BAXTER ST, 3-5, remove brick partitions and install toilet compartment and partitions of lath and plaster on studs to 5-sty brick store and tenement; cost, \$800; owner, Wm. Dudley Foulke, care Wm. Ladd, 20 Nassau st; architect, Henry H. Holly, 38 West 32d st. Plan No. 590.

BEEKMAN ST, 106-8, install oil tanks to 4-sty brick loft; cost, \$200; owner, Albert M. Kahn, 128 Broadway; architect, William H. Paine, 126 Liberty st. Plan No. 584.

BLEECKER ST, 32-36, removal of vault lights, steel beams & concrete arches to 6-sty brick factory; cost, \$150; owner, Stedman Estate, 128 Broadway; architect, Henry S. Lion, 38 West 32d st. Plan No. 574.

CANAL ST, 149, removal of stairs, framing, wood railing, flooring to 4-sty brick stores and lofts; cost, \$25; owner, Edw. D. Farrell, 158 West 125th st; architect, Henry Z. Harrison, 960 Rogers pl. Plan No. 557.

CANAL ST, 261-67, stair extension, bulkhead, fireproof stair enclosure to 6-sty brick store and lofts; cost, \$2,000; owner, Eugene Higgins, 1 Madison av; architect, Peter J. McKeon, 13-21 Park Row. Plan No. 575.

CHAMBERS ST, 101, partitions (metal lath and plaster), stairs, wire glass, bulkheads, galvanized iron skylight to 4-sty brick store and lofts; cost, \$2,000; owner, Almy G. Gallatin, 141 Broadway; architect, John Ph. Voelker, 979 3d av. Plan No. 555.

CHERRY ST, 359, partitions, f. p. windows, mason work to 4-sty brick store and tenement; cost, \$800; owner, Chas. F. Schmalz, 604 Water st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 549.

CHRYSIE ST, 132 (2), install new w. c. compartments, install wash tubs, sinks, all new partitions to be stud, lath and plaster to 4 and 5-sty brick stores and tenements; cost, \$800; owner, Angelo De Bello, 136 Cherry st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 583.

COLUMBIA ST, 95, remove and rebuild partitions and erect windows to 5-sty brick tenement and store; cost, \$1,500; owner, Abraham Katz, 50 Ridge st; architect, Morris Schwartz, 194 Bowery. Plan No. 585.

DIVISION ST, 230, windows, toilet compartments to 5-sty brick stores and tenement; cost, \$500; owner, Morris Stone, 10 East 113th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 543.

ELDRIDGE ST, 39-41, remove walls, stairs and partitions, enlarge window openings to 2-sty brick loft and dwelling; cost, \$500; owner, Morris Kuleck, 39 Eldridge st; architect, Max Muller, 115 Nassau st. Plan No. 580.

ELDRIDGE ST, 111, windows to 6-sty brick stores and tenement; cost, \$250; owner, Lina Mintz, 25 East 99th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 544.

ESSEX ST, 42, remove piers to 5-sty brick stores and tenements; cost, \$400; owner, Rose Levy, 51 Allen st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 582.

GREENE ST, 42-50, steel water cooler to 4-sty brick factory; cost, \$200; owner, Charles Lane, 152 8th av; architects, B. Franklin Hart, Jr., & Co., 50 Church st. Plan No. 564.

LIBERTY ST, 20-32, fireproof passage, stone steel, change of steel vault to 15-sty brick offices; cost, \$3,000; owner, Mutual Life Ins. Co., Chas. A. Peabody, Pres., 32 Nassau st; architect, John I. Downey, 410 West 34th st. Plan No. 570.

PARK PL, 116, fireproof elevator shaft (angle iron frame and terra cotta block), fireproof doors, galvanized iron skylight, fireproof man-hole door to 5-sty brick factory; cost, \$1,000; owner, Stevens-Stafford Estate, care Columbia-Knickerbocker Trust Co., 60 Broadway; architect, Harry N. Paradies, 231 West 18th st. Plan No. 576.

PITT ST, 80, remove partitions and plumbing to 4-sty brick dwelling; cost, \$150; owner, The Henry Elias Brewing Co., 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 599.

WASHINGTON ST, 15, partitions (cabinet and stud), store front, general alterations to 5-sty brick tenement; cost, \$2,000; owner, Augustus Van Cortlandt, care Cruikshank Co., 141 Broadway; architects, Berger & Son, 121 Bible House. Plan No. 562.

WATER ST, 346, 3-sty brick extension, wood floor beams to 3-sty brick storage building; cost, \$5,500; owner, Domenico Benedetto, 346 Water st; architect, Samuel Cohen, 503 5th av. Plan No. 572.

5TH ST, 429 East, f. p. windows, w. c. compartments, plumbing and fixtures to 5-sty brick stores and tenement; cost, \$200; owner, Morris Davidowitz, 47 West 114th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 551.

6TH ST, 431 East, removal of masonry, steel, c. i. column, to 4-sty brick hall and dwelling; cost, \$3,000; owner, Emil Katz, 431 East 6th st; architect, Morris Schwartz, 194 Bowery. Plan No. 558.

8TH ST, 61 West, peak roof to be raised, new flat roof built to 3-sty brick stores and offices; cost, \$200; owner, Louis Hagen, 41 East 8th st; architect, Walter C. Martin, 1962 University av. Plan No. 591.

9TH ST, 33 East, covering partitions, cut out and frame roof, erecting bulkheads to 6-sty brick stores and lofts; cost, \$900; owner, Trustees of Sailors Snug Harbor, 61 Broadway; architect, William A. Wilson, 512 West 162d st. Plan No. 586.

12TH ST, 43-45 East, removal of masonry, window frames and sash, fire escape; fireproof doors, hollow metal windows (wire-glass), fire escapes to 8-sty brick lofts; cost, \$2,000; owner, O. B. Potter Properties, Fredk. Potter, Pres., 71 Broadway; architects, Kimball & Roosa, 71 Broadway. Plan No. 571.

13TH ST, 722-24-26 East, removal of flooring, beams, c. i. columns and gas apparatus, new concrete floor to 1-sty brick storage; cost, \$3,000; owner, N. Y. Mutual Gas Light Co., Robt. M. Galloway, Pres., 36 Union sq; architect, private plans. Plan No. 615.

17TH ST, 16 East, tank, steel supports to 8-sty brick factory lofts; cost, \$600; owners, J. Edgar Leaycraft & Co., 30 East 42d st; architect, Maxwell Engineering Co., 146 24th st, Brooklyn. Plan No. 568.

18TH ST, 117 East, tiers, beams to be raised, new front, extend partitions, floor of 1st story to be made of reinforced concrete to 4-sty brick residence; cost, \$8,000; owner, Estate of Ellen M. Hennessey, care M. Coleman, 125 West 56th st; architect, George Provot, 104 West 42d st. Plan No. 587.

26TH ST, 15-19 East, brick storage vault, g. i. flue to 20-sty brick lofts and offices; cost, \$350; owner, Jacob Ruppert Realty Corp., 90th st and 3d av; architect, Jas. O'Toole, 1948 Clinton av. Plan No. 614.

27TH ST, 212 West, stairs, door to 5-sty brick stores and tenement; cost, \$100; owner, John Farrell, 453 West 166th st; plans by owner. Plan No. 579.

30TH ST, 45 West, remove stoop, flooring to 4-sty brick apartment; cost, \$75; owner, Emily D. J. Finney, 24 West 59th st; architects, Spencer & Randolph. Plan No. 608.

32D ST, 5-7-15 West, vent pipe to 12-sty fireproof store and office; cost, \$500; owner, Sophia G. Sherman for John N. Brown, Providence, R. I.; architect, Charles Levy, 511 West 45th st. Plan No. 611.

33D ST, 6-8 East, mason work to 6-sty brick stores and lofts; cost, \$500; owner, William Waldorf Astor; atty., Clarence W. Baldwin, 21 West 26th st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 565.

37TH ST, 353-355 West, will construct new windows to 5-sty brick tenement; cost, \$150; owner, The Hermitage Co., 30 Broad st; architect, Wm. H. Dussenbury, 31 East 27th st. Plan No. 589.

37TH ST, 49 West, 1-sty brick addition, 20x15, stairs, framing, metal frames and sash, tin roof to 4-sty brick studios and store; cost, \$100; owner, Wm. Sittenham, 59 West 37th st; architect, Chas. Volz, 2 West 45th st. Plan No. 616.

41ST ST, 540-542 West, door openings to be bricked up at front, new opening in center, opening in rear to 1-sty brick garage; cost, \$250; owner, Loewer Realty Co., 528 West 42d st; architect, John Ph. Voelker, 979 3d av. Plan No. 588.

42D ST, 56 East, erect elevator shaft in court, new fireproof doors, well hole to be removed and floored over to 5-sty brick hotel; cost, \$1,200; owner, Athens Hotel Co., 56 East 42d st; architect, Harry M. Pardies, 231 West 18th st. Plan No. 596.

42D ST, 5-7 East, store front to be removed to 10-sty fireproof bank and office building; cost, \$10,000; owner, Estate of Joseph Milbank, 40 Wall st; architect, Harrie T. Lindeberg, 2 West 47th st. Plan No. 605.

42D ST, 47-61 West, partitions of expanded metal to 7-sty fireproof office building; cost, \$1,000; owner, Apex Leasing Co., 17 West 42d st; architect, John H. Scheier, 47 West 42d st. Plan No. 602.

43D ST, 609-25 West, installation of pine columns to 2-sty brick factory building; cost, \$500; owner, Eugene Higgins, 1 Madison av; architect, lessee, N. Y. Manufacturers' Real Estate Co., 607 West 43d st. Plan No. 577.

50TH ST, 202-204 East, metal store front, partitions, stairways to 3-sty brick dwelling; cost, \$1,000; owner, Frank W. Mosher, 806 3d av; architect, Thos. J. McMahon, 897 2d av. Plan No. 573.

52D ST, 139 West, removal of masonry, cement floor, partition, wood beams, asbestos covering to 2-sty brick stable (to be used as garage); cost, \$1,500; owner, John A. Mitchell, 41 East 67th st; architect, Wm. H. Dussenbury, 31 East 27th st. Plan No. 556.

54TH ST, 323 East, remove store front, new brick wall, erect partition forming new rooms to 5-sty brick store and tenement; cost, \$300; owner, Fidelia Mittleman, 331 East 54th st; architects, Gross & Kleinberger, Bible House. Plan No. 597.

57TH ST, 515 West, removal of masonry and floor construction, substituting girders, columns, steel beams, concrete arches, cement floors, extension to 2-sty brick bottling plant (to be used as garage); cost, \$4,500; owner, Albert Ludorff, 515 West 57th st; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 566.

69TH ST, 20 East, remove partitions and fixtures and construct new bathroom to 4-sty brick dwelling; cost, \$100; owner, Cleveland Moffatt, 153 East 56th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 594.

76TH ST, 427-29 East, fire escape stairways, bulkhead, fireproof partitions to 5-sty brick lofts; cost, \$200; owner, Albert Braun, 316 East 67th st; architect, Carl J. Itzel, 847 Freeman st. Plan No. 569.

96TH ST, 24-6-8 West, new door openings, window, plumbing to 1-sty brick church; cost, \$2,500; owner, Scotch Presbyterian Church, 150 West 105th st; architect, Clinton D. Everett, 437 5th av. Plan No. 607.

97TH ST, 165 West, basement and extension, stairway to 3-sty brick restaurant and dwelling; cost, \$500; owner, Mary I. Sheehan, care James J. Etchingham, 131 Columbus av; architect, Paul F. Jagow, 658 Prospect pl, Brooklyn. Plan No. 547.

107TH ST, 204 East, outside stairway, stair enclosures to 6-sty brick factory; cost, \$2,500; owner, Chas. E. McManus, 45 East 42d st; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 578.

108TH ST, 75 West, erect mezzanine floor to 1-sty fireproof garage; cost, \$600; owner, New York Edison Co., 130 East 15th st; architect, William Weissenberger, Jr., 130 East 15th st. Plan No. 610.

114TH ST, 5 West, lowering of beams (to create stores), store fronts, fire-escapes, partitions to 5-sty brick tenement; cost, \$4,500; owner, Arthur Josephs, 113 West 114th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 552.

116TH ST, 52 West, remove toilet in store, remove window and door put in, extend platform to 6-sty brick store and tenement; cost, \$50; owner, David Davis, 1356 Madison av; architect, Harold L. Young, 1204 Broadway. Plan No. 593.

119TH ST, 347 East, partitions, flooring to 4-sty brick apartments; cost, \$100; owner, Angelino Marino, 271 East 154th st; architects, DeRose & Cavalieri, 2333 1st av. Plan No. 548.

125TH ST, 108 East, water closet compartment, mullion window, metal store front to 5-sty brick stores and offices; cost, \$175; owner, Mrs. Hope Lewis, 142 West 125th st; architect, Nathan Langer, 81 East 125th st. Plan No. 560.

129TH ST, 603-11 West, erect steel support for tank to 4-sty brick factory; cost, \$960; owners, Sinclair & Valentine Co., 611 West 129th st; architect, Royal J. Mansfield, 135 William st. Plan No. 609.

132D ST, 29 East, removal of partitions and masonry, doors, steel beams, railing to 3-sty brick dwelling; cost, \$200; owner, Michael Schliesser, 29 East 132d st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 554.

134TH ST, 23-25 East, walls, concrete mezzanine flooring, partitions, plumbing to 1-sty brick garage; cost, \$1,200; owner, James Everard Breweries, 12 East 133d st; architect, A. L. Schulz, 533 East 83d st. Plan No. 598.

144TH ST, 100 West, plumbing and new opening to 6-sty brick stores; cost, \$250; owner, Manuel Oppenheim, 120 West 86th st; architect, David Bleier, 545 East 139th st. Plan No. 606.

145TH ST, 75 West, partition and door opening to 5-sty brick tenement; cost, \$400; owner, Alexander Jay Bruen, 41 Park Row; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 601.

147TH ST, 500 West, metal store front, window, marquise to 5-sty brick store and tenement; cost, \$500; owner, Hinsoth Estate, 531 East 156th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 559.



## Alterations—(Continued).

159TH ST, 461 West, door, change of partitions to 6-sty brick tenement; cost, \$500; owner, Albert J. Schwarzler, 369 East 167th st; architect, plans by owner. Plan No. 533.

183D ST, 657 West, build extension to 4-sty brick dwelling; cost, \$150; owner, Rose Aram, 1823 West 7th st, Brooklyn; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 581.

AMSTERDAM AV, 116th to 120th sts, restoring portion destroyed by fire to Columbia University; cost, \$70,000; owner, Columbia University, 116th st and Amsterdam av; architects, McKim, Mead & White, 101 Park av. Plan No. 603.

BROADWAY, 738, wood stairs, framing, bulkhead (wire lath, plaster and tin-covered), mineral wool, galvanized iron skylight to 5-sty brick store and lofts; cost, \$300; owner, Thos. Morgan, 130 West 86th st; architect, Mortimer C. Merritt, 1170 Broadway. Plan No. 503.

MADISON AV, 1270, erect motor room in basement to 6-sty brick tenement; cost, \$500; owner, John T. Fenlon, 55 Liberty st; architect, Harry N. Paradise, 231 West 18th st. Plan No. 595.

PARK AV, 1767, f. p. dumbwaiter shaft, f. p. doors to 5-sty brick store and tenement; cost, \$150; owner, Mary A. Early, 50 West 46th st; architect, August Mugler, 1095 Davidson av. Plan No. 542.

PARK AV, 985, door, iron work, 1-sty brick extension to 3-sty brick store and dwelling; cost, \$1,200; owner, Wm. V. Webb, 985 Park av; architects, Berger & Son, 121 Bible House. Plan No. 561.

PARK ROW, 168-70, removal of store front, stone columns, stairs and piers, fireproof stairs, partitions (metal lath and cement), steel beams and columns, mason work, metal store front to 5-sty brick store and loft; cost, \$8,000; owner, Hoffman Estate, Inc., Wm. Harris, Pres., 258 Broadway; architect, Louis A. Sheinart, 194 Bowery; lessees (supt.), Goldstein & Walker, 2390 2d av. Plan No. 567.

ST. NICHOLAS AV, 36, stores and front to 5-sty brick tenement; cost, \$5,000; owners, Mark Ash & Max Gratzner, 181st st and Pinehurst av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 600.

1ST AV, 2258, partitions (forming w. c. compartments) to 4-sty brick store and tenement; cost, \$500; owner, Anna M. Wetter, 424 East 118th st; architect, Otto Reissmann, 147 4th av. Plan No. 546.

5TH AV, 2238, iron and glass canopy to 5-sty brick stores and tenement; cost, \$60; owner, Benj. J. Weil, 5 Beekman st; architect, Adolph Meyersburg, 902 Eagle av. Plan No. 545.

5TH AV, 714, repartitioning to 5-sty brick store and loft; cost, \$1,000; owner, Benjamin E. Levy, 714 5th av; architects, Geo. C. & Henry Boehm, 7 West 42d st. Plan No. 612.

6TH AV, 803, will remodel show window, erect stud and plaster partitions in store, w. c. compartments to 4-sty brick store and dwelling; cost, \$1,500; owner, Robert Taggart, 103 West 45th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 592.

7TH AV, 140, remove partitions and erect new of studs lathed and plaster, windows to 5-sty brick tenement; cost, \$5,000; owner of land, John L. Nash, 60 West 48th st; lessee, Meyer Horowitz, 44 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 604.

9TH AV, 255-57-59, windows, partitions (forming toilets) to 4-sty brick toilet; cost, \$1,500; owner, Isador Kempner, 17 West 42d st; architect, Samuel Cohen, 503 5th av. Plan No. 550.

## Bronx.

KINSELLA ST, n e cor Matthews av, move 2½-sty frame dwelling; cost, \$200; owner and architect, Michael Brennan, 3623 White Plains av. Plan No. 99.

PARKER ST, 1662, new front, new toilets to 2-sty frame store and dwelling; cost, \$1,500; owner, Carmine Janaro, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 97.

182D ST, n w cor Tiebout av, move 2½-sty frame dwelling; cost, \$2,000; owner, Edw. P. Donahue, 1029 East 163d st; architect, Kreymsberg Archtl. Co., 1029 East 163d st. Plan No. 100.

CRUGER AV, n e cor Barnett pl, 1-sty frame mission house; cost, \$200; owner, Protestant Episcopal Church Extension Soc., 1861 Holland av, architect, Henry Nordheim, 1087 Tremont av. Plan No. 95.

EAGLE AV, 687, repair damage done by fire to 3-sty frame tenement; cost, \$2,000; owner, Fannie Jurist, 727 East 158th st; architects, Goldner & Goldner, 391 East 149th st. Plan No. 105.

FT. SCHUYLER RD, n s, 50 e Puritan av, 1-sty frame extension, 12.4x6, to 1-sty frame pavilion; cost, \$250; owner, Augusta Walsh, Haymeyer and Ludlow avs; architect, J. C. Cocker, 2017 5th av. Plan No. 104.

INTERVALE AV, w s, 129.26 s 167th st, 2 stories of brick built upon 1-sty brick bakery, 30.6x98; cost, \$20,000; owners, Jandorf & Steiner, on premises; architect, Edw. J. Byrne, 148th st and Willis av. Plan No. 106.

KINGSBRIDGE RD, s s, University to Webb avs, two steel and concrete bridges to 4-sty brick asylum; cost, \$1,400; owners, Hebrew Infant Asylum, on premises; architect, Edw. Neercarsulmen, 507 5th av. Plan No. 103.

PARK AV, s e cor 153d st, new stairway, &c., to 3-sty brick lofts; cost, \$1,000; owner, Mayer Friedlander, 2956 Park av; architect, Jacob Fisher, 25 Av A. Plan No. 96.

TREMONT AV, 463, 2-sty brick extension, 22.6x5.9 to 2-sty brick stores and offices; cost, \$1,500; owner, W. E. Andrews, on premises; architect, E. J. L. Raldins, 1104 Findlay av. Plan No. 98.

WHITE PLAINS AV, e s, 32.8 s 229th st, new store front, new partitions, &c., to 3-sty frame store and dwelling; cost, \$2,000; owner, Antonio Brandi, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 102.

## Brooklyn.

CANARSIE LA, 2807, plumbing to 1-sty dwelling; cost, \$175; owner, Toney Renazo, on premises; architect, Thos. F. Denehee, 359 Lincoln rd. Plan No. 1896.

CARROLL ST, 220, interior alterations to 3-sty store and tenement; cost, \$600; owner, Carmine Muro, 66 Summit st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1850.

COOK ST, 12, interior alterations to 3-sty store and office; cost, \$200; owner, Aaron Weshheim, 687 Broadway; architects, Shampam & Shampam, 772 Broadway. Plan No. 1835.

DEGRAW ST, n s, 100 e Hicks st, interior and exterior alterations to 3-sty school; cost, \$1,200; owner, City N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 1879.

ELLERY ST, 53, extension to 3-sty store and tenement; cost, \$400; owner, Nicol Drusso, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 1906.

FIRST PL, 4, plumbing to 3-sty dwelling; cost, \$200; owner, Juell Bie, on premises; architect, John Esposito, 504 Henry st. Plan No. 1939.

FLOYD ST, s s, 305.6 w Tompkins av, interior alterations to 3-sty school; cost, \$3,600; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 1832.

FURMAN ST, 74, extension to 6-sty storage; cost, \$4,000; owner, National Cold Storage Co., 66 Furman st; architect, Axel S. Hedman, 371 Fulton st. Plan No. 1844.

KOSCIUSKO ST, 217, interior alterations to 2-sty dwelling; cost, \$500; owner, Fannie Rosenthal, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1828.

PARK ST, 19, interior alterations to 3-sty store and tenement; cost, \$175; owner, Geo. W. Wibbshauer, on premises; architect, Lew Koen, 27 Graham av. Plan No. 1811.

REMSEN ST, 147, extension to 5-sty dwelling and office; cost, \$10,000; owner, John E. Sullivan Co., 5th av and 72d st; architect, F. W. Eisenla, 16 Court st. Plan No. 1798.

SACKMAN ST, 179, extension to 2-sty dwelling; cost, \$750; owner, Matia Calalano, 181 Sackman st; architect, S. Millman, 1780 Pitkin av. Plan No. 1930.

SANDFORD ST, 80, interior alterations to 3-sty tenement; cost, \$350; owner, Thos. A. Kinney, 82 Sanford st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1903.

WARREN ST, 52, interior alterations to 1-sty warehouse; cost, \$4,000; owner, N. Y. Dock Co., State and Whitehall sts, New York; architect, N. Y. Dock Co., State and Whitehall sts, New York. Plan No. 1949.

SOUTH 2D ST, 72, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Jas. J. McGinty, on premises; architect, Gilbert I. Prowler, 167 Van Buren st. Plan No. 1829.

39TH ST, 315-19, extension to 2-sty warehouse; cost, \$8,000; owners, Armour & Co., Chicago, Ill.; architect, R. C. Clark, Chicago, Ill. Plan No. 1886.

42D ST, 6-18, exterior alterations to 1-sty warehouse; cost, \$500; owner, Bush Terminal Co., 100 Broad st, Manhattan; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 1919.

56TH ST, 1325, extension to 1-sty store and dwelling; cost, \$735; owner, Adeline Tonjes, on premises; architect, Christian Stechel, 665 65th st. Plan No. 1864.

58TH ST, 1614, extension to 2-sty dwelling; cost, \$600; owner, Anthony Guiffida, on premises; architect, John C. Pully, 47 East 4th st. Plan No. 1797.

62D ST, 1072, raise 2-sty store and dwelling; cost, \$1,000; owner, Matilda Durio, 1224 67th st; architect, C. A. Olsen, 1209 68th st. Plan No. 1870.

84TH ST, 2070, interior and exterior alterations to 2-sty dwelling; cost, \$1,500; owner, Clara Dibner, 2034 Bath av; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 1803.

ALBANY AV, 43, exterior alterations to 2-sty store and dwelling; cost, \$500; owner, Antonio Guzzardo, on premises; architect, Chas. A. Mele, 37 Liberty av. Plan No. 1814.

ARLINGTON AV, 51, store front to 2-sty store and dwelling; cost, \$300; owner, Cath. J. Neuschler, on premises; architect, G. W. Moran, 273 8th st. Plan No. 1944.

BATTERY AV, 105, interior alterations to 2-sty dwelling; cost, \$500; owner, Augustin Profotus, on premises; architect, Chas. A. Olsen, 1209 68th st. Plan No. 1836.

BAY RIDGE PARKWAY, 314, extension to 2-sty garage; cost, \$3,500; owner, C. R. Carleton, on premises; architect, Olof B. Almgren, 236 95th st. Plan No. 1785.

BEDFORD AV, 313, interior alterations to 4-sty tenement; cost, \$400; owner, Chas. Greenwald, 280 Bedford av; architect, Max Cohn, 280 Bedford av. Plan No. 1905.

BUSHWICK AV, 375, interior alterations to 3-sty store and tenement; cost, \$200; owner, Maria Wiemer, 19 St. Francis pl; architect, Chas. Gastmeyer, 1652 Myrtle av, Queens. Plan No. 1853.

CARLTON AV, 468, raise roof of 3-sty tenement; cost, \$1,000; owner, Ralph Gallo, 458 Carlton av; architect, D. Salvati, 525 Grand st. Plan No. 1959.

CLINTON AV, 338, plumbing to 4-sty dwelling; cost, \$200; owner, Frank Bailey, 338 Clinton av; architect, John Kehm, 15 Tillary st. Plan No. 1883.

DE KALB AV, 759, extension to 3-sty store and dwelling; cost, \$3,000; owners, Mary Hanken & ano, 23 Humboldt st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1801.

DEKALE AV, 844, interior alterations to 3-sty dwelling; cost, \$200; owner, Nathan Buxbaum, 326 Lenox av, Manhattan; architect, Max Cohn, 280 Bedford av. Plan No. 1904.

E PKWAY, 453, interior alterations to 3-sty store and dwelling; cost, \$3,000; owner, R. Vanderveir Co., 961 52d st; architect, D. Salvati, 525 Grand st. Plan No. 1956.

E PKWAY, ext 1580, store front to 4-sty store and tenement; cost, \$1,000; owner, Solomon Greenbaum, 1580 E Pkway; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1961.

FLUSHING AV, 436, interior alterations to 2-sty dwelling; cost, \$750; owner, Morris Berkowitz, 212 Columbia st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1880.

FLUSHING AV, 908, extension to 3-sty store and tenement; cost, \$700; owner, Gussie Goldbaum, 182 Varet st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1900.

FLUSHING AV, 1065, interior alterations to 3-sty tenement; cost, \$300; owner, Lorenzo Bartalino, 321 Troutman st; architect, Frank Adams, 216 Boerum st. Plan No. 1866.

GATES AV, 188, extension to 4-sty dwelling; cost, \$1,000; owner, Isabella T. Byers, 188 Gates av; architect, Wm. P. Bannister, 67 Wall st, Manhattan. Plan No. 1893.

HAMILTON AV, 20, plumbing to 3-sty store and tenement; cost, \$300; owner, Virginia Giovagnoli, 112 Rapalyea st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1837.

HARRISON AV, 41, interior alterations to 3-sty store and tenement; cost, \$300; owner, Mary G. Sandkuhl, Elmsford, N. Y.; architect, H. M. Entlich, 29 Montrose av. Plan No. 1755.

MANHATTAN AV, 193, interior alterations to two 2-sty store and tenements; total cost, \$600; owner, Saml. Goldinger, 492 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1942.

MANHATTAN AV, 746, interior alterations to 1-sty theatre; cost, \$5,000; owner, Wm. P. Heideberg, 1085 Manhattan av; architect, L. Allmendinger, 926 Broadway. Plan No. 1855.

NEW JERSEY AV, 779, extension to 2-sty dwelling; cost, \$200; owner, Meyer Lorber, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 1753.

NORMAN AV, 185, exterior alterations to 3-sty store and tenement; cost, \$375; owner, Louis Vogel, on premises; architect, Jas. McKillopp, 154 India st. Plan No. 1756.

PARK AV, 628, interior alterations to 3-sty tenement; cost, \$200; owner, Hyman Krauser, 132 Vernon av; architect, Glucroft and Glucroft, 671 Broadway. Plan No. 1955.

PITKIN AV, 1593, interior alterations to 3-sty store and tenement; cost, \$450; owner, Benj. Bloom, 1533 Pitkin av; architect, S. Millman, 1780 Pitkin av. Plan No. 1789.

RALPH AV, 45, extension to 3-sty tenement; cost, \$1,700; owner, Hy. Haage, 48 Hicks st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1908.

ROCHESTER AV, 264, extension to 2-sty store and dwelling; cost, \$2,500; owner, Wm. Freffer, 1623 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1861.

STONE AV, 258, tank to 6-sty factory; cost, \$2,100; owner, Shetland Co., 44 Court st; architect, Maurice Brown, 13 Franklin st. Plan No. 1794.

WEST 24TH ST, 2847, extension to 1-sty dwelling; cost, \$350; owner, Edw. McKenny, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1773.

SURF AV, 526, interior alterations to 2-sty store; cost, \$1,000; owner, Samuel E. Jackman, Thompson's walk and Bowery; architect, Geo. H. Holland, 489 5th av. Plan No. 1882.

WOODRUFF AV, 53, raise roof of 2-sty hospital; cost, \$2,500; owner, Caledonian Hospital, on premises; architect, Chas. F. Garlich, 600 Jefferson av. Plan No. 1825.

## Queens.

BAYSIDE.—Ashburton av, s w cor 4th st, 1-sty frame extension, 20x45, front dwelling, tin roof, interior alterations; cost, \$1,200; owner, G. Katzwinkle, premises; architect, Edw. Gross, 21st st, Flushing. Plan No. 477.

BEECHURST.—Boulevard, n s, 260 w 16th av, bay window to dwelling; cost, \$150; owner, G. F. Meech, on premises. Plan No. 550.

BLISSVILLE.—Bradley av, n w cor Young st, foundation to dwelling; cost, \$375; owner, Wm. Collins, premises. Plan No. 549.

BLISSVILLE.—Greenpoint av, n s, 25 e Van Dine st, new store front to dwelling; cost, \$90; owner, L. Bloomfield, on premises. Plan No. 546.

COLLEGE POINT.—5th av, s s, opposite 15th av, 1-sty frame extension to rear dwelling, tin roof; cost, \$250; owner, Mrs. H. Schwarz, on premises. Plan No. 523.

EAST WILLIAMSBURG.—Mary st, e s, 175 n Meninger av, interior alterations to dwelling; cost, \$800; owner, G. Hoeflin, 8 Mary st, East Williamsburg. Plan No. 490.

EVERGREEN.—Cypress av, e s, 454 s Cooper av, plumbing to dwelling; cost, \$130; owner, H. Kummer, premises. Plan No. 569.

FAR ROCKAWAY.—Summit dr, n s, 800 e North av, 2-sty frame extension, 10x34, side dwelling, tin roof, interior alterations; cost, \$1,500; owner, Wm. Eltington, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 509.

FAR ROCKAWAY.—Central av, s s, 260 e Cornaga av, new store front; cost, \$150; owner, J. J. Kelly, on premises. Plan No. 525.

FAR ROCKAWAY.—Grandview av, e s, 478 s Lockwood av, plumbing to dwelling; cost, \$350; owner, Mrs. F. Sommerbaum, on premises. Plan No. 508.

FAR ROCKAWAY.—Central av, 232, interior alterations to dwelling; cost, \$250; owner, H. Hart, 1000 Madison av, Manhattan. Plan No. 536.



FLUSHING.—Parsons av, s e cor Poplar st, interior alterations to dwelling to provide for 2 families; cost, \$200; owner, W. Epuchard, premises. Plan No. 478.

GLENDALE.—Fosdick av, e s, 325 n Myrtle av, plumbing to dwelling; cost, \$60; owner, M. Sandler, on premises. Plan No. 516.

GLENDALE.—Welling st, s w cor Northern blvd, 1-sty frame extension, 20x21, side milk-house, tin roof; cost, \$200; owner, L. Compo, on premises. Plan No. 517.

GLENDALE.—Fosdick av, 51, 2-sty frame extension, 12x12, rear dwelling, tin roof; interior alterations; cost, \$500; owner, Frank Zentel, on premises; architect, L. Almendinger, 926 Broadway, Brooklyn. Plan No. 512.

HOLLIS.—Palatine av, n w cor Fulton st, new store front to dwelling; cost, \$95; owner, H. Hensen, on premises. Plan No. 485.

JAMAICA.—Locust st, s s, 200 e New York av, general alterations to Grand Stand; cost, \$3,000; owner, Metropolitan Jockey Club, 401 Lexington av, Manhattan; architect, Dodge & Morrison, 135 Front st, Manhattan. Plan No. 576.

JAMAICA.—Dubroff av, n s, 140 s Atlantic st, 1-sty frame extension, 10x14, side dwelling, tin roof; cost, \$100; owner, Carl Golup, premises; architect, L. Dannacher, Fulton st, Jamaica. Plan No. 567.

JAMAICA.—Atlantic av, n s, 50 e Brown av, 2-sty frame extension, 20x13, rear dwelling, tin roof, interior alterations; cost, \$1,500; owner, Petro Cecico, premises; architect, L. Dannacher, 370 Fulton st, Jamaica. Plan No. 566.

JAMAICA.—Sutphin rd, s s, 100 w South st, foundation to dwelling; cost, \$150; owner, Ignatz Drbst, premises. Plan No. 481.

JAMAICA.—Sutphin rd, s s, 100 w South st, extension on frame shed, 10x10; cost, \$75; owner, Ignatz Drotz, on premises. Plan No. 495.

JAMAICA.—Hillside av, s s, 388 w Kaplan av, erect two cesspools to dwellings; cost, \$150; owner, D. Kostra, on premises. Plan No. 486.

JAMAICA.—Fulton st, 356-58, interior alterations to office building; cost, \$350; owners, Davis & Pearsall, on premises. Plan No. 501.

JAMAICA.—Flushing av, 9, electric sign to store; cost, \$75; owner, Flora K. Solmann, on premises. Plan No. 491.

JAMAICA.—Bryant av, e s, 150 s Beaufort st, foundation to dwelling; cost, \$500; owner, J. R. Barnes, on premises. Plan No. 519.

JAMAICA.—Sutphin rd, n w cor Humboldt blvd, new foundation to dwelling; cost, \$300; owner, Jos. Zimbral, on premises. Plan No. 539.

JAMAICA.—Unionhall st, 80, interior alterations to dwelling; cost, \$800; owner, Mrs. Kate Berger, on premises. Plan No. 538.

L. I. CITY.—4th av, w s, 150 s Potter av, new w. c. compartment dwelling; cost, \$75; owner, E. Dvorsky, premises. Plan No. 573.

L. I. CITY.—9th av, 680, porch on dwelling; cost, \$200; owner, M. Anzolene, premises. Plan No. 520.

L. I. CITY.—North William st, 16, 2-sty frame extension rear dwelling, 7x11, tin roof; cost, \$150; owner, Salvatore Sarratonia, premises. Plan No. 561.

L. I. CITY.—Starr av, e s, 75 s Pearsall av, general interior alterations to dwelling; cost, \$1,000; owner, Vincent Sobochinski, 59 Howard st, Brooklyn. Plan No. 578.

L. I. CITY.—Trowbridge st, n s, 325 w Willow st, 1-sty added to top dwelling; cost, \$75; owner, J. Somer, on premises. Plan No. 520.

L. I. CITY.—Broadway, 507, electric sign, store; cost, \$100; owner, Eliz. Erath, on premises. Plan No. 540.

L. I. CITY.—Davis st, e s, 100 s Jackson av, freight platform to shed; cost, \$475; owner, Kreamer's Express Co., 2d av and 9th st, College Point. Plan No. 541.

L. I. CITY.—Boulevard, e s, 50 n Freeman av, plumbing to shop; cost, \$75; owner, Wm. Entern, on premises. Plan No. 526.

L. I. CITY.—Broadway, n w cor 10th av, interior alterations to dwelling; cost, \$200; owner, E. Burbach, on premises. Plan No. 500.

L. I. CITY.—Borden av, n e cor Van Alst av, interior alterations to factory; cost, \$100; owner, American Drug Co., on premises. Plan No. 489.

L. I. CITY.—10th av, 956, alterations to dwelling; cost, \$600; owner, Henry Reinsbecker, 912 Albert st, L. I. City. Plan No. 498.

L. I. CITY.—Pearsall st, 114, interior alterations to dwelling; cost, \$400; owner, H. Sabochuski, on premises. Plan No. 483.

MASPETH.—Clinton av, n s, 200 w Clermont av, foundation to dwelling; cost, \$85; owner, Mrs. Freinger, on premises. Plan No. 548.

MASPETH.—Fresh Pond Rd, 50, new store front; cost, \$130; owner, C. Baumann, premises. Plan No. 572.

MORRIS PARK.—Curtis av, e s, 452 s Liberty av, repair dwelling after fire damage; cost, \$400; owner, Chas. Muller, 66 Beaver st, Jamaica. Plan No. 499.

NORTH BEACH.—Maple av, w s, 130 s Old Bowery Bay rd, interior alterations to hotel; cost, \$500; owner, Tony Frankel, premises. Plan No. 482.

OZONE PARK.—Hatch av, e s, 140 n Kimball av, plumbing to dwelling; cost, \$200; owner, H. Van Wicken, on premises. Plan No. 505.

OZONE PARK.—Thedford av, w s, 150 n Kimball av, plumbing to two dwellings; cost, \$60; owner, M. F. Mond, on premises. Plan Nos. 532-33.

RICHMOND HILL.—Ward st, e s, 400 s Liberty av, repair dwelling after fire damage; cost, \$300; owner, Mrs. Francis Cooke, on premises. Plan No. 497.

RICHMOND HILL.—Lefferts av, w s, 65 n Stewart av, 1-sty frame extension, over present extension, on rear of dwelling; cost, \$500; owner, John Uhl, on premises. Plan No. 551.

RICHMOND HILL.—Sherry st, n s, 294 w Herald av, plumbing to dwelling; cost, \$175; owner, M. Gilgallon, premises, Plan No. 580.

RICHMOND HILL.—Freedom av, w s, 125 n Maple st, plumbing to dwelling; cost, \$65; owner, Wm. A. Schmidt, premises. Plan No. 574.

ROCKAWAY BEACH.—Holland av, 35, plumbing to dwelling; cost, \$300; owner, M. P. Holland, premises. Plan No. 560.

ROCKAWAY BEACH.—Waverly av, w s, 120 s Boulevard, 1-sty frame extension, 14x8, rear of dwelling, tin roof; cost, \$200; owner, Jos Kesport, on premises; architect, J. B. Smith, Rockaway Beach. Plan No. 518.

ROCKAWAY BEACH.—Boulevard, bet. Alexander and Straighton avs, new foundation to dwelling; cost, \$300; owner, Island Estate Co., 320 Broadway, Manhattan. Plan No. 545.

ROCKAWAY BEACH.—Judson av, w s, 120 s Boulevard, new foundation to dwelling; cost, \$200; owner, Geo. E. McCaffrey, on premises. Plan No. 488.

ST. ALBANS.—Herkimer st, e s, 360 n Central av, 2-sty frame extension, 14x18, side dwelling, interior alterations; cost, \$800; owner, E. H. Brown, 141 Broadway, Manhattan. Plan No. 565.

SPRINGFIELD.—Farmers av, n w cor Mills av, 1-sty frame extension, 30x30, rear barn, tin roof; cost, \$600; owner, Robert Murray, on premises. Plan No. 493.

SPRINGFIELD.—Roseland av, s s, 400 e Springfield rd, new foundation to dwelling; cost, \$250; owner, E. Dooley, on premises. Plan No. 487.

WHITESTONE.—2d pl, w s, 110 n Boulevard, plumbing to dwelling; cost, \$300; owner, Jas. S. Maher, on premises. Plan No. 544.

WHITESTONE.—6th st, n s, 175 e 8th av, plumbing to dwelling; cost, \$150; owner, John Offuhr, premises. Plan No. 562.

WHITESTONE.—19th st, s s, 300 w 14th av, 1-sty frame extension, 7x10, rear dwelling, tin roof; cost, \$100; owner, Mrs. Lucas, on premises. Plan No. 506.

WINFIELD.—Fick av, n e cor Queens boulevard, new foundation under store and dwelling; cost, \$700; owner, F. W. Wenderoth, premises. Plan No. 456.

WOODHAVEN.—Jamaica av, n s, 120 e Woodland av, new store front to dwelling; cost, \$100; owner, H. Ohland, on premises. Plan No. 484.

WOODHAVEN.—Forest pkway, e s, 87 n Jamaica av, 1-sty frame extension over present extension on rear dwelling, tin roof; cost, \$350; owner, Emile Marsch, on premises. Plan No. 537.

**Richmond.**

CAROLINE ST, w s, 175 s Cost av, West Brighton, alteration to frame store and dwelling; cost, \$185; owner, Ellis Estate, West Brighton. Plan No. 91.

JOHN ST, w s, 100 n Railroad, Port Richmond, alterations to frame dwelling; cost, \$100; owner, T. Kosowski, Port Richmond. Plan No. 90.

3D ST, n s, 700 w Chestnut av, Richmond, alteration to frame dwelling; cost, \$350; owner, F. Theimer, Richmond. Plan No. 93.

CEDAR GROVE AV, e s, 2,000 s New Dorp lane, New Dorp, alteration to frame bungalow; cost, \$200; owner, H. M. Thayer, West New Brighton. Plan No. 89.

CRESCENT AV, w s, s Boulevard, South Beach, alteration to frame dwelling; cost, \$200; owner, Chas. Zoeller, South Beach; architect, none. Plan No. 88.

ROCKLAND AV, w s, 3,000 n Masuer av, Egbertville, alteration to storehouse; cost, \$250; owner, Washington Square House for Friendless Girls, 9 West 8th st, Manhattan. Plan No. 92.

**PERSONAL AND TRADE NOTES.**

C. B. PECK has resigned from his position with the B. F. Sturtevant Co., and, after May 1, will be associated with Blake & Williams, heating contractors, 26 Grove st.

MISS ELSIE DE WOLFE, interior decorator, 4 West 40th st, will move her offices and showrooms to more commodious quarters at 2 West 47th st, as soon as alterations are completed.

CHARLES E. RAMIREZ has been placed in charge of the show rooms of Bavelly & Sons, manufacturers of "Egualite" lighting fixtures, in the Architects' Building, 101 Park av.

FRANK EURICH, architect, formerly at 200 5th av, has discontinued his New York office, and will continue the practice of his profession at his residence in Hackensack, N. J.

GEORGE F. PENTCOST, landscape architect formerly at 15 Gramercy Park, N. Y. C., has discontinued his office here and moved to Darien, Conn., where he will resume the practice of his profession.

A BOARD OF BUILDING COMMISSIONERS for Westchester county has been formed, consisting of Robert S. Brewster, Arthur W. Lawrence and George N. Mertz. This board was created by the Coffey bill, which was recently passed in the Legislature.

L. B. MARKS AND J. E. WOODWELL, consulting engineers at 103 Park av, will dissolve partnership on May 1. Mr. Marks will retain his offices at the present address and specialize as heretofore in illuminating engineering. Mr. Woodwell will locate his offices at 8 West 40th st, where he will continue his practice as a consulting engineer.

EDWARD CORNING COMPANY, building construction, has moved to larger and more attractive offices, on the twelfth floor of the Vanderbilt Concourse Building, 52 Vanderbilt av, Manhattan.

THOMAS R. WITHERS, formerly of the firm of Brown & Withers, and later of the firm of Withers & Mills, is now associated with Charles W. Dean, under the firm name of Withers & Dean, insurance brokers, at 89 Maiden lane.

**OBITUARY**

ERSKINE VAN HOUTEN, a noted general contractor of Manhattan and who had done considerable building for John D. and William Rockefeller, died at his home, 5 Willow place, Mt. Vernon, N. Y., Friday, March 19. His office was for years at 201 East 68th st.

WILLIAM JOHN LIGHT, a retired building contractor, formerly of the firm of Light & Ferguson, general contractors, prominent in Brooklyn, died at his home, 542 Clinton st, from apoplexy, Wednesday, March 17. Mr. Light was sixty-four years old. He was born in Plymouth, England, and had been a resident of Brooklyn for fifty years. He is survived by his widow, a son and three daughters.

WILLIAM WIRT LUMMUS, formerly a Government architect, died Wednesday, March 17, at his home in Lynn, Mass. Mr. Lummus, who was seventy-seven years of age, studied architecture under the late Edward C. Cabot, of Boston, and was appointed Government architect by President Lincoln. He remained at Washington for many years and finally established himself in Boston.

FREDERICK ARTHUR HALL, a mechanical engineer with offices at 5 Beekman st, Manhattan, died at his home in Passaic, N. J., Tuesday, March 16. He was a member of the American Society of Mechanical Engineers and for many years was connected with the Yale & Towne Manufacturing Company, in charge of the chain hoist department. He was widely known in engineering circles. His widow and two children survive him.

FREDERICK K. A. SEEBASS, architect and building superintendent, died of a hemorrhage of the brain at his home in Passaic, N. J., Thursday, March 18. Mr. Seebass was fifty-one years of age and for a number of years was associated with the firm of J. J. O'Leary & Co., general contractors of Passaic and New York City. Mr. Seebass was the architect of many factories, churches and other prominent buildings in Passaic and vicinity. He is survived by his widow and three children.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

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.

CONFERENCE OF MAYORS and other city officials will be held at Troy, N. Y., June 1 to 3, inclusive. This will be the sixth annual meeting of this conference, which consists of the city officials of all of the 54 cities in the State. In connection with this conference, an exhibit of the implements and manufactured wares which are commonly purchased and used by municipalities, will be held in the State Armory. General secretary, C. Arthur Metzger, Troy Chamber of Commerce, Troy, N. Y.

HARDWARE & SUPPLY DEALERS' ASSOCIATION of Manhattan and Bronx Boroughs, Inc., at its annual meeting held Thursday, March 18, elected the following officers: Joseph Gleason, president; Michael J. Busch, vice-president, and Frank P. Van Riper, treasurer. Directors, William A. Schley, George Wilkening, Finance Committee, Charles Eberhart, George Pfaff, Jerome Silverman.

NEW YORK CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS, at a dinner held at the University Club, Wednesday, March 24, awarded a medal to Vincent Astor, as the owner of the best six story apartment house erected in New York during 1914. The house upon which the award was based is located at 305 West 45th street.

THE ASSOCIATION OF DEALERS IN MASON'S BUILDING MATERIALS, at its recent annual meeting, elected as president, Francis N. Howland of the firm of Candee, Smith & Howland. This is the thirteenth consecutive time that Mr. Howland has been chosen to occupy the position of chief executive of the association. Other officers elected were: William H. Schmohl, vice-president; Nathan Peck, treasurer, and Francis N. Howland, William H. Schmohl, Nathan Peck, John H. Mahnken, William K. Hammond, James E. Clonin, William H. Barnes, Ernest Braun, Wright D. Goss, John C. McNamara, John J. Bell, Andrew J. Brislin, Stephen V. Duffy, Frank E. Wise and F. D. Creamer, as directors.

SOCIETY OF ARCHITECTURAL IRON MANUFACTURERS, Thomas Dimond, president, has formulated a set of resolutions which were adopted at a meeting of the society held March 22. These resolutions were called forth by statements which have appeared in the public press purporting to be the substance of a report made to His Honor the Mayor by his Commissioner of Accounts, in which it is stated that the Society of Architectural Iron Manufacturers is not representative of the iron and steel industry, which the Legislature sought to conserve when it enacted the City Charter. The resolutions state: "This society denies the statement that it is not representative of the iron and steel industry of this city. Its membership performs at least 75 per cent of the work in the steel building business and employs 75 per cent of the labor engaged; and that it would be a very grave disaster to the property owners, architects, builders and citizens, should the efforts prevail to deprive this society of representation on the Board of Examiners. This society resents most strongly the insinuations cast on its representative on the Board of Examiners, and hereby affirms its confidence in his integrity and deprecates the unwarranted attack made upon him."



## BUILDING MATERIALS AND SUPPLIES

**ATLAS ADVANCES FUTURE DELIVERY CEMENT PRICE TO \$1.42 AND THROWS IN ITS ENTIRE HUDSON RIVER KILN CAPACITY**

A Financier's Reasons for Being Optimistic—Much Suburban Building

**F**OLLOWING the lead of the Allentown Portland Cement Company in advancing its price five cents last week, the Atlas Portland Cement Company this week advanced its price for future delivery ten cents, making the quotation \$1.42. Incidentally the company will start its Hudson river mill next week, utilizing its full capacity. The Lehigh Portland Cement Company's Fogelsville plant is running 47,000 barrels a day. This company's storage capacity is 700,000 barrels, and it has at present only 200,000 barrels in reserve, so that it would appear that although this company is now operating its full plant capacity the increasing demand for this commodity is such as to indicate that the market is taking care of it despite the fact that the railroads have not yet come into the purchasing market as heavily as usual.

There is some business being taken at levels below the \$1.32 future delivery price, but only for exceptional trade. It is extremely hard to buy cement in the market even on a spot basis at \$1.23, because none of the companies selling standard cement of a dependable quality appear to care for any more business at that figure. Dealers who have contracted for cement at the sixty cent mill base are advised to get their supplies into their own hands at the earliest possible moment, because, some in the trade question the validity of the agreement should, for any reason, the manufacturers find it inconvenient to fulfil the contracts.

It was pointed out, for instance, that if the building season should develop the strength that plan filing reports at present indicate, the mill price might advance to a figure even higher than the ninety cent base ruling before the late break in prices. If dealers proceed to contract upon the basis of sixty cents and under to builders upon the assumption that the manufacturer will make deliveries thirty cents a barrel below prices that may exist around August, and the demand for cement as the result of the building movement should crowd most of the mills, it might prove difficult for the dealer to make good on the business he has taken. Proceeding on the basis of a bird in the hand is worth two in the bush, most dealers are making room for all the cement they can in their sheds now.

While there is a great quantity of building plans being filed in the metropolitan district, and especially in Manhattan, the peculiar condition of the money market is holding actual work back to a considerable extent. There is, however, a better demand for material everywhere save in the Southern section of Manhattan. Harlem is doing well and so are those outlying sections that

are going to be reached by the new subways.

Brick sales in the wholesale market were weak because dealers apparently are riding from stacks. Prices run from \$5.50 to \$6.00 for good Hudsons. Raritans are stronger at \$6. Other departments are without feature, save in steel, which, while adhering to the \$25.20 basis, is stiffening in tone for future requirement.

"There have been changes for the better in business," said a prominent New Jersey financier this week, "and there is a better tone to building finance as well as in the money market in general. Gold, to the amount of \$5,500,000 was transferred from Ottawa, Canada, to New York this week and additional engagements are pending. Total imports of gold, thus far this year, amounts to \$28,000,000, the bulk of which came from Canada, where the Bank of England has established a special reserve. Exchange rates are distinctly favorable to bringing in gold. The first quarter of the calendar year promises to show a trade balance of between \$400,000,000 and \$500,000,000 in favor of this country. This money must be placed.

"Furthermore the individual savings bankbook holder has had his lesson during the late depression. He has found that his little nest egg in the savings department has been safe. He will figure upon positively putting aside as much, if not more, to rebuild that refuge. This will mean hundreds more millions to be reinvested. Building construction and expansion of all kinds will go ahead."

Looking over the construction situation practically every person concerned admits that changes are better. Lime, cement, lumber, steel, plaster and specialty mills are all developing and throwing in greater capacity, brick being the only exception, mainly because the Hudson district is still in its winter season when no brick is made at all, even under normal conditions. The upturn in the price of building materials has come and it is merely speculation to attempt to fix the limits to which quotations may go. The consuming public must bear in mind that factory and mill stocks have been seriously depleted and that demand for some time probably will be in excess of supply which always means higher prices.

Plan filings for the week in New York follow. In the corresponding week last year there were 349 plans filed with an estimated total value of \$4,037,806.

	Week ending	
	Mar. 19	Mar. 26
Manhattan...	4 \$ 213,150	15 \$ 660,300
Pronx.....	16 708,150	23 574,600
Brooklyn....	140 1,564,900	149 1,290,500
Queens.....	134 548,795	172 718,169
Richmond....	25 36,205	31 49,145
Total.....	319 \$3,070,430	390 \$3,292,714

the Atlas Portland Cement Company throws in all its kilns in the Hudson district. It advanced its price ten cents on future deliveries last week. The quotation on this brand is now \$1.42.

E. M. Hagar, former president of the Universal Portland Cement Company, who is forming a cement manufacturing corporation with plants each covering a radius of 200 miles and reaching from coast to coast, is expected to have an important announcement to make within a very short time. The project is well financed with a capitalization of something like \$25,000,000.

Practically all of the plans in the Lehigh district have taken all the business they care to handle at quotations below seventy cents, mill. The lead of the Allentown Portland Cement Company, backed up by the Atlas and presumably by other companies who are not yet ready to formally announce the high quotations to the New York trade for one reason or another, at least, show which way the wind is blowing.

This week practically closes the month of

March, and the first quarter of 1915. In many respects it has been as bad a three months as the trade as a whole has ever passed through. But conditions are changing. The country's balance of trade in its favor now runs well over the \$300,000,000 mark. Within the last three weeks more than \$23,000,000 has been shipped from Ottawa to this country. Exchange rates are the lowest in history and savings bank deposits begin to show a return of money to depositories. These moneys have to be re-invested and the prospects are that only the beginning of this inflow is apparent.

Accompanying reports on this page indicate the movement of building in this city. Plan filings for the five suburban counties in New Jersey show a gain for the week of \$1,033,000 in value and 79 new building plans, as compared with the reports for the same week last year. One is likely to consider this improvement in the prospective building season as due haste on the part of builders to file plans in anticipation of the final approval of the proposed building code, until the conditions in the neighboring city of Philadelphia are noted, where building permits for March up to the 25th had actually exceeded the volume of operations in any March during the last four years. February exceeded the business of the previous year by more than \$375,000.

What already has been gained in the building material and construction department promises to be increased as the influx of gold makes for further easement of the money situation. The head of a great financial institution said this week that by the time the building season gets under way this year such a thing as premiums for loan accommodations would not be dreamed of expressed the opinion that Manhattan was still over-built and that there was little need for further construction there for a year or two as far as commercial buildings were concerned. The suburbs, he said, offered the golden opportunity to building investors and there premiums even now are not always required in negotiating for money.

### COMMON BRICK.

**Wholesale Movement Takes on Normal Volume—Building Better.**

**J**UDGING by the volume of common brick moving in and out of the wholesale market this week there is a decided improvement in the number of building operations going ahead. Heretofore dealers have followed the policy of moving out stocks rather than go into the barge market for supplies, but the fact that fifty-two bargeloads or 15,600,000 started on their way toward ultimate consumption this week indicates a decided improvement in building conditions. The unloading movement as reported by the Greater New York Brick Company also showed a gain of almost a million. Official transactions for Hudson River brick covering the week ending Thursday, Mar. 25, 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.		1914.	
Open barges, left over, Friday A. M., Mar. 19—11.	Arrived.	Sold.	
Friday, Mar. 19.....	5	8	
Saturday, Mar. 20.....	14	18	
Monday, Mar. 22.....	13	14	
Tuesday, Mar. 23.....	7	3	
Wednesday, Mar. 24.....	5	3	
Thursday, Mar. 25.....	6	6	
Total.....	50	52	

Reported en route, Friday, Mar. 26—3. 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. 26—9.

Unloading.			
Mar. 12..11	288,500	Mar. 19..11	523,500
Mar. 13..9	159,000	Mar. 20..10	340,500
Mar. 15..13	454,800	Mar. 22..14	537,000
Mar. 16..13	581,700	Mar. 23..15	589,500
Mar. 17..13	625,000	Mar. 24..18	756,000
Mar. 18..12	474,500	Mar. 25..17	786,000
Total..71	2,583,500	Total..85	3,538,500

1914.		1915.	
Left over, Friday A. M., Mar. 20—46.	Arrived.	Sold.	
Friday, Mar. 20.....	0	3	
Saturday, Mar. 21.....	0	0	
Monday, Mar. 23.....	2	4	
Tuesday, Mar. 24.....	0	20	
Wednesday, Mar. 25.....	0	5	
Thursday, Mar. 26.....	2	12	
Total.....	4	44	

Condition of market, stikening at top quotations. Price: Hudson, \$5.50 to \$6; Newark, yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., Mar. 27—6

### OFFICIAL SUMMARY.

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Mar. 25, 1915	179
Total No. bargeloads sold Jan. 1 to Mar. 25, 1915.....	170
Total No. bargeloads left over Mar. 26, 1915	9
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to Mar. 26, 1914.....	123
Total No. bargeloads sold Jan. 1 to Mar. 26, 1914.....	117
Total No. bargeloads left over Mar. 27, 1914	6

### BUILDING METALS.

**New Steel Bar Prices 1.20c. for Second Quarter Delivery.**

**B**UILDING METALS are showing a turn for the better. Structural steel is still being quoted, at tidewater, at \$25.20 a ton, but the new quotation for steel bars out of Pittsburgh is 1.20c., a five cent gain over the 1.15c. base for March. Some large consumers who had covered themselves in the first quarter at 1.10c. and in some cases as low as 1.05c. were slow to

### CONFERENCE COMMITTEE NAMED. President Howland of the Dealers Association Selects Five.

**W**HEN the annual meeting of the Association of Dealers in Masons' Building Materials held its annual meeting last week, Francis N. Howland, its president, was authorized to select a committee to serve as conferees with cement manufacturers with reference to trade conditions. He appointed as the committee on Labor and Trade Conditions, Wright D. Goss, president of the Empire Brick & Supply Company, chairman; John J. Bell, Audley Clarke, Ernst Braun and William H. Barnes.

### PORTLAND CEMENT.

**More Kilns Operate in Lehigh District—Hagar's Plans Soon Out.**

**C**ONDITIONS in the cement situation are improving. Nine more kilns went into service in the Lehigh district. Part of these were blown in by the Alpha Company. Next week