

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 3, 1915

THE NEW CODE OF CITY ORDINANCES

The Mayor Signs the Recodification Bill, Which Includes the Building Code as Amended up to the Present Date—Old and New Laws Rearranged for the First Time in Eight Years

THE city's long struggle for an intelligible and up-to-date Code of Ordinances reached a most satisfactory stage on Tuesday of this week, when Mayor Mitchel signed the ordinance constituting a new code and returned it to the Board of Aldermen with the following message:

"I have approved the proposed Code of Ordinances and return it to you herewith. It is my duty to congratulate the committee upon their diligence and ability in producing this revised code for the city. You may well feel proud of the result attained."

The new code went into effect immediately upon its approval by the Mayor, and by its terms repeals all other general ordinances or parts thereof. For these reasons, it is advisable that the public generally, and our readers in particular, should become acquainted with the provisions of the new codification, which will have an important and constant bearing upon their interests and responsibilities.

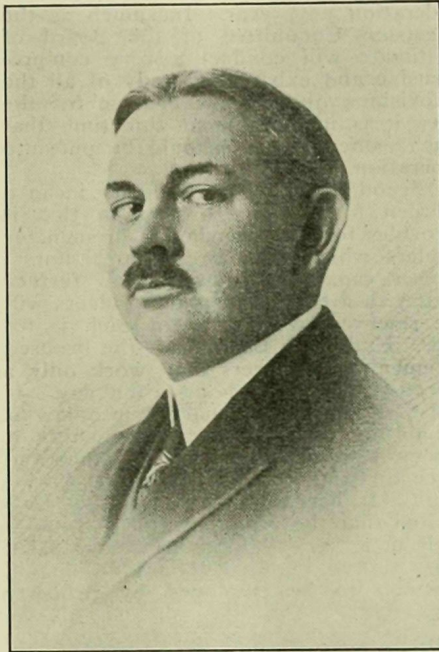
A Forgotten Duty.

Section 57 of the Greater New York Charter provides that the general ordinances shall be reduced to a code and published. It also directs the Board of Aldermen to appoint a committee that shall compile and publish such ordinances annually. The Code of Ordinances repealed by the new codification became effective on Jan. 1, 1906. Since then, it had not been revised, nor had there been prepared and published in any year the required compilation of the general ordinances. This mass of general ordinances was an enigma to lawyers and laymen alike.

The provisions of the old code were not arranged subjectively, as convenience demanded, but were imperfectly correlated, according to the jurisdictions of the officers charged with their enforcement. It was divided into sixteen parts, containing, with the amendments made since Jan. 1, 1906, over 250,000 words. This was greater than the volume of the Charter, as amended and supplemented to date. As in the case of the Charter, the old code was congested by needless repetitions, obsolete provisions and other redundant material. Its phraseology was antiquated, and, in many instances, so involved as to be almost unintelligible.

The Plan of the Code.

In form, the new Code of Ordinances has been moulded on the lines of the Consolidated Laws. The provisions relating to particular subjects have been correlated and divided into chapters, which have been arranged in alphabetical order. By statute the Sanitary Code, the Park Ordinances and the Regulations of the Municipal Explosives Commission must constitute separate and independent chapters of the Code of Ordinances, and each has its own scheme of section numbering. For these reasons, it was not feasible to number all sections of the recodification in a single series, in the fashion of the Charter. That there might be a



ASST. CORPORATION COUNSEL MacNULTY.

Who drafted the new code of ordinances.

uniformity in this particular, the sections of each chapter of the new code have been numbered in a separate series and grouped in appropriate "articles."

The new code contains twenty-eight chapters numbered and entitled as follows:

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| 1. General provisions. | 14. Licenses. |
| 2. Administrative provisions. | 15. Markets. |
| 3. Advertisements and exhibitions. | 16. Municipal civil service. |
| 4. Bridges. | 17. Parks, parkways and park streets. |
| 5. Building code. | 18. Police. |
| 6. Charities. | 19. Railroads. |
| 7. Corrections. | 20. Sanitary code. |
| 8. Docks. | 21. Sewers and drains. |
| 9. Electrical control. | 22. Street cleaning. |
| 10. Explosives and hazardous trades. | 23. Streets. |
| 11. Firearms. | 24. Traffic regulations. |
| 12. Fires and fire prevention. | 25. Water supply. |
| 13. Hospitals. | 26. Weights and measures. |
| | 27. Miscellaneous. |
| | 28. Repeal. |

The Building Laws.

The Building Code was omitted from the original draft of the new code, because it was in process of revision on the date when the preliminary report of the Committee on Codification was submitted to the Board of Aldermen. Subsequently, however, the Committee on Buildings of the Board decided to undertake the amendment of the code subject, rather than to attempt to prepare an omnibus revision thereof for submission as a single ordinance. This change in plan necessitated the inclusion of the Building Code, as amended to date, in the general recodification of ordinances. Its text has been correlated and rearranged in articles and sections, in conformity with the general plan of the new code and in the order suggested by Mr. Rudolph P. Miller, the technical adviser of the Committee on Buildings, but without change in substance; except that there has been trans-

ferred to the Building Code chapter all ordinance provisions relating to the construction and alteration of motion picture theatres and open-air motion picture theatres contained in the motion-picture ordinance, approved by Mayor Gaynor, July 8, 1913.

Thirty-two Articles.

The new compilation of the Building Code contains all of the amendments thereof, to date, and is divided into thirty-two articles numbered and entitled as follows:

- Article.
- 1—General provisions.
 - 2—Materials.
 - 3—Strength of materials.
 - 4—Classification of buildings.
 - 5—Restricted areas.
 - 6—Height, size and arrangement.
 - 7—Light and ventilation.
 - 8—Exit facilities.
 - 9—Projections beyond building line.
 - 10—Safeguards during construction.
 - 11—Partition fences and walls.
 - 12—Excavations and foundations.
 - 13—Masonry walls.
 - 14—Wood construction.
 - 15—Iron or steel construction.
 - 16—Reinforced concrete construction.
 - 17—Fireproof construction.
 - 18—Firewalls and shafts.
 - 19—Chimneys, flues and heating appliances.
 - 20—Construction above roof.
 - 21—Construction generally.
 - 22—Frame construction.
 - 23—Buildings of a public character.
 - 24—Motion picture theatres.
 - 25—Theatres and other places of amusement.
 - 26—Miscellaneous structures.
 - 27—Elevators.
 - 28—Fire extinguishing appliances.
 - 29—Plumbing and other systems of piping.
 - 30—Altering, changing or demolishing buildings.
 - 31—Unsafe buildings and collapsed structures.
 - 32—Enforcement of chapter.

An Inexpensive Work.

The splendid service rendered to the city by the production of the new Code of Ordinances is particularly notable, in that the work was accomplished without burdening our taxpayers with the huge outlay for municipal "experts," "efficiency" engineers and other superior persons, imported from the prairies and the everglades, usually required for an important local undertaking. The new code was prepared under the supervision of the Committee on Codification of Ordinances of the Board of Aldermen, consisting of William H. Pendry, Chairman, Lauren Carroll, Joseph W. Spencer, Frederick H. Stevenson, William H. Chorosh, Isidor M. Rosenblum, John Kochendorfer, Harry Robitzek, Louis Jacobson, Arnon L. Squiers, Louis Wendel, Jr., and Clarence Schmelzel, with Frank J. Martin as clerk. The planning and drafting of the code was the work of A. C. MacNulty, Assistant Corporation Counsel, who acted as counsel to the committee. Aside from the salaries of these officers and the cost of the necessary printing, the actual expense of the recodification was less than \$1,000.

The Board of Aldermen recognizes that the new code requires revision of substance in many of its provisions. Several ordinances having this end in view are now pending, and others are in preparation. The leaders of the board hope that, before the end of the year, the code will be made as complete and satisfactory in substance as it is now in form and arrangement.

MORE JOBS FOR LICENSED ENGINEERS

Every Steam Heating Boiler of Over Twenty Horsepower Capacity Affected by a New Legislative Bill—Digest of Other Measures

GENERAL attention has been directed during the week to a bill in the Legislature making radical changes in the law governing the inspection of steam boilers in this city, since the discovery was made that the bill would compel the owners of thousands of apartment houses and other buildings to employ licensed engineers and licensed firemen to take charge of their steam heating boilers, instead of the janitors who now discharge this service.

The licensed engineers mostly belong to local trade unions which have a fixed scale of wages and prescribed rules. In effect, the bill unionizes the janitor service in all the steam-heated apartment houses and business buildings having boilers of more than twenty horsepower capacity.

The bill, which was introduced by Senator Wagner (Int. 1193) transfers the duty of supervising the licensing of engineers and the inspection of boilers from the Police Department to the Department of Licenses. It creates a new bureau with eleven specified employees (and authority to appoint others) who are to take the place and perform the duty now discharged by seven policemen and two civilians. All heating boilers carrying no more than ten pounds of steam per square inch are exempted as at present, but when they are of more than twenty horsepower they must be in the charge of a licensed engineer, who is a citizen of the country.

The bill also requires that refrigerating machines of three or more tons of daily output shall also be in charge of a licensed engineer, even if the motive power is only a small electric motor or gasoline engine, such as any boy can run. Every boiler that is used for pressure is to be tied up with a licensed fireman as well as a licensed engineer, and no man can obtain a fireman's license unless he is twenty-one years of age or more, which prohibits an engineer from taking a youth to break him into firing.

The labor unions back of the bill estimate that there will be four to five thousand more jobs for them if the bill is enacted, but other estimates are considerably higher. The number of plants now regularly inspected by the police department is thirteen thousand. A plant may consist of one or a hundred boilers. Many janitors would have to qualify as licensed engineers and American citizens or be displaced, and the owners of the property would find their expenses increased considerably.

Only Citizens Eligible.

No person would be eligible for examination as an engineer unless he is a citizen, twenty-one years old, and has been a fireman or oiler for five years under the immediate supervision of a licensed engineer, and two years in the City of New York. A fireman, in order to obtain a license, must also be a citizen twenty-one years old, and have been employed as an oiler or coal passer or assistant to and under the instruction of a duly licensed engineer for two years. Firemen are not now required to be licensed. No boiler can be operated (under this law) except under the immediate supervision of a duly licensed engineer. The bill is being opposed by the American Society of Mechanical Engineers, the National Boiler Manufacturers, the janitors' society and real estate interests.

The boiler code of the American Society of Mechanical Engineers fixes the allowable maximum working pressure

for low pressure steam heating boilers at fifteen pounds per square inch. Such a boiler may be constructed of castiron except connecting nipples and bolts.

Advisory Council Objects.

The Advisory Council opposes this bill on two grounds: "First, that every effort should be made to discourage the repeated attempts by the legislature to amend the City Charter, in view of the proposed revision of the charter which will be referred to the voters for consideration next year. Inasmuch as the Revision Committee of the Board of Estimate will conduct a very comprehensive and exhaustive study of all the provisions of the new charter for the city it is inadvisable at this time that such amendments should be put into operation.

"Second, this bill will further mean a burden to property owners in that it provides for the licensing of firemen for boilers which are more than 20 horsepower capacity. It will mean further that two firemen and two engineers will be required, where one of each is today. Under the Labor Law the licensed firemen or engineers may work only a certain number of hours each day. If this bill should be enacted into law it would be necessary to have two shifts of licensed firemen or licensed engineers in each apartment house over five stories high. It has been conservatively estimated that the requirements of this bill will mean an additional increase from one to two hundred thousand licensed firemen to be employed by property owners.

"There seems to be no question as to the safety of boilers and their operation under the present law, so that life and property would not be conserved by licensing firemen. While, on the other hand, the burden of supporting such a large number of employees would be imposed directly on real estate at a time when it is little able to assume any additional expense for maintenance. When both the city and the state administrations are endeavoring to relieve property owners of over-inspection, it is inopportune to enact a law which merely aggravates the serious situation now existing."

A New Bond Tax.

In anticipation of the repeal of the Secured Debt Tax, a bill passed both houses of the Legislature (and was signed by the Governor), which suspends the operation of the Secured Debts law until May 1, when it is now expected a new law laying a tax of two mills upon bonds and other evidences of secured indebtedness. There are two bills before the Legislature now to repeal the secured debts tax law. One was introduced by Senator Boylan, but the one that most likely will be adopted is the Talmage bill, in the Assembly. A hearing on the bill will be held April 6. This is the measure which imposes an annual tax of two mills, and will result in an access of approximately \$1,500,000 to the State's revenue.

The Mayor's bill to establish a central purchasing bureau for the city was laid aside by the Assembly. The Phelan bill for the interchange of transfers on the city's traction lines also was advanced. The bill permitting the use of school and other city buildings for polling places, and Mayor Mitchel's marginal terminal bill for Brooklyn were passed.

Senator Cromwell's bill providing for the improvement of Coney Island Creek passed the Assembly and went to the Governor for approval.

In the Senate the Thorn Compensation amendment, supplementing the compensation bill now before the Governor, was passed by a vote of 30 to 17. An emergency message from the Governor served to bring about quick action. The bill to reorganize the Department of Weights and Measures, by placing its management under the Secretary of Agriculture, was passed by a vote of 29 to 17. The Tax Reorganization bill, which has the Governor's sanction, was hauled out of committee amended and passed. Supervision over up-State assessments is abandoned.

Assembly Bills.

The following new bills have been introduced:

A. 1633 (Landon). Amending the Tax Law (Sections 21, 22, 7, 8, 11, 12, 28, 306 and new article XVI.), by providing for the exemption from taxation of furniture, household goods, books, professional instruments, pictures, jewelry, wearing apparel and other personal effects, not held for sale or profit, to the value of \$1,000. At present household furniture is exempted to this amount. Working tools, implements, teams, vehicles and domestic animals, owned by a householder and not held for sale, are exempted to the value of \$1,500. "Tangible personal property" is defined as corporeal personal property, and not money, deposits in bank, shares of stock, bonds, notes, credits, or evidence of an interest in property or evidences of debt. An annual tax of 5 mills on each dollar of the full value of all tangible personal property is imposed.

Senate Bills.

S. 1295 (Wagner). Amending the Labor Law (new section 174), by making the occupant of a mercantile establishment responsible for compliance with the provisions of the Labor Law. The Labor and Industries Committee.

S. 1337 (Sanders). Amending the Labor Law (Sections 3, 4 and 21), by permitting more than eight hours' work a day in all cases of emergency. At present this is allowed only in case of extraordinary emergency caused by fire, flood or danger to life or property. Any citizen may maintain proceedings for the suspension or removal of a state or municipal officer, agent or employee who knowingly permits the violation of any of the provisions of the labor law. To Labor and Industries Committee.

S. 1339 (Wagner). Amending the Greater New York Charter (Section 391), by providing that the inspection of removals of pavements or disturbances of street surfaces shall be performed by inspectors appointed by borough presidents in accordance with the provisions of the civil service law. Such inspector shall be paid by the city out of funds deposited or secured by the person or corporation by whom such pavement is removed or street surface disturbed, or by the owner of the premises for whose benefit such removal or disturbance is made.

S. 1364 (Towner). Amending the Insurance Law (Section 130, and new section 132-a), by prohibiting the establishment of guaranty surplus and special reserve funds by fire insurance corporations, and authorizing such corporations to discontinue such funds. To Insurance Committee.

S. 1393. (Carroll). Inserting in the Greater New York Charter a new section (1212-a), requiring the removal, after July 1st, 1915, of all slaughter houses and fat rendering establishments within the limits of the City of New York. To Cities Committee.

MAKING AN OLD DWELLING PROFITABLE

Many Structures on East Side Altered Into Stores and Apartments, Thereby Materially Increasing Gross Rentals—Cost Not Excessive

OLD - FASHIONED dwellings are being extensively and profitably remodeled and modernized along Madison avenue, particularly above 59th street, even as far north as 68th street, as trade continues its northward march and claims its toll of residential properties. The same development has characterized a good deal of the activity on the avenue south of 59th street, and its expansion in a northerly direction is a reflection of the memorable business movement on Fifth avenue, which has practically reached 59th street.

Central Park a Barrier.

Central Park, it has been predicted, will serve as an effectual barrier to further business growth on Fifth avenue, and it is already evident that trade, seeking an outlet, has selected the most available north and south thoroughfare for its continued activity. Madison avenue, one block to the east, is receiving the benefit of this trend.

Madison avenue is a logical thoroughfare for business invasion and is easy of access, on account of the trolley system operated on the avenue. In some instances the changes of occupancy have extended into the adjacent side streets, and in almost every case tenants have been obtained without considerable trouble, and at rentals which net a fair return to the owner of the property.

An influencing factor, which has contributed largely to recent changes on Madison avenue in the 59th street section, has been the extensive apartment house building movement on Park avenue and the adjacent side streets. The influx of a large number of new residents of means, who in some cases pay as high as \$12,000 a year for apartments, has created a demand for shops and store space for tradesmen to cater to their immediate needs. Stores on Park avenue, in these high-class multi-family buildings, were out of the question, and rents on Fifth avenue were considered too high.

There has been no building of new structures because the demand of caterers, grocers, cleaning and dyeing establishments, florists and milliners, etc., was principally for stores on the street and first floors. The best way of meeting this demand was in the remodeling and modernizing of the existing buildings. This has generally been found not only expedient, but unusually profitable to the owners.

Viewpoint of a Broker.

Frederick T. Barry, who has figured prominently in this class of alteration within recent years, and who has successfully remodelled more than sixteen buildings along the lines above outlined, discussed this week the improvement from the practical viewpoint, and said:

"An alteration at a sum not exceeding \$7,500, which includes all the expenses,

the decorations, the cost of management and renting, for the first year, will increase the return to the owner of a private house from \$2,000 to \$6,000, after the alteration has been completed.

"This applies to the stereotyped four-story brownstone residence abounding on Madison avenue and in the side streets. The cost of maintenance in these buildings is low, as steam heat is obtained from a private corporation which has mains on the avenue, causing a reduction in the janitor bill of about \$15 per month. This service obviates the cost of upkeep of the furnace and all the resultant inconveniences and vexations, such as taking in coal, etc.

"The pecuniary advantages of the modernization of a dwelling into a business building can best be outlined by the

mitted by a section of the Tenement House Law. Vigilant inspection by the men of the Tenement House Department has brought about the general enforcement of this rule, but this situation has not interfered with the rentability of the apartments.

All Improvements Installed.

The apartments are equipped with all up-to-date improvements, designed for the greatest convenience and comfort of the tenants. There are, of course, the electric light, telephone, steam heat, hardwood floors, attractive decorations, hall service, new plumbing, etc. These buildings usually do not have elevators, as the cost of installation would be too great to warrant such an expenditure, and the height of the structure does not really require such a service.

Where corner properties have been remodelled for such purposes the builders have tactfully provided an entrance into the building from the side street, in order that the tenant may not be required to enter the building from the store side, and the idea that he is living over a shop is not so forcibly brought to his attention.

That old-fashioned dwellings which have outlived their usefulness for private residential purposes may be profitably remodelled has evidently been demonstrated not only by the increase in the number of such structural alterations,

but also by the class of tenants which have been attracted to the new buildings.

Although the requirements of the Building Department, the Tenement House Department and other divisions of the city government have become more exacting within recent years and, as a result, have caused the expenditure of larger sums on the improvement, yet this additional outlay is to the benefit of the occupants of the house.

The fireproofing of the halls and of the lower floors, the building of extra fire-escapes, and the installation of all the apparatus that tends toward further protection of the tenant from fire or other hazards mean the ultimate gain of the landlord.

Increase in Cost.

It has been estimated by those who have specialized in this class of alteration, that its cost has been increased in some cases by a thousand dollars or more, owing to the new requirements, but this additional expense, in the final analysis, has been counteracted by the better condition of the building and its readier adaptability for renting to desirable tenants. The orders of the various city departments are usually designed and issued with the definite purpose of protecting the occupants, and in the modernized dwelling these conditions cannot very well be overlooked.

The modernization of a building means making it up to date. An up-to-date building is attractive to tenants. Good tenants are most desirable from the viewpoint of the landlord.



MODERNIZED DWELLING AT NO. 801 MADISON AVENUE.

experience of 801 Madison avenue. This was the eighteen-foot four-story private residence of the type with which we were all familiar. It was altered last summer and completely rented by October 1. The house before its transformation could not find a tenant at \$1,800 a year for private house purposes. In its present condition it is returning to its owner \$5,500 a year, an increase of 300 per cent., with the question of renting or desirable tenancy eliminated.

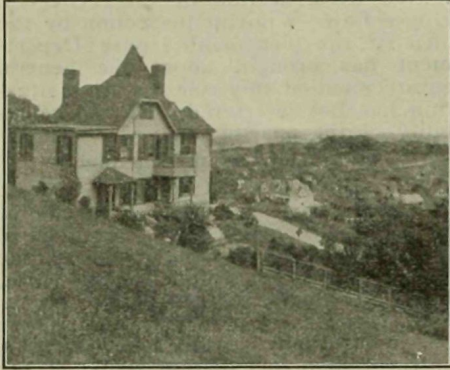
Rentals Largely Increased.

"The stores on the street floor, in other modernized dwellings, are bringing as high as \$2,000 a year and the first floors as high as \$1,500, a rental in many cases exceeding the earning capacity of the entire building when previously occupied by a single tenant as a private house. On the upper floors, two-room apartments are renting for about \$40 a month and tenants are not lacking at these prices."

Modernization usually consists of the following structural alterations, whereby the four-story and basement dwelling becomes the five-story store and apartment building. There is a large store installed on the grade floor; the parlor floor becomes a spacious loft or office or show room and the three upper floors are arranged into small apartment suites of two and three rooms for residential uses exclusively, that is, for living purposes without cooking. Under this arrangement there are often four or more tenants on one floor and cooking in stoves under such conditions is not per-

REALIZING ON RICHMOND'S RESOURCES

Three Lines of Development Now in Progress, Which Will Tend to Increase Home Building and Attract Industrial Concerns

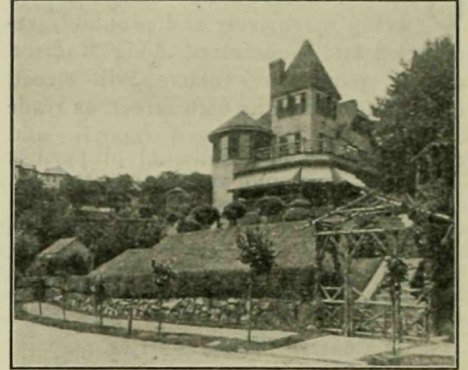


THREE distinct developments have been conspicuous in Staten Island's recent real estate activity, and their importance is enhanced with the launching of a campaign, by the Staten Island Civic League, which will have for one of its purposes the procuring for Staten Island of the New York free port advocated by the Merchants' Association. The details of this project have appeared in previous issues of the Record and Guide.

achieved along these lines," said Cornelius G. Kolff, this week. "Principally in the phase which deals with the subdivision of the large farms into small farms which enable a buyer to introduce farming on a small scale. Those builders who have been erecting medium sized structures ranging in cost from \$3,000 to \$5,000 have had little or no difficulty in disposing of their finished product."

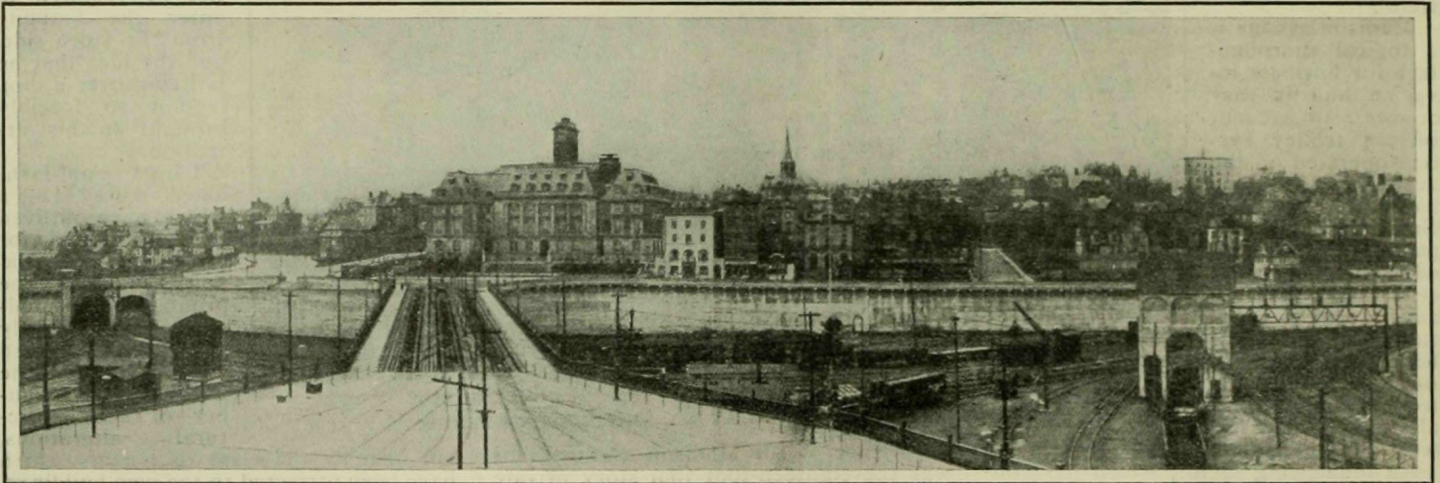
Staten Island with a population of about 95,000 occupying about 57 square miles of territory, which is nearly three times as large as Manhattan Island, and with more waterfront property available for immediate use than the other four boroughs combined, has a great many possibilities for residential and industrial expansion.

A number of prominent firms have already become established in Richmond, including such concerns as the American Dock Company, which several years ago built several piers and warehouses at Tompkinsville, with a total storage capacity of 6,000,000 cubic feet and a total pier and bulkhead area of 400,000 square feet. Other important manufacturers include the Proctor & Gamble Co., C. W. Hunt, Inc., Barrett,



which has direct connection with the mainland, Staten Island with its great stretches of undeveloped waterfront and comparatively low land values, is a most desirable location for the free port.

Several years ago the possibility of apartment house construction was realized by property owners, who controlled holdings in the St. George section, and upon the site of the old Castleton hotel a large structure was erected, with three apartments on a floor, having none but



FERRY AND RAILROAD TERMINAL, AT ST. GEORGE, S. I.

First, there has been apartment house construction in the vicinity of St. George's ferry; secondly, the bungalow colony along the south shore has become so popular that from present indications the entire stretch of beach along that section of the island shortly will be utilized, and, thirdly, there has been such a pronounced demand from people of moderate means for small one or two acre farms that a great many of the large tracts are being cut up, subdivided into smaller units, and sold with or without arrangements for the erection of dwellings and out buildings.

"Satisfactory results have been

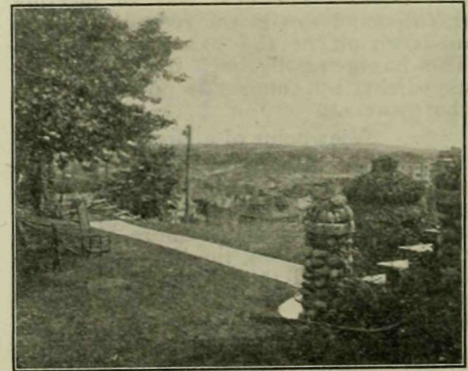
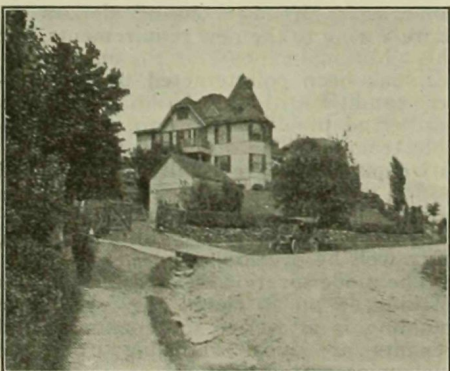
Nephews & Company, the Richmond Brick Company, and C. D. Durkee & Company. The latest addition among the waterfront establishments is the Mexican Petroleum Company, a syndicate of California capitalists, which has purchased about 100 acres at Mariners' Harbor.

The establishment of the Municipal ferry at St. George and the converging of the transportation lines at that point have figured prominently in Staten Island's development. The ferry handled last year about 15,000,000 passengers and 325,000 vehicles between the Battery and St. George. In addition, there has been a large increase in the water-borne traffic on the Kill-Von-Kull in Staten Island Sound, the United States Government records last year showing that 30,000,000 tons of freight, at a value of \$515,000,000, was carried through this section of New York harbor. The government, realizing its importance, is increasing the depth of the navigable channel 25 feet at mean low water and will ultimately increase this depth to 30 feet at mean low water with a proportioned widening of the channel.

The establishment of the free port in Staten Island would mean a great deal to Richmond. The Staten Island Civic League, which is working hard for the achievement of this end, believes that, with the co-operation of the railroad,

outside rooms. The success of this venture induced other builders to follow suit, and today there is a large and growing colony of multi-family houses, most of which have no vacancies. The rentals are well maintained. From these buildings beautiful outlooks over the harbor can be obtained.

One of the attractive residential sections in Richmond is Grymes Hill, which has been artistically laid out and improved with costly residences. This section has been laid out with plots of irregular size, most of which command extensive views of the bay. Most of these dwellings are used for all year occupancy.



AN AMERICAN ARCHITECT ABROAD

Mr. Serracino, Notes the Prevalence of a New Architectural Style in the Principal Cities—Reinforced Concrete Popular in Current Work

IT was interesting to hear directly from an active New York architect fresh from a tour on the other side, a description of what is being done there in architectural design and construction at the present time.

Are the architects following any new leads in design, and did you see anything strange in construction methods? Do their public buildings of recent date excel ours, and in what respect does the current work of our architects differ from theirs?

These were the first questions which came to the writer's mind when he was accorded an opportunity to converse with Mr. N. Serracino upon his observations while in the Britain and the Continent.

"When I left New York for Liverpool and London I anticipated that I would find that the buildings of those cities were of Gothic design, but I found that, with the exception of the Houses of Parliament, in London, all the public edifices either in the Greek or Roman style. In France, Switzerland and Italy I noticed that most of the buildings in course of erection were designed after what is coming to be called the Modern style. Hotels, residences, theatres, in fact all kinds of buildings, even chapels and mausoleums, are so built. Some architects call it the Floral, others the Liberty and still others the Art Nouveau style. These names, in my opinion, are not exactly correct. I think it might more legitimately be termed the Modern style.

The Modern Style Described.

"This style varies from all others, in that it is unhampered by the rules, traditions and proportions of the classic orders. The art of decoration is based more on imitation of natural flowers and plants, transforming them in order to suit decorative purposes. In France, Switzerland and Italy it seems that this Modern style is being generally used, and it appears that a large part of the public is beginning to like it. This architectural decoration is inspired by simplicity, limiting the ornamentation, and is free from all tradition and rules of everything that was ever done before. Flowers and plants are imitated and in some buildings polychrome effects are produced. While these are the ideas of the Modern style, we highly condemn the so-called Futurists who in art are like anarchists, in that they would destroy the artistic heritage of the past and attempt to create something entirely new, which would be a difficult task for the greatest of architects.

Eccentric Architecture.

"This modern style is highly commendable in a great many instances, but it is being carried to excess, and a great many architects are employing for ornamentation, flowers and plants which have been transformed to such an extent that in many cases the style has been made to appear ridiculous. Eccentricity has been given too much latitude."

Asked if he had observed anything new in materials of construction, Mr. Serracino said:

"Most of the buildings in Europe are now being built with reinforced concrete, using stucco on the outside, with different finishes. Even natural stones are imitated in a surprising manner, by using the cement, and finishing the surface with powder of the real stone they are imitating. There are many fine examples of this in Switzerland and in Northern Italy.

"I have seen beautiful examples of the

Modern style in residences and theaters, but in other buildings, where there was too much ornamentation and eccentricity, the style did not appeal to me at all. I should not like to see this style employed for public buildings, or for that matter, for buildings of importance.

The Italian House of Parliament.

"In Rome I noticed several examples of this architecture and I wish to criticize strongly the extension to the Montecitorio building, now being used as the House of Parliament. This old building was begun by the great architect Lorenzo Bernini, in 1650, and completed by C. Fontana. It is a beautiful specimen of the good period of the Borocco style.

"The new extension, however, is being erected in the Modern style, flowers, fruits and plants being used for ornamentation. The new addition as it is being built would look very well if it were going to be used as an apartment house or hotel, but it is by no means suitable

for a House of Parliament, particularly as an extension to the work of Bernini, who was an architectural genius. In my opinion it should have been compulsory that the same style be employed for any addition to such a building. The Bernini's facade will be left unaltered, but the rear and portion of the side elevations will be in Modern style. While I do not think this new style is appropriate for a building of this character, I do think it will look queer and ridiculous to have the facade in one style and the rear and side elevations in an entirely different style, especially in this new one.

The American Academy.

"While in Rome I visited the American Academy of Fine Arts, which is situated on the Janiculum Hill, one of the beautiful spots of the city. The director, Mr. Jesse Benedict Carter, kindly showed me the old and new buildings and also took me through the gardens. The new building is beautiful and simple in design; the outside is dignified and correct and the inside very comfortable and sanitary. The building is provided with the latest and best systems of heating and plumbing and the rooms are all well lighted and ventilated.

"Another important thing to which my attention was called was that while all the important buildings in Europe, old and new, are carefully decorated on the outside and inside, it appears that to a greater or less degree the heating and ventilating systems and the sanitary requirements are deficient. In this respect America is far in advance of any of the cities I visited in Europe."

JURISDICTION OVER BUILDINGS

The Conference Committee of Allied Organizations Holding Fast to the Borough Principle in the Reorganization Plan

THE situation with respect to the bill for simplifying building inspection in New York City has changed considerably during the past few days. The original Lockwood-Ellenhogen Bill has been amended four times, so that at present it varies widely from the first measure presented for consideration.

To such an extent is this true that at a meeting of the Conference Committee of Real Estate and Allied Organizations held this week one or two of the members of the conference expressed the opinion that the pendulum had swung too far in the direction of compromise.

The point raised was on the composition of the Board of Standards and Appeals, which in the bill as finally amended is placed entirely in the hands of the Mayor, to include his Fire Commissioner, Tenement House Commissioner, Health Commissioner and four other appointees. Representatives of the Joint Committee on City Departments, namely, F. Livingston Pell and Robert Christie, voiced a preference for a technical rather than a political board. The Board of Standards and Appeals takes the place of the Board of Examiners and the Board of Standards provided for in previous drafts of the bill.

The present wording of the bill also removes any doubt with respect to the statutory provisions of the Tenement House Act, and gives the Tenement House Commissioner a representative in the several Building Bureaus, and a right of appeal within five days to the Board of Standards and Appeals, of which he is a member.

Every effort has been made by the Conference Committee to meet all reasonable objections to the bill. The one vital feature which is unchanged is that of Borough jurisdiction over buildings. But the conference feels there is not the same ground for opposition on this score as there was before the Mayor's idea of centralization was embodied in the bill by providing for a Board of Standards and Appeals.

It is also provided that the act is to take effect on October 1 instead of April 15. The Board of Estimate is to pre-

pare in the interval a schedule for the necessary transfers from the several departments to the several Bureaus of Buildings.

Action by the Brooklyn Board.

The Committee of the Brooklyn Board of Real Estate Brokers appointed to cooperate with others in an effort to secure simplicity in building inspection, at their meeting to-day resolved to call upon their fellow members and the public to urge the immediate adoption of the Lockwood-Ellenhogen bill. In the letter to members the following facts are brought out.

"Our Board believes that any taxpayer should be able to apply to one department within his own borough to find out exactly what he must do to comply with the various laws affecting any building erected or about to be erected on his property.

"This is the fundamental principle of the Lockwood-Ellenhogen bill, and not even the paid emissaries of the so-called 'charity trust' have dared to directly attack this principle.

"In spite of our offer to accept any amendment which would retain the principle of some department within the borough, these knights of commercialized philanthropy have sent scurrilous and mendacious letters to many estimable people in the hope that by such misrepresentation they would be induced to oppose the bill.

"Some of these good citizens, misled by the letters, have opposed the Lockwood-Ellenhogen bill in letters to the press and to the legislators.

"The bill has now been amended so as to protect every legitimate interest and our members and their clients are urged to write or telegraph to the members of the legislature to urge its immediate adoption."

Outside investors often ask, where can money be made in New York real estate? New transit facilities have always been the main incentive for growth in this city. Watch the construction of the various branches of the Dual System—there's where money is to be made. The opportunities were never more numerous.

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Building Construction and Building Management
in the Metropolitan District

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With 51 per cent, of population, and 41 per cent. of representation, New York City pays 77 per cent. of the tax burdens of the State. Is it not time to invoke the American spirit of fair play?

There is merit in the argument that when a building has been once completed in accordance with the laws, which in every era exacted more than was really required for safety, it ought in reason to be free from molestation while kept in good repair. Why should a completed building be subject to the passing emotions and fashions of extremists?

The Uplifters continue to cite the Triangle factory fire as an excuse for compelling radical structural changes in old buildings, when as a matter of fact the construction of the building in which the fire occurred was in nowise at fault. Did not the courts place the blame for the loss of life, and why impute wrong where there was none?

The usual number of strike bills have been introduced in the Legislature this year, but are less likely to get through than ever before. The Wagner bill, to saddle more licensed engineers upon apartment house owners and, in fact, upon every building owner where there is a steam boiler of over twenty horsepower, is back again. Doesn't Senator Wagner care anything for real estate interests any more?

There are over eighty thousand parcels of land in Queens Borough still officially classified as vacant. This is about sixty per cent. of the total number of parcels. The statistics of the Department of Taxes show that the lands available for improvement are very evenly distributed throughout the four wards; that is, in the Corona, Flushing and Jamaica sections, as well as in Long Island City. All these fine residential lands will be opened up by the Dual System, and it is the most inviting field of speculative enterprise for young men of the home-seeking class that the real estate market has offered in years.

The Excellence of Co-operative Apartments.

It is an open secret that among the plans for new buildings which are now being matured is one which provides for the construction of a large co-operative apartment house east of Central Park. Stock in this project has, we understand, already been sold. A sufficient number of purchasers practically to assure the construction of the building and the financing of the enterprise is being undertaken on a basis which promises well for its ultimate success. If these statements prove to be true we shall be witnessing an interesting recovery of form by a really desirable class of building improvement. For some years no co-operative apartment houses have been built because the failure of a number of such enterprises gave the whole class a black eye.

But there is no intrinsic reason why the satisfactory results which followed from the erection of most of the earlier buildings should not be repeated. The later projects failed chiefly because they were managed by inexperienced people who were over-optimistic about the way in which the buildings were financed. The co-operative apartment house can easily be made a disastrous experiment for its stockholders in case its managers accept irresponsible purchasers, underestimate the cost of the building or overestimate its income from rented apartments. On the other hand if its finances are conservatively arranged and care exercised about the selection of the stockholders, it has proved its ability to furnish to its owners more space than they can obtain at anything like the same price in an ordinary rented building.

It has the additional advantage, moreover, of enabling the owners to plan their apartments according to their own convenience and taste. The co-operative building can never become a popular type, because the number of people who will risk their money in that kind of a building will always be restricted, but if such enterprises are conservatively managed it should be possible to find owners for one or two of them every year. It is very much to be desired that they will be conservatively managed and that they will continue to be built up to the limit of the legitimate demand. Besides satisfying the needs of a certain number of families who might otherwise seek a house in the suburbs, they have a tendency to raise the general standard of apartment house design and planning. They are usually placed in the hands of comparatively skillful architects who have in several cases turned out buildings well above the average in convenience and appearance.

The Slow Demand for Sites.

One of the most prominent characteristics of the current real estate market is the lack of demand by speculative builders for sites for new buildings. Early in the winter the erection of a considerable number of new buildings was announced, situated chiefly along the line of Broadway, but this encouraging development did not continue. Considering the season of the year there is a conspicuous scarcity of demand for apartment house sites to the east of Central Park. This want of demand is wholesome, in so far as it is concerned with buildings in which the apartments are very expensive, but it is somewhat extraordinary in the case of cheaper buildings—of buildings that is whose accommodations fetch from \$1,700 to \$2,700. The houses of this type now existing on the East Side are well rented and if a very small number only are erected there will be an actual scarcity next fall. Of course, notwithstanding the large amount of property for sale on the East Side, it is increasingly difficult to put together a plot large enough to justify the erection of a modern building, and no doubt this fact has a good deal to do with the scarcity in the new projects announced of nine-story buildings on the side streets, but that is not the whole story.

The expense of financing speculative building enterprises deters a great many

builders, and only very responsible people can get the money at any price.

The consequence is that buildings that could be perfectly well rented are not being put up, and that when the improvement in conditions does come a great scarcity will justify the erection of a comparatively large number of new buildings all at once. It may be expected that the blocks between Third and Lexington avenues will be largely used for this class of improvement.

Hostility to New York City.

New York City is always being badly treated at Albany, but never has the treatment been worse than that which it is receiving from the existing Legislature. The legitimate grievances of the city are being left unredressed, and its fair claims for consideration are ignored. Almost all the bills, the passage of which is particularly desired by the city administration, are either being neglected or turned down. When they get through the Legislature the Governor promptly vetoes them. The behavior of the Republican leaders in Albany is more than ever before being dictated by positive hostility to New York City. The most conspicuous instance of this hostility is, of course, afforded by the disinclination of the Legislature to provide a remedy for the outrageous abuse of the taxing power of the towns in which the new Catskill water system is situated.

It is extraordinary that in a country which provides an automatic legal remedy for so many administrative abuses, there should be no legal remedy in the case of a great public corporation where its property is taken away by the flagrantly discriminating action of local taxing boards. A year ago it seemed possible that New York might obtain a better chance of fair treatment by the inclusion in the new constitution of a larger measure of home rule, but the present outlook for any such favorable change in the relations between city and State is not very encouraging. The real estate interests of New York should organize to do effectual work at the coming convention, but they will have to work hard in case they are to accomplish anything. Essentially the same influences will control the convention as that which controls the Legislature.

A Defense of the New Factory Laws.

Editor of the RECORD AND GUIDE:

The activity of the real estate interests during the last days of the present session of the Legislature, in relation to fire prevention and safety to life measures, is to the writer most amazing, and indicates a short-sighted policy which in the end is sure to result to the disadvantage of those interests.

While the new factory laws were far from perfect as originally enacted, and imposed some hardships on owners, the department in its administration and enforcement of the laws, has been most considerate and liberal in all cases where discretionary power could be exercised. At least this has been the writer's experience in the cases that he has had before the department.

In every instance it was possible to work out some inexpensive and satisfactory solution of the problems in accordance with the laws.

Much time and honest effort were devoted to a thorough investigation of factory conditions by the original Factory Commission, and a fairly good and creditable start was made in the new laws, to eliminate the most serious dangers and hazards.

These laws have been in effect a year or more, and sufficient time and opportunity has been afforded to test their adaptability and practicability, and ascertain such weaknesses and omissions as were found to exist.

In the revised recodification of the labor laws which was presented to the Legislature by the Factory Commission on the 15th of February this year, all of these weaknesses and omissions that have so far developed, were remedied, and if the revised recodification measure is approved and passed by the Legisla-

ture, a further and more important step in advance will have been made.

At the end of another year, it is probable that additional improvements could be made, and by that time it should be possible to so perfect the factory laws that they would be free from any hardships to owners, and fully realize the object for which they were enacted. This is the proper and only logical way in which a good, safe and sound factory law can ever be developed.

Unfortunately, there has been from the beginning, considerable antagonism toward any corrective measures in regard to factory conditions and factory buildings, and this antagonism manifested itself immediately after the first factory laws were enacted, by a disposition on the part of certain persons and organizations to obstruct and delay the enforcement of the new laws. Those back of the opposition insisted on interpreting the laws in their own way, and exaggerated as much as possible what to them, appeared to be onerous conditions. Instead of adopting a law-abiding spirit seeking light, and trusting in the reasonableness of the Labor Department's administration of the laws, those persons held aloof, engaged counsel and fought and obstructed progress. Those representing this same opposition are now before the Legislature with a multiplicity of new measures which purport to correct hardships in the factory laws, but which almost without exception, are imperfectly digested, ill-advised and would do much more harm than good.

It is to be hoped that the ill-advised measures will be defeated, and that the revised recodification of the Labor Laws will receive the support it deserves, and be passed before the present legislature adjourns, so the revisions may be tested during the coming year, and further material progress in health and safety made possible.

A. L. HIMMELWRIGHT.

46 West 24th street.

Concerning Telephone Rates.

Editor of the RECORD AND GUIDE:

In a letter which I sent to the Public Service Commission of the Second District, referring to the proposed change of telephone rates, I computed some figures which disclosed that the old rate, less ten per cent, is almost as good as the new rate. I do not figure that the company is making any considerable or sufficient reduction.

My figures are arrived at by taking the average consumption per house, in houses of the three different types which are most prevalent in the City of New York. The principal item upon which the telephone company offers a reduction is the annual rental of extensions.

However, after twenty extensions are paid for, the rate per extension is reduced to \$3.60. The company, on the other hand, states that where the switchboard contains over thirty extensions that \$1.20 will be added to the rental of the switchboard for each extension, so that the regular rate per extension will average \$4.80. These extensions, I understand, cost the telephone company \$3 each to purchase outright; and on a charge of \$4.80 the company will be making 60 per cent. profit the first year and will be making a profit of \$4.80 thereafter on every extension. This is a reduction of \$1.20 on the old rate, but when you consider that we have already received a reduction of 60 cents on the old rate, we are getting very little on this new rate.

The cost per message is still exceedingly high, and I think that the telephone company could easily afford to charge us only 2 cents per message. The switchboard charge at \$24 might be O. K., but when you add to that \$1.20 for each extension over thirty, you will find that in a house of fifty families your switchboard under the new system will cost you \$48, whereas previously it cost \$36, less 10 per cent., or \$32.40. Furthermore, for each trunk line after the initial trunk the company charges an annual rental of \$24 I believe that the trunk lines should be given free, with the understanding that there should be at least one trunk line for every 3,-

000 calls; and if the owner wishes any more than one trunk line per 3,000 calls, that these additional trunk lines should be paid for at a moderate rate.

Although the present scheme is somewhat improved, I am of the opinion that the telephone company should provide for us, as wholesale users, at least the same as they do for the nickel-in-the-slot machines which they place in all stores and public pay stations. In these machines the consumer is charged 5 cents per message and the storekeeper in whose store the slot machine is placed is given a commission of 20 per cent. on each and every call. From this you can see that the telephone company is supplying the nickel in the slot machine at the rate of 4 cents per call, whereas under their proposed rate to us, in spite of the fact that we use a great many more messages than in the single machines, we will be paying as follows under the new rate: In a twenty-family house, 7.45 cents per message. In a thirty-family house, 5.62 cents per message. In a fifty-family house, 5.33 cents per message.

These messages we must sell to the tenant at the rate of 5 cents per message, and in addition to our bookkeeping and general expenses, including collections, etc., we have to pay the operators at least \$25 per month, which would bring the cost of supplying messages to the tenants in a twenty-family house 14.95 cents; in a thirty-family house to 9.61 cents and in a fifty-family house to 7.73 cents, so that we will be under the new rate still at a considerable loss.

We believe that the telephone company can afford and should give us a rate that will enable the owner to supply the tenants with messages at 5 cents per message and stand a chance of breaking even.

Besides the expenses mentioned above, you can figure on at least 15 per cent. additional to the cost, caused by loss through non-collections, loss of messages and for errors on the part of either the telephone company or the owner.

Under the present proposed rate, I do not think we are very much better off than we were heretofore; and in the event of no relief being given I am of the opinion that the real estate owners in the City of New York will be compelled to charge the tenants to whom they supply telephone messages at the rate of 10 cents per message.

SIDNEY H. SONN.

149 Church Street.

The Object of the Torrens Law.

Editor of the RECORD AND GUIDE:

It is a gratifying sign of the times that in spite of wars and rumors of wars the property owners in the State and City of New York have at last awakened to a proper realization of the beneficial results to be secured through the registration of their properties under the Torrens Land Title Registration Law, otherwise known as article 12 of the Real Property Law, as amended by chapter 627 of the Laws of 1910, whereby an absolutely indefeasible title in fee simple is vested by the State, after all clouds have been removed. Now that the Real Estate Board of New York has put itself on record as strongly in favor of the Torrens Law, and the Register of New York County, the Register of Kings County and the Register of Bronx County have all endorsed the Torrens system, and leading real estate operators are hastening to have their properties registered, it will not be a long time before all properties, including those owned by the City of New York, will be duly registered under the Torrens, "once for all."

Register Hopper properly suggests that the plant in his office, which represents an outlay of \$500,000, paid by the taxes imposed on property owners, should be utilized in Torrens registration actions in this county. But the Register is altogether wrong when he remarks that, "The court proceeding in its nature is not a lawsuit or a contest of right between individuals, but is simply an application to the court by an owner to have his existing title confirmed." The exact contrary is true. As not one title

in a million is absolutely flawless, a Torrens registration action naturally develops into "a contest of rights between individuals," where disputed questions as to easements, encroachments, rights of way, liens, encumbrances, etc., are fought out and finally determined and settled "once for all." If it were merely an application by the owner "to have his existing title confirmed," then the certificate of registration would set forth, in the memorials attached thereto, all such existing clouds or defects, and the owner would be in no better position than he would have been with a policy of title insurance with the exceptions in "Schedule B."

As the Court of Appeals truly remarked, "The object and purpose of the law are to register good titles, not to cure bad ones," which means that the mere registration of an "existing" title does not by itself remove clouds or cure defects, but that these must be removed or cured on the trial of the action, and then after the title has been cleared and the court has so adjudicated, it can be registered as a "good title," no matter what defects may have previously existed.

The present law provides for both individual official examiners and corporate official examiners. The latter must be a title insurance company organized and incorporated under the Insurance Law of the state. Such a company has been organized and incorporated within the past month, namely the Torrens Title Insurance Company, with an authorized capital of \$150,000, divided into 1,500 shares of \$100 each. The certificate of incorporation has been filed and a license has been duly issued by the Superintendent of Insurance. Arrangements are now being made for the necessary capital, all of which will be employed in making mortgage loans, to be approved by the Superintendent of Insurance, on properties which have been previously registered under the Torrens.

One of the most valuable features of the charter of the Torrens Title Insurance Company is that which gives it the right to guarantee mortgages and to sell such mortgages when so guaranteed. This will enable the company to turn over its capital constantly, so that the comparatively small original capital of \$150,000 will be equivalent to millions of dollars before long.

GILBERT RAY HAWES.

2 Rector Street.

The Color Tones in Buildings.

Editor of the RECORD AND GUIDE:

I am desirous of asking the architects of New York City and vicinity, through the valuable columns of the Record and Guide, their opinion with reference to color tones in architectural terra cotta, front brick and art decorative tile and mosaics.

We all know that coal tar dyes from Germany are extremely rare and hard to get. They are very expensive. Do the discerning architects of our great cities demand high color tones in decorative brick, architectural terra cotta or mosaics at the cost of permanency, or are they content with less brilliant, but absolutely permanent color tones, colors that will not fade; that is, earth colors?

The day seems not far distant when polychrome effects will be the rule in brick and facade work. What I want to know is whether there is sufficient demand in America for chemists to concentrate upon the matter of supplying earth colors for ceramic industries and whether the demand now already apparent is actually destined to continue for a reasonable length of time. Permanent color tones in greens, browns, reds, ochres and allied hues are possible of attainment provided the demand is there to make this effort worth while. Furthermore it can be made here in America.

W. I. COULSTON, Jr.

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SPRINKLER EQUIPMENT.

Application for an Injunction Against Fire Commissioner Denied.

Justice Newburger, in Special Term, Part 1, of the Supreme Court, has denied the application for an injunction made by Berlin & Jones Envelope Co. to restrain the Fire Commissioner from enforcing an order to vacate premises at Nos. 547-53 West 27th street, running through to West 28th street, Manhattan, because of the failure of the owner to comply with a fire-prevention order requiring the building to be equipped with automatic sprinklers. The Berlin & Jones Company is the occupant but not the owner of the building. The decision of the court says:

"This is an application to restrain the Fire Commissioner from enforcing an order heretofore made by him requiring the installation of an automatic sprinkler equipment. This order was made on December 5, 1913, and under the provisions of Section 777 of the Greater New York Charter, as amended by Chapter 695 of the Laws of 1913, the owner had a right to demand a survey of the building to determine the propriety of the order, but he failed to make such a demand. A careful reading of the moving papers fails to disclose that the order made by the Commissioner was unreasonable, unnecessary and oppressive, and the application for a junctive relief must therefore be denied." (See Record and Guide, March 27, page 508.)

LOCAL IMPROVEMENTS.

The Local Board of the Hudson district will, on Tuesday, April 6, act on a resolution to alter and improve the sewer in West 33d street, between Ninth and Tenth avenues. The proposed improvement is due to the fact that the condition of this sewer is very bad throughout its entire length. It is distorted and cracked, and takes considerable water through the joints. The existing sewer was built in 1851.

The Local Board of Kips Bay district will, on April 6, act on a resolution to regulate and pave with a permanent granite block pavement East 30th street from the bulkhead line of the East River to a point 175 feet east of the easterly line of First avenue; estimated cost, \$4,656; assessed valuation of property, \$171,840. The report of the Chief Engineer of Highways states that there is no sewer in this block, and that none will be needed for many years to come. This portion of 30th street is included within the limits of a water-grant. An assessment for the existing Belgian block pavement was confirmed in 1873. Under the provisions of the Laws of 1889 a repaving at this time must be through assessment proceedings.

The Local Board of Harlem will, on April 6, act on a resolution to alter and improve the sewers in East 90th and 91st streets, between Second and Third avenues, and the sewer in 91st street. The estimated cost of the first-named work is \$13,300, and of the other \$16,100.

New Pavements in Manhattan.

Borough President Marcus M. Marks, realizing the great desirability of leaving undisturbed for the longest possible time streets which have been newly paved, will, from time to time, make public lists of streets which are about to be paved or repaved. Real estate owners, builders, public service corporations and others who for any purpose may desire to open the streets, having

received this information in advance of the work, are urged and requested to make, immediately after publication of the list, all necessary installations, renewals or repairs of all the subsurface structures in the streets mentioned. By making such repairs or renewals before repaving is commenced, not only can the pavement be maintained in better condition, but those making openings before repaving will be saved the cost of restoring the pavement over the opening.

New Pavements—Work to be commenced during month of April.

Sheet asphalt: In Market street, from Cherry to East Broadway; in Monroe street, from Pike to Market; in 160th street, from Fort Washington avenue to 418 feet west of Fort Washington avenue; in 30th street, from Eighth avenue to Ninth avenue.

Granite block: 160th street, 418 feet west of Fort Washington avenue to Riverside drive; in 27th street, from Tenth to Eleventh avenues.

Wood block: Third avenue, from 6th to 8th streets.

The Long Island Exchange.

At a meeting of the Real Estate Exchange of Long Island, held Tuesday at Shanleys, 42d street, the general report expressed was that sales were beginning to show a fair average, and while they were sometimes hard to unearth they were always good and sound when they came through. This is primarily due to the refining process that suburban real estate has gone through during the last "dry spell."

Some very interesting matters were discussed, particularly the licensing of real estate brokers and the legislation on the new Rockaway turnpike from Jamaica down the peninsular. The exchange, since its reorganization on the ten-dollar-a-year basis, has taken on a spirit of new life and enthusiasm that indicates assured forceful action from this body in the future. About twenty-five of the most important operators on the Island attended the luncheon. Mr. Frank, of the Woodmere Co., presided.

New Uptown Trolley Service.

By an order of the Public Service Commission for the First District, the residents of upper Manhattan and the Bronx will be provided a through service of trolley cars on Broadway, Amsterdam avenue and 145th street by the Third Avenue Railways Company to and from the Lenox avenue subway station on 145th street, from and to the intersection of 225th street and Broadway, such through service to be instituted by April 19. The order relieves the New York Railways Company, the Third Avenue Railway Company and the New York City Interborough Railway Company from the obligation to exchange transfers at intersecting points on 145th street, but does not relieve any of the companies from the obligation to issue transfers at intersecting points to any other line of the same company.

Bungalows at Baldwin.

The recent proposal of certain real estate interests to purchase the abandoned reservoir of the city of New York at Baldwin, in the southern part of Nassau county, Long Island, calls attention to the structural features of home construction in that community. Bungalows are the prevailing type of improvement and this is in contradistinction to improvements in the communities on either side of Baldwin. The purpose of

bungalows is to combine a house of economical cost with easy interior accessibility and modern improvements.

Up to a few years ago bungalows were Pacific coast types of residence, but, since their popularity on Long Island has been established they are largely superseding the two-story and attic type of detached houses that for thirty years met the demand for moderate priced homes in the suburbs. The tendency to individualize the architecture of suburban bungalows has added to the attractions of home communities within easy commuting distance of New York. Baldwin is a salient instance of it.

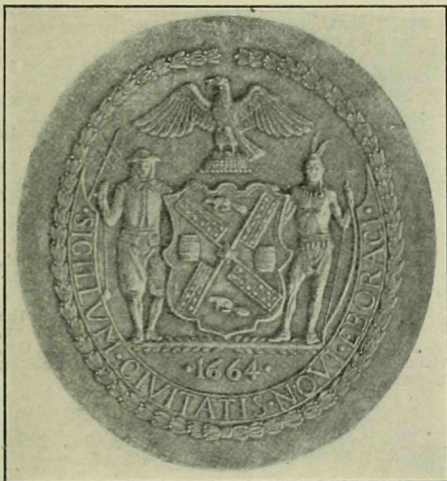
Situated between Rockville Centre and Freeport and accessible to both of them by trolley as well as by railroad, Baldwin is experiencing a spring real estate movement that gives evidence of surpassing in volume the marked activity of its neighbors. Waterways leading to Hempstead bay abound at Baldwin and the circumstance is attracting investors in homes who have nautical cravings.

The New City Seal.

A new City Seal has been adopted by the Board of Aldermen. The old one was not historically correct, it was said. Great care has been taken to have all representations made on the model for the seal submitted to be historically authentic and correct, and it is now believed that the seal proposed will contain all those features to which any historic authority is attached. The ordinance will enforce the use of one design on all city documents. The new seal is officially described as follows:

Arms: Upon a shield, saltier-wise, the sails of a windmill. Between the sails, in chief a beaver, in base a beaver, and on each flank a flour barrel.

Supporters: Dexter, a sailor, his right arm bent, and holding in his right hand a plummet; his left arm bent, his left



hand resting on the top of the shield; above his right shoulder a cross-staff. Sinister, an Indian of Manhattan, his right arm bent, his right hand resting on the top of the shield, his left hand holding the upper end of a bow, the lower end of which rests on the ground. Shield and supporters resting upon a horizontal laurel branch.

Date: Beneath the horizontal laurel branch the date 1664, being the year of the capture of New Amsterdam by the English and the first use of the name of the City of New York.

Crest: Upon a hemisphere, an American eagle with wings displayed.

Legend: Upon a ribbon encircling the lower half of the design the words "Sigillum Civitatis Novi Eboraci."

The whole is encircled by a laurel wreath.

Broadway Subway Contracts.

On Friday, April 9, 1915, the Public Service Commission received bids for the construction of Section No. 4 of Routes Nos. 4 & 36, that part of the Broadway-Seventh avenue subway in Manhattan lying between 51st and 59th streets, for operation under the Dual System agreements by the New York Municipal Railway Corporation. This line is now entirely under contract save

for the stretch in Broadway and Seventh avenue between 38th and 59th streets. It is expected that the contract for the section extending from 38th to 51st streets will be advertised for bids within the next few weeks.

Birth of a New Town.

A station is being constructed for the Long Island Railroad, between Long Beach and East Rockaway, on the Long Beach branch of the electric railroad, and will be known as "Oceanside Station." The demand for this new train stop has been caused by the structural development in this community, known as Oceanside, which adjoins Rockville Centre, Lynbrook and East Rockaway. This entire section of the country has undergone improvements and changes in the last few years, primarily based upon the desire of people to have the combined pleasures of water and land. The East Rockaway harbor, a noted boating and fishing waterway, directly touches the borders of Oceanside. According to real estate operators in this section, the growth in population demands a station at this convenient point. The grounds adjoining the station building are parked.

Gas For Douglaston Section.

The New York and Queens Gas Company has been ordered by the Public Service Commission for the First District to extend its gas mains in such a way as may be required to serve with gas the Douglaston and Douglas Manor section of the Third Ward of the Borough of Queens. Construction must begin not later than April 30, and be completed as far as Alley Road or Main avenue, Douglaston, by September 1, 1915.

New Jersey Torrens Law.

The Hennessy bill providing for the registration of land titles in the State of New Jersey, was passed this week by the Legislature.

The total amount of property not subjected to taxation in New York City is \$1,873,895,243.

PRIVATE REALTY SALES.

There were large sales and small sales this week. There was one deal involving a \$2,240,000 Brooklyn tract and another concerning \$1,625,000 Harlem apartment houses. Builders bought plottage for improvement in several sections of the city and buyers, large and small, bought various kinds of properties. Investors and speculators were among the purchasers. The business concerned practically every class of building. There were trades and cash transactions; re-sales by former plaintiffs in foreclosure proceedings and purchases of dwellings for occupancy. Business leasing continued moderately active, and apartment and private house renting maintained the steady improvement which has characterized that particular branch of the business of late.

All in all, the trading of the week represented practically every kind of activity, and while the market cannot be said to have undergone a substantial improvement, it showed, nevertheless, that the demand is becoming more general and is not confining itself to any class of holding on any section of the city. Such a tendency toward general activity, rather than specialized or localized activity, would be a most desirable development.

The business within recent times has been enlivened by investment buying of apartment houses on the West Side and heavy buying of building sites in the West Bronx. Perhaps the near future holds in store another flurry to show that there are other parts of the city which are meriting recognition.

The total number of sales reported and not recorded in Manhattan this week was 28 as against 32 last week and 26 a year ago.

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BAR FOR STORE FRONTS, which is STRONG,
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The number of sales south of 59th street was 11 as compared with 5 last week and 9 a year ago.

The sales north of 59th street aggregated 17 as compared with 27 last week and 17 a year ago.

The total number of conveyances in Manhattan was 157, as against 112 last week, 23 having stated considerations totaling \$1,621,968. Mortgages recorded this week number 83, involving \$1,590,229, as against 91 last week, totaling \$2,287,882.

From the Bronx 20 sales at private contract were recorded, as against 10 last week and 18 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$747,932, compared with \$1,660,907 last week, making a total for the year of \$12,707,162. The figures for the corresponding week last year were \$882,997, and the total from Jan. 1, 1914, to April 4, 1914, was \$11,039,447.

Race Track in \$2,240,000 Sale.

The Coney Island Jockey Club has sold to a new corporation, the Sheepshead Bay Race Track, occupying about 430 acres, bounded by Ocean avenue, Neck road, Voorhees avenue and Cedar Woods. The reported consideration was \$2,240,000, of which \$200,000 was cash. Contracts were signed with James C. Nichols, who is said to represent the newly-incorporated Sheepshead Bay Speedway Corporation, which will, according to report, convert the historic race track into an automobile speedway and amusement grounds. The property has figured in rumored deals for several years and from time to time it has been reported as having been under option.

\$1,625,000 Harlem Flats Sold.

The Remark Holding Company, Max J. Kramer, president, has sold six apartment houses, held at approximately \$1,625,000, covering part of one of the Harlem blocks, formerly owned by the Pinkney and Watt estates. They are Nathaniel Court, Milton Court and Frances Court, six-story structures, each on plot 125x99.11, at 117-143 West 141st street, and Parkway Court, Fulton Court and Henrietta Court, abutting similar properties, each on plot 150 x99.11, at 130-158 West 142d street. Mr. Kramer acquired the land in 1911 from John D. Cummins, and later built the houses.

Mansion for Loft Builders.

The George Backer Realty Company, George Backer and Arnstein & Levy, bought from the heirs of the estate of Joseph W. Drexel, of Philadelphia, through Albert B. Ashforth, the three-story dwelling, 103 Madison avenue, on plot 37.6x100, with an "el" to 25 East 29th street, with a frontage of 22 feet. The same buyer also acquired from Aline R. Harris a strip one inch wide x 78 feet deep, separating the above property from the twenty-story building of the Kaye Realty Company, adjoining on the north. A twelve-story mercantile building will be erected from plans by Wallis & Goodwillie. The entire project involves about \$350,000.

Re-sells Loft Buildings.

The E. A. L. Holding Company, Edgar A. Levy, president, has resold 2-4 West 37th street, two six-story loft buildings on plot 43x98.9, which it recently acquired from William Ziegler in a big trade. The buyer is Robert B. Dula, who gave in part payment the plot containing approximately twenty lots on the east side of Northern avenue, beginning 349 feet north of 181st street. The brokers were the Loton H. Slawson Company, Pease & Elliman and Horner & Company. The deal involved about \$335,000.

Hotel Maryland in Trade.

William H. Wheeler, a retired United States Army officer, has purchased from Nathan C. House, through Tucker, Speyers & Company, the twelve-story Hotel Maryland, at 104-106 West 49th

street, on plot 43x100, held at \$250,000. In part payment the buyer gave the four-story apartment house at the north-east corner of Cottage Grove avenue and 44th street, Chicago. The deal involved about \$350,000. Mr. Wheeler took title on Tuesday.

Mosholu Parkway Apartments.

The Hubbard Realty Company, Mark Levy, president, bought from the Lincoln Trust Company, trustees of the estate of Patrick F. McGowan, one-time president of the Board of Aldermen, the plot of six lots, 105x119x152x110, at the northeast corner of Mosholu Parkway North and Hull avenue, for improvement with three five-story apartment houses. The brokers were the Douglas Robinson, Charles S. Brown Company and O'Hara Brothers.

Rumored Bronx Deal.

Gaines & Roberts, apartment house builders, are reported to have purchased from the John B. Haskins estate sixteen lots, opposite St. James Park, running through from the Grand Boulevard and concourse to Creston avenue, just north of Fordham road, with a frontage of about 200 feet on each thoroughfare and a depth of 200 feet.

New Printers Building.

John J. Radley has purchased from Messrs. Mandelbaum, Levine and Kempner, the plot 124x90x irregular, at 229-239 West 28th street, formerly occupied by the W. H. Jackson Metal Works. The buyer, according to report, contemplates the erection of a building for the housing of printing and allied trades.

Manhattan—South of 59th St.

BANK ST.—Jacinto Costa bought from Mrs. Elizabeth Lindsay 74 Bank st and from the estate of Henry Glander 76 Bank st, two 3-sty dwellings on plot 50x85.

VARICK ST.—J. Irving Walsh and Daniel Birdsell & Co. sold for the E. H. Miller estate, the lot 25 x 65, at the southeast corner of Varick and Laight sts, to Mrs. Helen Julliard, owner of adjoining property.

30TH ST.—D. H. Jackson Co. bought from Edgar J. Tracy, the 3-sty dwelling, 216 East 30th st, on lot 18.9x100, which he acquired in 1879.

39TH ST.—L. Tanenbaum, Strauss & Co. sold for Mrs. Josephine Lachat, the 3-sty dwelling, 214 West 39th st, on lot 20.6x98.9.

55TH ST.—Pease & Elliman sold for Mrs. Ellen M. Bannan, the 3-sty dwelling, 107 East 55th st, on lot 18.9x100.5, to Robert W. Goelt, who now controls a plot 125.5x108.9 at the northeast corner of Park av and 55th st.

2D AV.—Philip M. Schell has purchased the three 5-sty tenements, 787, 789 and 791 2d av, on plot 75 x 80, from the Hudson Mortgage Co., which acquired it recently for a client at auction in foreclosure proceedings for \$59,250.

Manhattan—North of 59th St.

ARDEN ST.—Hensle Construction Co., Chas. Hensle, president, sold 21 Arden st, a 5-sty apartment house, on plot 27x100, to Mrs. N. K. Reed, who gave in part payment 18 West 128th st, a 3-sty dwelling, on lot 17.6x100.

79TH ST.—Russek & Klinger Realty Co. sold 229 East 79th st, a 4-sty flat, on lot 24.5x102.2.

79TH ST.—Julius Tischman & Sons bought from Henrietta A. Rosenblatt, the 3-sty dwelling, 192 East 79th st, 20 ft. west of the plot 60x102.2, acquired by them last week, from H. S. & S. O. Crystal.

80TH ST.—Louis Auerbach is reported to have sold 75 East 80th st, a 4-sty dwelling, on lot 20 x 82.2.

100TH ST.—D. H. Jackson Co. bought from Pauline Cohan, through Goodale, Perry & Dwight, the 6-sty apartment house, 14-16 West 100th st, on plot 40x100.11.

104TH ST.—Slawson & Hobbs sold for Joseph S. de Casanova, 305 West 104th st, a 3-sty dwelling, on lot 17x100.11.

107TH ST.—Goodale, Perry & Dwight sold for C. C. Hoge, the 5-sty residence, 324 West 107th st, on lot 25x100. The buyer gave in part payment, the 4-sty flat, 617 East 179th st.

108TH ST.—Lawyers' Mortgage Co. has sold the two 6-sty tenements, 315-317 and 319-321 East 108th st, each on plot 50x100.11.

8TH AV.—Ferdinand Nagel re-sold for Charles Martens, the 5-sty flat, 2364 8th av, on lot 25 x 100, to Anna M. Holstein.

Bronx.

AUSTIN PL.—Matthew B. Larkin sold the plot 50x100, in the west side of Austin pl, 323 ft. north of 144th st.

CHARLOTTE ST.—Belmar Holding Co. bought from the John J. Tully Co. the Seabury Theatre Building, on plot 100x101, at the southeast corner of Charlotte st and 170th st. The building contains a theatre and 11 stores.

KELLY ST.—Paul A. McGolrick bought from the Daily Realty Co. 878-882 Kelly st, two 5-sty apartment houses, on plot 76x100. He

gave in part payment the 5-sty flat 56 East 114th st, on lot 20x100.11.

POPLAR ST.—Charles R. Schliess sold the 3-sty dwelling, 50x100, in Poplar st, 100 ft. east of Home st.

135TH ST.—George Bockhaus sold to William Hoppman, the 3-sty building, 446 East 135th st, on lot 18x100, giving it in part payment for the 5-sty tenements, 176-184 18th st, on plot 200x 100, Jersey City, N. J.

152D ST.—Alexander Selkin and David Mintz sold for William Rau 751 East 152d st, a 4-sty flat, on lot 25x111.

164TH ST.—Ida Brantman sold through Alexander Selkin 864 East 164th st, a 3-sty dwelling on lot 19x73.7, to D. A. Cook.

164TH ST.—B. Greenstone sold through Alexander Selkin to L. Sassmors the 2-sty dwelling 869 East 164th st.

211th ST.—City Real Estate Co. purchased from John B. Lozzari, the plot 72 x 100, in the north side of 211th st, 44 ft east of White Plains av. Hall J. How & Co. were the brokers.

BRONXDALE AV.—Van Nest Building Corporation sold the plot 50x100, on the north side of Bronxdale av, 25 ft. west of Morris Park av, to Henry F. Kroger, who owns adjoining property.

CLINTON AV.—The Clent Construction Co., Frank Willets, president, sold 2114 Clinton av, a 5-sty apartment house, on plot 43 x 100. The buyer gave in part payment the plot 50 x 100, on the east side of Prospect av, 125 ft north of 183d st.

COMMONWEALTH AV.—Desider Schoen has resold the plot, 69.6 x 103 at the southeast corner of Commonwealth av and 177th st, to Jennie E. Byrne. The seller recently purchased the property from the Macy Construction Co.

GRAND BOULEVARD AND CONCOURSE.—Ida M. Holland sold the plot 50 x 100, on the east side of Grand Boulevard and Concourse, 166 ft south of 188th st.

LAFONTAINE AV.—John F. Fetzler sold for Louis Roeth 2138 Lafontaine av, a 3-sty dwelling, on lot 25x100, and for Emil Geschwaner 419 East 160th st, a 3-fam. dwelling.

MARION AV.—John A. Steinmetz sold for Alfonso de Salvo to S. B. Steinmetz 2974 Marion av, a 2-sty dwelling on plot 50x100.

CITY ISLAND.—Henry B. Nevins, the ship-builder, bought from the City Real Estate Co., through the Douglas, Robinson, Charles S. Brown Co., a large plot adjoining his yards, with a frontage of 100 ft on Long Island Sound and a depth of 400 ft.

Brooklyn.

DEAN ST.—Bulkeley & Horton Co. sold 1394 Dean st, a 2-sty dwelling, for Carry F. Severn to John R. Shoemer.

JEFFERSON ST.—Schnell Realty Co. sold the 5-sty flat, 27-29 Jefferson st, to John Weber,

who took it in part payment for Pinkney Court, 151-159 West 140th st, Manhattan, reported sold last week.

UNION ST.—Realty Associates sold the plot 200.6x131, in the south side of Union st, 100 ft. west of Bedford av, to Charles A. Chase, who will build twelve 1-family dwellings; also sold the plot 75x100, on the east side of Hopkinson av, 100 ft. north of Livonia av, to the G. & I. Realty Co. for improvement with 4-sty tenements.

EAST 21ST ST.—Ruland & Whiting Co. and the Westwood Realty Co. sold the residence of Charles B. Smith, Jr., at 1104 East 21st st, on plot 50x100.

68TH ST.—B. J. Sforza sold for Katherine Andreoli the 1-family house, 1362 68th st, on lot 18.6x55.

BAY RIDGE AV.—Frank A. Seaver & Co. sold the 3-fam flat 370 Bay Ridge av, for William Seering.

CARLTON AV, ETC.—H. W. Rozell & Son have sold the following houses in the Hill section: 93 Carlton av for S. Mason; 94, 96 and 98 Carlton av for the Chelsea Realty Co.; 67 Adelphi st for Henry Maybohm; 256 Adelphi st for Mrs. Moody; 174 Clermont av for Prof. Stafler and 192 Hall st.

GREENPOINT AV.—Eberhard Faber Pencil Co. bought from the Commonwealth Roofing Co. the four old buildings at 47-53 Greenpoint av, adjoining its plant. The purchase completes the ownership by buyer of the entire block bounded by Greenpoint and Kent avs, West and Franklin sts.

NEW UTRECHT AV.—I. Salzberg sold for the Paul Connelly Building Co. to I. Goldberg, the 2-sty building, now in course of construction, on the east side of New Utrecht av, 50 ft. from the northeast corner of 45th st, on plot 25x107xirreg.

ST. MARK'S AV.—Henry Pierson & Co. sold the 3-sty dwelling, 52 St. Mark's av, for A. C. Fred; and for Honora Giury, the dwelling 191 Park pl.

WASHINGTON AV.—The "Strathcona", a 6-sty elevator apartment, at 500 Washington av, has been sold by the Strathcona Construction Co. to the Donco Co., which gave in part payment the 20-acre estate of the late Alexander Gordon, on Rumson rd, near Seabright, N. J. Laurence & Laurence, as attorneys, represented the buyer, and the New York Title Insurance Co. the seller.

5TH AV.—Tutino & Cerny sold for Sophie Hofoller, the 4-sty building, 5303 5th av, on lot 19.10x100.

Queens.

LONG ISLAND CITY.—W. J. Hardgrove, brokerage manager of the Queensboro Corporation, announces the sale, for William Serichs, of the plot 80x100, at the southeast corner of Broadway and 2d av.

ROSEDALE.—New York Suburban Land Co. sold 80x100 on Union av to W. Freeman and 20x100, in Oxford pl to A. Thomas.

Rural and Suburban.

ELIZABETH, N. J.—The Standard Oil Co. of N. J. has sold to the Galena Signal Oil Co. of Pa., through Burton Thompson & Co., about 80,000 sq. ft. of property in the west side of South Front st. It is understood that this second purchase is for the purpose of establishment of tanks and for rail connection with other property recently purchased by the same company and reported in last week's Record and Guide.

GARWOOD, N. J.—New York Suburban Land Co. sold a plot 60x100 on Pine av to M. Waxman.

MANHASSET, L. I.—L'Ecluse, Washburn & Co. sold to L. Eickwort, Jr., a plot 90x124, on the main highway, directly opposite the house recently purchased by Charles B. Reade.

ROSLYN, L. I.—The Alexander Campbell Realty Co. has purchased from Stephen T. Rushmore, between 6 and 7 acres lying south of Roslyn, L. I. The buyer owns about 300 acres in this vicinity.

SCARSDALE, N. Y.—The Robert E. Farley Organization has sold a residence for John Q. Rankin, of Vancouver, B. C., in Colvin pl, Greenacres, to the present tenant.

SCARSDALE, N. Y.—In the tract being developed by the Model House Co., Fish & Marvin sold a property at the corner of Brewster and Fenimore rds to Miss May Derickson of Garden City, L. I.

LEASES.

Important Fourth Avenue Lease.

A. L. Reid & Company, importers and converters of white and cotton goods, for many years at 64-66 White street, have leased from the plans the store, basement and second floor of the building now being erected at 44-46 East 25th street, by the John M. Slattery Construction Company. The lease was negotiated by Stephen H. Tyng, Jr. & Company in conjunction with Pease & Elliman.

Queens Block Leased.

The Manhattan & Queens Traction Company leased through Burton Thompson & Company, from the Thomson Hill Land & Improvement Company, block 146, in the First Ward

In the "House That Jack Built"

there were no GAS PIPES—they were not needed! But in this greatest manufacturing and commercial community in the world both GAS PIPES and the inexhaustible supply of clean, trouble-saving and economical fuel that flows through them are a **vital need** to every efficient building, large or small.

Gas is a universal fuel! The variety of its uses is without limit! It is especially adapted to WORK in such a city as New York, where floor space is always at a premium and where scores of important industries are frequently tucked away on the floors of a single loft structure.

The New York building owner never knows when a prospective tenant will insist on having proper GAS facilities for his needs **before he will sign a lease.**

The wise builder puts in GAS PIPES **when he builds!** If he doesn't he may have to tear out walls and pull up floors to put them in afterwards.

Procrastination in installing GAS PIPES means **waste!** And it **never pays to be wasteful!**

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"The Right Way is the Gas Way"

Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

of the Borough of Queens, containing about sixty lots, facing on Queens Boulevard, between Honeywell and Buckley streets. The property will be used as a terminal yard for the temporary use of cars.

East Side Corner Leased.

A newly formed corporation, known as the 51 East 57th Street Company, with a directorate of George S. Brengle, Russell W. Todd and John Fine, is said to have leased the White estate property, at the northwest corner of 57th street and Park avenue, on plot 39x80.5. Nothing definite regarding the deal could be learned yesterday.

New Trade for Prince Street.

Lincoln & Ulmer, cigar manufacturers, for many years in Warren street, have leased the five-story building, 109-111 Prince street, northwest corner of Greene street, from Gordon Woodbury. The lessees will occupy four lots and the sub-basement for their business. The brokers were L. Tanenbaum, Strauss & Company.

Physician in Old Calumet Club.

Dr. J. Wallace Beveridge has leased the one-time home of the Calumet Club, at the northeast corner of Fifth avenue and 29th street, for a physician's office. The property is four-stories high, on plot 49.5x100, and has been leased by Pease & Elliman.

Manhattan.

LEON S. ALTMAYER leased an apartment in 62 East 90th st to Henry Glucksmann.

WM. S. ANDERSON CO. leased for Catherine C. Fallvey the dwelling, 116 East 81st st.

WM. D. BLOODGOOD & CO. have leased for the Burnol Fuel Corp. part of the 1st loft in the Wendel Building, at the northwest corner of Broadway and 50th st, to the Gotham Vending Co., of 60 Broadway.

GEORGE BOCKHAUS CO. leased to the Hy-Grade Coal Co. 319 East 122d st. and to the Ford Roof Construction Co. of 160 5th av 102 East 126th st; also for Christian Dages the garage 171-173 East 122d st to the State Garage Co.

Wants and Offers

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

ARCHITECT, supported by prominent New York lawyer doing largest real estate, wants partnership of well established New York architect. Box 550, Record and Guide.

PAINTER and Decorator desires connection with real estate office or real estate owner; first-class work at reasonable prices. Box 544, Record and Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908, and December 10, 1910. We will pay 20 cents each for these numbers. This offer will expire on April 10, 1915. Record and Guide Company, 119 W. 40th Street.

The Columbia Storage Ware-Houses

COLUMBUS AVE 66-70 67th STS.
90th ST AND AMSTERDAM AVE.

VAULTS FOR VALUABLES

Harry M. Moses, Auctioneer, will sell at public auction on **Tuesday, April 13, 1915**, a large stock of concrete stone lintels, sills and other concrete building material at 342 Cooper St., Brooklyn, N. Y. All very fine material and thoroughly seasoned. Full particulars next week's Record and Guide.

GEORGE A. BOWMAN leased for Benson & Co. the store and basement in 105 West 42d st to the Gramercy Chocolate Co. of 205 East 49th st.

BRETT & GOODE CO. leased for E. S. Willard & Co., as agents, the store at 45 Beaver st to the Blue Peter Cigarette Co., of 74 Beaver st.

GUSTAV BRITT leased the 3-sty dwellings, 239 West 4th st for George Jeremiah to John Langer, 262 West 12th st for E. C. MacIntyre to Marie L. Koehler; 298 West 12th st for Mary E. Troup to Harriett Roy, and 91 Jane st for Archibald McLinnes to Ellen Casey.

EDWARD W. BROWNING has leased offices in 110 West 40th st to the New York Metro Film Co.

CARSTEIN & LINNEKIN leased the 7th loft at 329-331 4th av to the Wright Illustrating & Engraving Co. of 381 4th av; in conjunction with Heil & Stern the 4th loft in 19-21 West 36th st to Jacobson & Danziger Co.; for Cross & Brown Co. offices in the U. S. Rubber Co. Building to W. V. Smith; at 347 5th av to Nussbaum & Hunold of 13 Maiden la and to Vougat & Pons; at 320 5th av to Hector E. Lang and at 1161 Broadway to Morris Huebsch and E. D. Thornton.

JOHN J. CODY leased the store at 1007 Park av to Henry Seaman, of 457 4th av, for a general market.

CORN & CO. leased for Edward D. Harris, as receiver, the large corner store in 280 Broadway to the McCormick Co., men's clothiers and furnishes.

CROSS & BROWN CO. leased to H. Hicks & Son, fruiterer, the store and basement in 557 5th av. The rent of the premises has been held at \$16,000 a year.

CROSS & BROWN CO. leased to the Jefferson Piano Co. the 3d floor in the northwest corner of 5th av and 142d st; also the plot 88-92 Mangin st to the Star Box & Lumber Co. of 132 West 18th st; the rear building at the southeast corner of 8th av and 56th st to Randolph Russell; office in 501 5th av to R. Hutchinson; and in conjunction with M. & L. Hess space in 40-42 East 22d st to Morris Hyman.

CROSS & BROWN CO. leased for Cornelia L. Wright to Aegle de Lackner the private house 150 East 35th st; also offices in 50 East 42d st to James C. Mack, of 220 West 42d st; Wyckoff pipe & Creosoting Co., of 50 Church st; Harry Adams & Menas, C. S. Johann, of 50 Broad st, and Dr. J. Guinck; in 120 5th av to the Crocker Board of Trade of New York, of 149 Church st; for the Winans S. Burrows Co. the 2d floor at 116 Fulton st to E. F. Keller, of 108 Fulton st; and for the Douglas Robinson, Charles S. Brown Co., as agents, the entire building 157 East 35th st to Malcolm A. Niernsee.

DUFF & BROWN CO. leased for Mary A. Tone the building 659 West 140th st for the wholesale butter and egg business.

DOUGLAS L. ELLIMAN & CO. have leased another entire floor in the building under construction at 400 Park av, combining two apartments into one, and forming an apartment of 23 rooms and 7 baths to Mrs. John S. Kennedy. The lease of an entire floor in this building to Hon. R. A. C. Smith was reported last week.

DOUGLAS L. ELLIMAN & CO. leased an apartment in the house now being constructed at 43 East 62d st to Thomas B. Scott; also apartments in 103 East 80th st to T. E. Tomlinson; in 130 East 6th st for Malcolm E. Smith, agent to Max L. Sand; and in 829 Park av, in conjunction with Wm. A. White & Sons, for Robert L. Burton to William A. Burton, and the rear floor store in 20 East 48th st to "Le Chintanier."

HORACE S. ELY & CO. leased for the estate of Henry O. Havemeyer to Mrs. John E. Parsons, the residence at 833 Park av, at a rental of about \$20,000 a year.

J. ARTHUR FISCHER leased to Frank Lampe the 3-sty building 355 2d av for a restaurant and cafe; also the store and basement in 632 3d av to Donato D'Ingresso and the 1st loft in 342 7th av to Alexander Nickos.

EDWARD S. FOLEY & CO. leased dwellings for the Folsom Estate Agency at 339 East 19th st to Mrs. Louisa Mastermann; also 154 West 13th st for Mrs. M. E. Kitter to Dr. John F. Burke; 117 West 13th st for John Campbell to Mrs. Susan M. Barnes; 137 West 13th st for Elsie Deitrich to Mrs. Hannah Burns, and the store 153 6th av for Margaret Luthin to Peter Klenk.

JOHN FRANCIS SMITH leased for Morris Weinstein the building 559 West 48th st to Richard Barry.

JULIUS FRIEND-EDWARD M. LEWIS CO. leased for M. Cohen & Brothers Realty Co. 10,000 sq. ft. in 31-37 West 27th st to Pomeranz Brothers of 36 West 20th st.

M. M. HAYWARD & CO. have leased the 3d loft in 511 and 13 West 42d st to the Nypco Products Corporation, and the 7th loft in conjunction with Payson McL. Merrill to J. Livingston & Co., electrical contractors, of 70 East 45th st, completing the renting of the building.

M. & L. HESS (INC.) leased to the Katz Underwear Co., of Honesdale, Pa., part of the 6th floor in 230 5th av; the 3d loft in 10 Astor pl to Rich Brothers, and offices in 160 West 23d st to Dr. Andrew Egan, of 165 West 23d st.

M. & L. HESS (INC.) leased the 4th loft at 35-37 East 20th st, to the Apartment House Decorative Co.; the front part of the 7th loft at 40-42 East 22d st to Morris Hyman; the 4th floor at 42 Elm st to the Kitab Engraving Co. and the pent house at 12-14 West 32d st to the Lee Illustrating Co.

M. & L. HESS, INC., rented for the 230 5th Av. Corporation, Johnson Kahn & Co., the Broadway side of the 4th floor of the Victoria Building, at 230 5th av through to 1148-54 Broadway, to John M. Biggins of 39 West 32d

st, resident buyer, at a rental aggregating \$40,000; also leased offices 801-3 on the 8th floor of 17-21 East 22d st to J. G. Siarri, perfumes; and rooms 806-7 to T. Blumenthal, furniture; the store and basement at 95 5th av to Frank and Frank of 111 5th av; the store and basement at 39 West 17th st to the Lehman-Bleyer Paper Co., and the store in the building at the southeast corner of 110th st and Cathedral pkway to the Profit Sharing Groceries Co.

BUTLER, HILL & CO. leased to Frank M. Gabler, inc., manufacturer of building material, the old parochial school, 112-120 Leroy st, on plot 68.9x100. The lessee retains an option to purchase.

EDWARD J. HOGAN and Wm. A. White & Sons leased to the American Linseed Oil Co. the entire 32d floor of the tower of the Woolworth Building.

HOPKINS & BOYD, agents for the estate of Mary G. Pinkney, leased to the Riverside Tennis Association a plot of ground in the north side of West 123d st, between Morningside dr and Amsterdam av, comprising 17 lots, which will be improved with 10 tennis courts and a club house.

EDGAR A. MANNING has leased the store in the recently remodeled building 22 West 56th st for Robert Friedenbergl to Harry Symons, dealer in antiques.

SAMUEL H. MARTIN leased for Eliza J. Arkenburgh the plot 1991 Broadway to C. H. Murphy for 3 years; also for Susie Scott Hall the 3-sty dwelling 56 Edgecombe av to Warren S. Low.

GEORGE W. MERCER & SON rented the building at 268 8th av with extension in rear of 270 8th av to the McConnell Art Press.

METROPOLITAN OPERA CO. leased from the New York Railways Co. and the 3d Av Railway Co., the 3-sty building 540 West 54th st, through to 533 West 53d st, for the storage of scenery.

NEHRING CO. leased for G. Slawson to the Texas Co. of 17 Battery pl the triangular plot at Broadway, 174th st and Wadsworth av for a gasoline station.

A. Q. ORZA, of the office of L. Porrino, leased the store and basement in 49 6th av to the Milan Importing Co. of 409 Bleeker st; also rented the 2d floor in 49 6th av, and the store and basement in 576 West Broadway to G. Molla.

PEASE & ELLIMAN leased for F. Dykeman the 1-sty garage 346-350 West 50th st to Charles Bayart; also for the State Construction Co., Keitt P. Walker, president, an apartment in 103 East 86th st to F. Maurice Newton; and for the Jekyll-Walker Corporation in 829 Park av to John Allen Locke; renewed the apartment lease of William H. Yawkey in 12 East 87th st, and that of Mrs. Edward McVickar in 829 Park av.

PEASE & ELLIMAN leased for Mrs. John A. Logan the 5-sty building 29 East 28th st to W. E. Morgan; also rented apartments in the building in course of construction at 1155 Park av for Bing & Bing to Mrs. Ella M. Barker; in 27 East 62d st to P. E. Bibby and in 244 Riverside dr to the Rev. Charles Herr.

PEASE & ELLIMAN rented for Mrs. David F. Goodnow, the 5-sty residence, 46 Riverside dr, to Elmer Enfield; also an apartment of 12 rooms and 4 baths, for the E. A. L. Park Av Corporation, in the building in course of construction at 525 Park av, to Mrs. James C. Thornton; an apartment in 850 Park av, for the 850 Park Av Corporation, George F. Johnson, president, to Benjamin Campbell, and for the Century Holding Co., offices in 25 West 45th st, to Miss Elsie Hiller.

PORTER & CO. leased for the estate of James R. Douge to Dennis Slattery, the 4-sty dwelling, 2004 Madison av, and for William Colgate to Ella Walsh, the 3-sty dwelling at 325 West 126th st, and for Laura J. Libby-Stilwell the 3-sty dwelling 72 West 126th st to Sarah Lawson.

LEWIS B. PRESTON, INC., leased offices in 377 Broadway, for the Estate of J. B. Haggin, to H. R. Rosenstein & Co., of 366 Broadway, the Mosler Safe Co., of 373 Broadway; J. Havey and the C. C. Diets Co.

GEORGE R. READ & CO. and Charles F. Noyes Co. have leased for Henry Kroger the 6-sty building 138-140 Watts st to the German-American Specialty Co. of 80 Greenwich st.

HIRAM RINALDO leased for the City of New York, to the Morrisania Wagon Works, of 500 East 164th st, the building, 20 Eldridge st, formerly used as fire engine house.

G. SEIDE & SON and A. Simon leased for Mrs. Hannah Seide and Mrs. Anna P. Zalkin, 1235 and 1237 Av A, two 6-sty tenements.

JOSEPH F. SEITZ has leased the dwellings 747 Lexington av for George Wallen to Mrs. Tretbar; 777 Lexington av for E. Hirsh to Catherine Cody; 245 East 71st st for M. Youngling to Francis X. Walter; and 864 Lexington av for C. F. Finelite to Albert Gueing.

SHAW & CO. leased for the Realty Purchase Sale & Trading Co. the store 363 West 125th st to Samuel S. Goldberg.

SHAW & CO. leased the store in 8 Cathedral Parkway to Jeanette Jackson and for the estate of Emily Chamberlain, the 4-sty dwelling, 125 West 136th st to Lotta Payne.

LOTON H. SLAWSON CO. leased space in 116-120 West 32d st to Moffat Yard & Co. for executive offices; in 110 West 34th st for Willard S. Burrows & Co. offices to Eosowinck & Cohen; and the store at 3657 Broadway to Edward Rosenberg.

LOTON H. SLAWSON CO. leased space in 116-120 West 32d st to the Maison Blanche Co., of New Orleans, for executive offices and show-rooms.

THE TITLE GUARANTEE & TRUST CO. has leased to Kurz & Uren, Inc., the front office on the 2d floor of its building at 370 East 149th st, to be occupied for five years from May 1.

STEPHEN H. TYNG, JR., CO. leased at 34-36 West 46th st, in conjunction with Pease & Elliman, the westerly store and basement to William Hepner; in conjunction with Rob-

ert Brown, space on the 4th floor to L. Coletti & Co. of 546 5th av.; on the 5th floor to A. V. Denniston and on the 3d floor to C. Emerick & Co. of 34 East 21st st.; also at 230 5th av large space on the 6th floor to the Phoenix Glass Co. of 15 Murray st.; at 25 East 26th st. for the Douglas Robinson-Charles S. Brown Co., on the 11th floor to the International Druggists & Chemists' Laboratories of 20 West 22d st.; at 212 5th av. for the Echo Investing Co., on the 19th floor to Meier & Frank Co. of 31 Union sq. and for Carstein & Linnekin, at 341 5th av., on the 11th floor to Joseph E. Baer of 251 5th av.

VAN VLIET & PLACE leased the dwellings 61 Jane st to William Krier; 351 West 14th st to William Seaman; 353 West 14th st to Sarah Bird; 355 West 14th st to Mary Haughey and 309 West 45th st to Mary L. Guernsey.

CHARLES B. WALKER leased for the Graham estate to the Spiro & Kressburg Co. the 1st loft in 206-208 Canal st and the 3d loft to Felstynner & Waldman; space in 121-123 Canal st to the Ocean Slipper Co., and to E. N. Goodman; loft in 13-17 Crosby st to the German Paper Goods and Toy Co., and in 178 Centre st to C. Willnus Mfg. Co.

SIDNEY L. WARSAWER leased for the Stern & Saalsberg Realty Co., the store at 524 8th av. to Herman Wachtel, butcher, of 939 3d av.

THE H. M. WEILL CO. leased for the Lawyers Mortgage Co. the store at 136 West 34th st to Madam Misky; for the Butler estate the store at 149 West 34th st to J. J. Broido; for Klein & Jackson the building at 260 West 34th st to R. Walker; and for A. E. Stilger a floor at 259 West 34th st to M. J. Gordon.

JAMES N. WELLS' SONS have leased to the Mint Products Co. the 2d floor of 545-547 West 20th st, and the 3d floor in the same building, together with the corresponding floor in the adjoining corner building on 11th av., to the Oxzyn Co. of 126 11th av.; also leased to Jacob Holober stores 122 and 124 11th av.; at 449 West 28th st the ground floor, basement and 1st loft to Karl Vill; the upper half of 628 West 24th st to Comstock & Gest, Inc., of 104 West 39th st for the storage of scenery; to John H. Bright the stable 445 West 19th st.; in 527-529 West 19th st ground floor space to William A. Donohue and to Hannah Hauser; and in 507-509 West 19th st the ground floor to Rafael del Castillo & Co.

WM. H. WHITING & CO. leased to the Fulton Press of 12 Dutch st, a portion of the 3d floor in 200-204 William st, at an aggregate rental of about \$10,000.

Bronx.

JOHN A. STEINMETZ leased for Charles H. Weigle the 2-sty building on plot 40x100, at the southeast corner of Boston rd and 180th st, to Daniel Scocozzi for a hotel.

HENRY WENZEL, JR., leased, with an option to purchase, the 3-sty building at the northeast corner of Park av and 154th st, to the United Storage & Van Co.

Queens.

LEWIS H. MAY CO. leased cottages at Edgemere, for Emma Hatch, on Grandview av to Morris Golde; for Henry Merkle, on Harriman av to David Bernstein; and for K. E. Kuvaja on Beach av to Melville Regensburg.

LEWIS H. MAY CO. leased at Edgemere cottages on Ocean av to Bel Regensburg; for P. H. McCaffrey on Beach av to A. Schuvel; and for the Edgemere Realty Co. on the Boulevard to Morris Rickman.

Richmond.

POLIZZI & CO. leased for James S. Graham, for 10 years, the bathing privilege at Woodland Beach, adjoining Midland Beach, S. I.

Suburban.

A. E. R. REALTY CORPORATION, Charles L. Robinson, president, has leased to F. F. Proctor for ten years at an aggregate rental of about \$200,000 the theater under construction in Gettys Square, Yonkers, N. Y. The H. H. Gibson Realty Co. negotiated the lease.

H. SCHUYLER CAMMANN leased for D. Carroll Harvey his cottage on the southeast corner of Beverly rd and Lindenmere dr, Merrick, L. I., furnished, for the summer to Robert J. Hare Powell.

COOKS & WILLETTS leased the Edwin W. Moorehouse at Glen Cove, L. I., to Allan Corey.

FISH & MARVIN leased, furnished, for the summer, the Edmund E. Sinclair property, "Oak Island," at New Rochelle, to Mrs. A. Howes Torrey; also for Richard T. Wainwright, his estate at Milton Point, Rye, to James H. Snowden of Hawesville, Kentucky; at Orienta Point, Mamaroneck, the "Stokes Cottage" for Mrs. Fitch Gilbert, Jr., to Harmon August of Cleveland, Ohio; and for the summer, furnished, a property near the Apawamis Golf Club to Alfred Liebmann.

JULIA BEVERLY HIGGENS leased for Mrs. J. T. Atterbury, her place at Mt. Kisco, N. Y., to George B. Hopkins.

JULIA BEVERLEY HIGGENS has leased "Grey Stone Farm" at Mount Kisco, N. Y., for Mrs. W. S. Montgomery to W. Fellowes Morgan, Jr.

PAYSON McL. MERRILL CO. leased the Browning property on Balmore and Charlemagne rds, Huntington, L. I., consisting of 10 acres, to James Moses.

HERBERT A. SHERMAN has rented for W. K. B. Emerson his country place on the Sound, at Rye, N. Y., with large house and garage, and grounds adjoining the American Yacht Club, to Charles C. Deming.

ESTATES OF TAPPAN ZEE (INC.) announce rentals at their Tarrytown development of the historic Philippe Manor House to Dr. William A. Bell; also to Herman Wunderlich, a residence on Kelburn av, and to Dr. S. B. Price

a residence near the railroad station; also at Riverview Manor, the Bureau of Hudson River Real Estate, has leased a dwelling to C. S. Crooker; and at Philippe Manor the residence known as House No. 1 to Arthur S. Allen.

ALFRED E. SCHERMERHORN announces the following cottage rentals at Southampton, L. I.: For George H. Drew, Henry P. Fordham's cottage in First Neck lane to A. W. S. Cochran; for Albert Gallatin, Mrs. Frederic H. Betts, "The Clovers" to Dr. J. Leeming Walker; for Mrs. W. Rosseter Betts, "The Mills" to Ten Broeck M. Terhune; for Alvin W. Krech, cottage in First Neck lane to Mrs. William P. Douglas; for Mrs. D. B. Kirby, "The Corners" at First Neck lane and Ox Pasture rd to Nelson Robinson; for Mrs. Lillian C. Raymond Mallock, "Ashton Moor" in First Neck lane to George C. Kobbe; for C. Elmer Smith cottage in Halsey's Neck lane to Justus Wallerstein; and for Mrs. Loretta L. Linsly, "Searest" in Toilsome lane to L. du Pont Irving.

OBITUARY

EDGAR H. MOTT, one of the largest property owners in Far Rockaway, with extensive interests in the Bayswater and Sunset sections, died at his home on Bayview av, aged sixty-six.

MICHAEL F. O'BRIEN, Brooklyn real estate lawyer, died at his home, 262 President st., aged forty-eight. He was a member of the Brooklyn Bar Association, the Brooklyn Democratic Club, the State Bar Association and the Brooklyn Club.

REAL ESTATE NOTES.

WILLIAM S. BAKER has moved from 149 Broadway to 74 Broadway.

NEHRING CO. has been appointed agent for 601 West 177th st.

PEPE & BRO. have been appointed agents for 487 West Broadway.

M. M. HAYWARD & CO. have been appointed agents for 148-150 West 98th st.

JAMES N. WELLS' SONS have been appointed agents for 507 West 27th st.

JOSEPH H. NASSOIT, of Calder, Nassoit & Lanning, has been elected a member of the Real Estate Board.

BURTON THOMPSON & CO. rented for the summer the Frank Hicks' place at Locust Valley, L. I.

LEON S. ALTMAYER placed for Abraham Schwab and M. B. Blumenthal a mortgage of \$12,000 on 111 East 95th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have been appointed agents for 2316-2318 3d av by Morris Gumpel.

FLEISCHMANN CONSTRUCTION CO. has moved its offices from 5 East 42d st to 7-11 West 45th st.

CHARLES R. SCHLISS was the broker in the recently recorded sale of 1028 East 165th st for Lottie S. Reynolds to Carrie B. Ruhlender.

TITLE GUARANTEE & TRUST CO. loaned \$50,000 on first mortgage to the Waterman Building Co., covering its 10-sty factory at 36 to 40 Fletcher st, for 3 years, at 5 per cent.

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**SPECIAL ATTENTION GIVEN TO
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AND MANAGEMENT OF ESTATES**

E. S. WILLARD & CO. have been appointed agents for the "Fortress" apartment house, at the northwest corner of Fort Washington av and 169th st.

SCHINDLER & LIEBLER were the brokers in the recently recorded sale of the 5-sty flat 533 East 82d st for Charles F. Klippert and others to Elizabeth L. Murray.

THE REGULAR MEETING of the West End Association will be held at the Hotel Ansonia on Monday evening, April 5, at half past eight o'clock.

EDMUND C. EASTMAN has severed his connection with Douglas L. Elliman & Co. to represent some New England capitalists in building operations.

GOODALE, PERRY & DWIGHT have been appointed agents by William T. Evans for the apartment houses "Wendolyn," at Riverside dr and 100th st, and "Cortlandt," 210 West 110th st.

EUGENE J. RUSHER has placed, for Thomas Basel, a building loan of \$5,500, at 5½ per cent., for four years, on property in the north side of 204th st, 130 ft. west of Webster av, to cover the erection of a 2-sty building.

E. OSBORNE SMITH is organizing an association of property owners to represent the Jerome avenue section of the Bronx, with the object of hastening the completion of the rapid transit lines.

WALTER A. STEVENS, INC., and Wm. A. White & Sons, were the brokers in the recently recorded sales for the Broadway Savings Institution to the Oak Construction Co. of the tenements 332 East 125th st. and 551 West 125th st.

KNAP & WASSON CO. have been appointed agents for the following apartment houses: 548 West 164th st, 558 West 164th st, 601 West 156th st, 555 West 170th st, 815 West 179th st, 44 and 48 Pinehurst av, 820 West 180th st, 885 and 889 West 180th st, 68 Northern av, 1400 University av and 1516 St Nicholas av.

TITLE was transferred last week by the Tangier Manor Corporation to 260 lots near Mastic, L. I., on the Great South Bay to the Enterprise Realty Co. of West Virginia. Four deeds of conveyance were filed at Riverhead with revenue stamps amounting to \$300, indicating a consideration of \$300,000, or about \$1,154 per lot.

	Jan. 1 to April 2	Jan. 1 to April 3
New buildings.....	108	126
Cost.....	\$16,098,025	\$11,595,290
Alterations.....	\$3,079,204	\$3,683,175

BRONX.

	1915		1914	
	Mar. 26 to April 1	Jan. 1 to April 2	Mar. 27 to April 2	Jan. 1 to April 2
Total No.....	113	123		
No. with consideration..	11	10		
Consideration.....	\$58,900	\$124,533		

Mortgages.

	1915		1914	
	Mar. 26 to April 1	Jan. 1 to April 2	Mar. 27 to April 2	Jan. 1 to April 2
Total No.....	74	86		
Amount.....	\$1,034,400	\$666,830		
To Banks & Ins. Cos....	6	7		
Amount.....	\$513,800	\$154,500		
No. at 6%.....	30	31		
Amount.....	\$125,750	\$179,509		
No. at 5½%.....	13	13		
Amount.....	\$519,500	\$96,400		
No. at 5%.....	8	10		
Amount.....	\$101,500	\$112,300		
Unusual rates.....		12		
Amount.....		\$6,466		
Interest not given.....	23	20		
Amount.....	\$287,650	\$272,065		

Mortgage Extensions

	Jan. 1 to April 1	Jan. 1 to April 2
Total No.....	789	888
Amount.....	\$6,368,194	\$7,861,462
To Banks & Ins. Cos....	49	113
Amount.....	\$1,385,550	\$2,279,801

Building Permits

	1915		1914	
	Mar. 26 to April 1	Jan. 1 to April 2	Mar. 27 to April 2	Jan. 1 to April 2
Total No.....	21	5		
Amount.....	\$605,700	\$67,500		
To Banks & Ins. Co....	10	2		
Amount.....	\$405,500	\$43,500		

BROOKLYN.

	1915		1914	
	Mar. 26 to April 1	Jan. 1 to April 2	Mar. 27 to April 2	Jan. 1 to April 2
New buildings.....	26	15		
Cost.....	\$547,350	\$393,500		
Alterations.....	\$5,050	\$25,820		

CONVEYANCES.

	1915		1914	
	Mar. 25 to 31	Jan. 1 to April 1	Mar. 26 to April 1	Jan. 1 to April 1
Total No.....	412	462		
No. with consideration..	48	56		
Consideration.....	\$315,701	\$234,535		

Mortgages.

	1915		1914	
	Mar. 25 to 31	Jan. 1 to April 1	Mar. 26 to April 1	Jan. 1 to April 1
Total No.....	303	280		
Amount.....	\$1,257,481	\$1,870,036		
To Banks & Ins. Cos....	63	56		
Amount.....	\$367,250	\$1,289,200		
No. at 6%.....	158	155		
Amount.....	\$509,238	\$389,026		
No. at 5½%.....	103	66		
Amount.....	\$564,150	\$274,200		
No. at 5%.....	25	47		
Amount.....	\$102,250	\$1,168,550		
Unusual rates.....		1		
Amount.....		\$2,000		
Interest not given.....	17	11		
Amount.....	\$81,843	\$36,260		

Building Permits.

	1915		1914	
	Mar. 26 to April 1	Jan. 1 to April 1	Mar. 27 to April 2	Jan. 1 to April 1
Total No.....	3,676	3,885		
Amount.....	\$12,899,021	\$15,804,838		
To Banks & Ins. Cos....	553	763		
Amount.....	\$3,302,441	\$6,233,500		

QUEENS.

	1915		1914	
	Mar. 26 to April 1	Jan. 1 to April 2	Mar. 27 to April 2	Jan. 1 to April 2
New buildings.....	111	83		
Cost.....	\$1,079,700	\$770,000		
Alterations.....	\$73,197	\$80,235		

Building Permits.

	1915		1914	
	Mar. 26 to April 1	Jan. 1 to April 2	Mar. 27 to April 2	Jan. 1 to April 2
New buildings.....	97	203		
Cost.....	\$272,286	\$563,575		
Alterations.....	\$19,285	\$16,662		

RICHMOND.

	1915		1914	
	Mar. 26 to April 1	Jan. 1 to April 2	Mar. 27 to April 2	Jan. 1 to April 2
New buildings.....	27	41		
Cost.....	\$27,493	\$41,384		
Alterations.....	\$12,999	\$4,042		

REAL ESTATE STATISTICS

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

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

MANHATTAN

Conveyances.

	1915		1914	
	Mar. 26 to April 1	Jan. 1 to April 2	Mar. 27 to April 2	Jan. 1 to April 2
Total No.....	18	180		
Assessed value.....	\$9,984,294	\$8,646,000		
No. with consideration..	23	19		
Consideration.....	\$1,621,968	\$719,214		
Assessed value.....	\$1,923,000	\$582,500		

Mortgages.

	1915		1914	
	Mar. 26 to April 1	Jan. 1 to April 2	Mar. 27 to April 2	Jan. 1 to April 2
Total No.....	83	101		
Amount.....	\$1,590,229	\$2,103,619		
To Banks & Ins. Cos....	22	21		
Amount.....	\$625,500	\$620,500		
No. at 6%.....	30	40		
Amount.....	\$348,829	\$711,085		
No. at 5½%.....	3	4		
Amount.....	\$76,000	\$119,000		
No. at 5%.....	30	28		
Amount.....	\$799,300	\$442,500		
No. at 4½%.....		2		
Amount.....		\$227,000		
No. at 4%.....		1		
Amount.....		\$6,500		
Unusual rates.....				
Amount.....				
Interest not given.....	20	26		
Amount.....	\$366,100	\$597,534		

Mortgage Extensions.

	Mar. 26 to April 1	Jan. 1 to April 2
Total No.....	49	43
Amount.....	\$2,398,250	\$1,675,500
To Banks & Ins. Cos....	15	17
Amount.....	\$862,250	\$794,500

Building Permits.

	1915		1914	
	Mar. 27 to April 2	Jan. 1 to April 2	Mar. 26 to April 3	Jan. 1 to April 2
New buildings.....	8	12		
Cost.....	\$2,189,500	\$932,600		
Alterations.....	\$267,585	\$210,776		

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

EDWARD V. ARRAS.—632 6th av, 838-87, 4-sty tenement 24.8x60, \$110,000.

SAMUEL A. BEERS.—373-375 Broadway, 175-30, 29, 6-sty loft, 49.11x150.3, \$271,500; 682 Broadway, 530-7, 10-sty loft, 29x130xirreg, \$263,500; 101 Bleecker st, 533-37, 5-sty loft, 25x125, \$40,000; 7 East 17th st and 10 East 18th st, 846-8, 8-sty loft, 32.6x82.1xirreg, \$273,300.

WILLIAM F. BRINTZINGER.—543 West 175th st, 2131-35, 2-sty dwelling 18x78.8, \$9,000, and 873 Columbus av, 1838-62, 5-sty tenement, 25x80, \$31,686.

WILLIAM CUTTING, JR.—538 10th av and 461-467 West 40th st, 1050-1, 1½, 4-sty ten and 5-sty loft, 29.5x100, \$50,000; 463 West 42d st, 1052-6½, 4-sty ten, 20x100.5, \$18,000; 433-455 West 42d st, 1052-15, 4-sty loft, 50x100.5, \$50,000; 95 Chambers st and 77 Reade st, 149-11, 5-sty bldg, 27.3x74.5xirreg, \$145,000; 437-439 West 42d st, 1052-13, 5-sty bldg, 50x75, \$65,000; 465 West 42d st, 1052-6, 4-sty ten, 20x100.5, \$18,000; 467 and 469 West 42d st, 1052-5 4½, two 4-sty ten, each 20x100.5, each \$18,500; 472 West 43d st, 1052-60½, 3-sty bldg, 20x100.5, \$16,000; 568-570 10th av, 1051-53, 62½, two 4-sty ten, each 18.9x80, each \$19,000; 580, 582, 584, 586, 588 and 590 10th av, 1052-2½, 3, 4, 64, 63, 62½, six 4-sty ten, each 20.1x80, each \$17,000.

MARTIN DEX.—112 East End av, 1581-28, 3-sty dwelling, 16.10x82, \$9,500.

JOHANNA FITZSIMMONS.—17 West 100th st, 1836-24, 5-sty tenement, 24.6x100.11, \$21,000.

ELIZABETH LAW.—16 East 77th st, 1391-63, 4-sty dwelling, 25x102.2, \$105,000.

REBECCA LEVI.—124 East 76th st, 1410-63½, 3-sty dwg, 17x102, \$20,500.

CATHERINE M. LYNCH.—69 West 92d st, 1206-7, 3-sty dwelling, 20x100.8, \$18,000.

EMMA MEIER.—543 8th av, 761-32, 4-sty dwg, with store, 21.3x75, \$39,500; 709 9th av, 1058-32, 5-sty dwg, with store, 25.1x100, \$35,000.

JAMES MOORE.—338 2d av, 925-69, 4-sty dwg, 22.1x90, \$20,000.

WILLIAM H. McDERMOTT.—323 West 84th st, 1246-23, 4-sty dwg, 18x102.2, \$23,000.

GEORGE F. MOORE.—30 Hamilton ter, 2050-76, 3-sty dwg, with 2-sty ext, 16x100, \$15,000.

MARY C. ROBERTSON.—636 8th av and 264-266 West 41st st (s e c 8th av and 41st st), 1012-61-61½-61¾, one 4-sty and two 3-sty bldgs, 24.9x100, \$75,000.

STEALY B. ROSSITER.—759 St. Nicholas av, 2063-29½, 4-sty dwg, 20.5x92.5, \$16,000.

FREDERICK W. SALTZIEDER.—147 West Broadway, 147-17, 5-sty loft, 25.3x50, \$40,000; 772 11th av, 1082-61¼, 4-sty ten, 20x72, \$10,000; 774 11th av, 1082-61, 4-sty ten, 20.5x72, \$15,000; 200 Wooster st, 534-1, 3-sty bldg, 25x50, \$17,000; 324 West 108th st, 1892-60, 5-sty dwg, 21.6x60, \$40,000; 323 4th av, 880-1, 3-sty bldg, 20x83, \$90,000.

CATHERINE I. VAN BENSCHOTEN.—713-717 Greenwich st, 632-36, 38, three old 4-sty ten, northwest corner Charles st, 58.4x46, \$15,000.

ANNA C. WEBSTER.—200 East 2d st, 398-39, 5-sty ten, 30x67.11, \$20,000; 18 Av B, 398-38, 4-sty ten, 23.7x50, \$30,000; 20 Av B, 398-37, 4-sty ten, 20.7x50, \$16,000; 22 Av B, 398-36, 3-sty ten, 22.1x50, \$18,000; 872 West End av, 1874-64, 4-sty dwg, 20x80, \$25,000.

MATILDA ZITZLSPERGER.—433 East 82d st, 1562-19, 5-sty flat, 25x102.2, \$17,500; 435 East 82d st, 1562-20, 5-sty flat, 25x102.2, \$18,500.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Although auction room offerings for the coming week will be limited in number, a number of choice properties, principally West Side dwellings and apartment houses, are scheduled to be sold at foreclosure. Another Special Sales Day on Thursday will present a number of voluntary offerings in Manhattan, Brooklyn, the Bronx, Yonkers and Sea-bright, N. J. Included among them is the six-story loft building at the southeast corner of Washington and Duane streets and the five-story residence, 342 Riverside drive.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 2, 1915, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

11TH st, 75-7 W, see 6 av, 148-50.

18TH st, 3-5 W, ns, 135 w 5 av, 49.4x92; 8-sty bk loft & str bldg; due, \$183,483.29; T&c, \$27.70; withdrawn.

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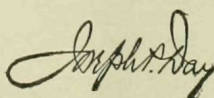
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Auction Sales—Manhattan (Continued)

30TH st, 25 W, ns, 390 w 5 av, 20x98.9,
4-sty strn tnt & str; due, \$55,589.99; T&c,
\$—; withdrawn.

31ST st, 120-2 W (*), ss, 245 w 6 av, 40
x123.6x40.10x115.5, 7-sty bk loft & str
bldg; due, \$135,879.61; T&c, \$1,273.40;
County Holding Co. 105,000

53D st, 141-3 W (*), ns, 300 e 7 av, 37.6
x100, 2-4-sty & b strn dwgs; due, \$31,515.83;
T&c, \$1,241.10; Metropolitan Life Ins Co.
30,000

54TH st, 223-29 E, ns, 200 w 2 av, 125x
100.5, 2 & 3-sty bk bldgs of brewery; adj
Apr16.

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

95TH st, 303-5 E (*), ns, 100 e 2 av, 37.6
x100.8, 6-sty bk tnt & str; due, \$34,372.46;
T&c, \$721.40; N Y Produce Exchange. 30,000

96TH st, 15 W (*), ns, 240 w Central
Park W. 20x100.11, 5-sty strn tnt; due, \$24,-
681.76; T&c, \$752.52; Frederic de P Foster
et al trstes. 20,000

107TH st, 323 E (*) ns, 350 e 2 av, 25x
75, 5-sty bk tnt & str; due, \$18,095.33; T
&c, \$438.90; Jno M Bowers. 17,000

109TH st, 169-7 E (*), ns, 207.6 w 3 av,
37.6x100.11, 6-sty bk tnt & str; due, \$3,-
366.33; T&c, \$50; sub to mtg \$36,000; Saml
I Posen et al. 38,500

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

Broadway, 1744-8, sec 56th (No 216),
131.9x122.7x120.2x88.7, 7-sty bk tnt; adj
Apr14.

Lenox av, 170-8, sec 119th (No 86),
100.11x85, 8-sty bk tnt & str; due, \$210,-
197.02; T&c, \$2,285.55; adj Apr16.

6TH av, 148-50, nec 11th (Nos 75-7), 42.6
x69, 2-3-sty bk tnts & str; also 7TH AV,
47, es, 133.8 s 14th, 15.5x100, 5-sty strn tnt
& str; partition; adj sine die.

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

HENRY BRADY.

Academy st (*), nwc Post av, 100x100,
vacant; due, \$16,548.92; T&c, \$2,536.78; Wm
H Ralston. 19,000

Orchard st, 23 (*), ws, abt 135 n Canal,
runs n17.5xw79xn—xw23.2xse56xe23.1xn—x
e79 to beg, 5-sty bk tnt & str; due, \$11,-
058.70; T&c, \$179.08; sub to 1st mtg \$25,-
000; Abr J Dworsky. 29,000

22D st, 411 W, ns, 83.4 w 9 av, 16.8x98.9,
5-sty bk tnt; sub to a mtg \$12,000; Chris-
topher J Sparks. 12,725

25TH st, 132 E (*), ss, 60 e Lex av, 20x
74, 3-sty bk laundry, 1-sty ext; due, \$3,-
696.41; T&c, \$100; sub to 1st mtg \$17,000;
Rose T Kirk. 17,495

109TH st, 117-9 E (*), ns, 155 e Park
av, 50x100.11, 6-sty bk tnt & str; due, \$9,
133.98; T&c, \$211; sub to mtg \$50,000;
Anna S Stemme et al. 58,937

Amsterdam av, 1491 (*), es, 125 n 133d,
25x100, 5-sty bk tnt & str; due, \$5,471.10;
T&c, \$496.40; sub to pr mtg \$20,000; City
Real Estate Co. 21,100

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

7TH av, 2530 (*), ws, 80.6 s 147th, 19.5x
100, 5-sty bk tnt & str; due, \$15,914.48; T
&c, \$229.95; Metropolitan Savings Bank.
15,000

BRYAN L. KENNELLY.

109TH st, 236 E (*), ss, 175 w 2 av, 25x
100.10, 5-sty bk tnt & str; due, \$18,591.27;
T&c, \$1,293.63; Walter A Burke, trste. 19,000

118TH st, 58 E (*), ss, 120 e Mad av, 20
x100.11, 5-sty bk tnt; due, \$15,125.71; T&c,
\$551.30; Susan Tuckerman. 14,000

138TH st, 221 W (*), ns, 246.6 w 7 av,
32x99.11, 3-sty & b strn dwg; due, \$13,-
824.51; T&c, \$185; Wm Rankin. 12,500

JACOB H. MAYERS.

30TH st, 437-9 W (*), ns, 325 e 10 av,
50x109x50.2x104.10, 2-5-sty bk tnts; due,
\$34,449.47; T&c, \$2,007; Mary B Scott. 33,000

119TH st, 118 W (*), ss, 253 W Lenox
av, 18x100.11, 3-sty & b strn dwg; due, \$12,-
783.85; T&c, \$144.50; Equitable Life As-
surance Soc of the U S. 12,000

SAMUEL MARX.

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

31ST st, 202 W (*), ss, 75 w 7 av, 16.8x
99.11, 3-sty & b strn dwg; due, \$9,948.29; T
&c, \$340; Sheldon Leavitt et al. 7,500

Av D, 112-4, nec 8th (No 405), 47.6x77,
6-sty bk tnt & str; due, \$20,658.56; T&c,
\$136.80; E May Koch, a party in interest.
56,000

D. PHOENIX INGRAM.

Greene st, 80-2 (*), es, 51 s Spring, 50x
100, 5-sty bk str; due, \$62,212.86; T&c, \$1,-
246; Bank for Savgs in City N Y. 40,000

SAMUEL GOLDSTICKER.

188TH st W, swc Amsterdam av, see
Amsterdam av, swc 188th.

Amsterdam av, swc 188th, 94.10x100,
vacant; due, \$32,582.40; T&c, \$—; Na-
poleon Constr Co et al. 30,000

Total \$637,757
Corresponding week 1914.... 752,747
Jan 1, 1915 to date.....11,126,676
Corresponding period 1914.... 9,561,342

Bronx.

The following are the sales that
have taken place during the week
ending April 2, 1915, at the Bronx
Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Carpenter av, 4566 (*), es, 125 s 240th,
25x100; due, \$3,390.22; T&c, \$317.53; Fran-
cis U Johnstone trste. 3,125

McLean av, ss, 28.8 e Verio av, 101.7x
110.11x100x128.4, vacant; due, \$3,952.63; T
&c, \$50; Peter F O'Hara. 5,600

Pleasant av or Olinville av, 3642 (*), e
s, 368.5 s 216th, 33.6x95.1; due, \$2,743.20;
T&c, \$750; Foster L Haviland trste. 8,000

Parcel of Land (*), beg at a point 102.10
w Trinity av and 153.8 s 160th, runs w47.7
xs52.1xe47.7xm52.1 to beg, vacant; due,
\$10,604.85; T&c, \$—; sub to mtg \$28,000;
Jefferson Holding Co. 28,500

BRYAN L. KENNELLY.

137TH st, 630 E (*), ss, 176.11 w Cy-
press av, 37.6x100, 5-sty bk tnt & str;
due, \$29,016.68; T&c, \$399.35; Mary E
Townley. 5,000

Bassford av (*), ws, 95.6 n 182d, 56.8x
71.11x65.10x61.9, vacant; due, \$4,156.20; T
&c, \$88.50; Harlem Savings Bank. 3,500

CHAS. A. BERRIAN.

Creston av, 2011 (*), ws, 118.10 n 179th,
19x100, 3-sty bk dwg; due, \$7,597.10; T&
c, \$250; Eliz Gifford. 6,000

Morris Park av, 622 (*), ns, 1431.11 e
Walker av, 25.2x189x28.6x202.1; due, \$5,-
245.57; T&c, \$384.50; Ellen Fitzgerald.
4,000

JAMES J. DONOVAN.

Crotona Park N, 739 (*), ns, 73.2 e Clin-
ton av, 23x100, 2-sty fr dwg; due, \$4,-
696.90; T&c, \$256.60; Martha L Tree. 5,000

261ST st, 277 W, ns, 47.2 e Fieldstone
rd, 45.7x92.10x44x100.11, 2-sty & bk dwg;
due, \$5,008.57; T&c, \$392.32; Helfand &
Abel. 5,650

Leggett av, 922 (*), ws, 40 n Kelly, 40
x110, 4-sty bk tnt; due, \$4,416.06; Kathar-
ina Elias. 4,500

HENRY BRADY.

148TH st, 527 E (*), ns, 299.2 w St Ann's
av, 37.10x84.9, 5-sty bk tnt; due, \$8,479.91;
T&c, \$112; sub to 1st mtg \$26,000; Kath-
arina Bothner. 28,500

JAMES L. WELLS CO.

214TH st E (*), ns, 156 e White Plains
rd, 25x125; due, \$1,369.61; T&c, \$157.62;
May McDonald. 5,000

HERBERT A. SHERMAN.

Bryant av, es, 225 n Lafayette av, 50x
100, vacant; due, \$3,001.62; T&c, \$38; Edw
J McCabe. 2,500

GEORGE PRICE.

Odell st (*), nec St Raymonds av, 22.7x
103; due, \$1,622.45; T&c, \$109.84; Minnie
Westervelt. 300

St Raymonds av, nec Odell, see Odell, n
ec St Raymonds av.

Total \$110,175
Corresponding week 1914.... 130,250
Jan 1, 1915 to date.....1,580,406
Corresponding period 1914.... 1,478,105

Brooklyn.

The following are the sales that have
taken place during the week ending
March 31, 1915, at the Brooklyn Sales-
rooms, 189 Montague Street:

WILLIAM P. RAE.

ESSEX ST, ws, 260 n Arlington av,
20x100; Aaron Cohen 3,025.00

LEONARD ST (*), nwc Withers, 25
x80.10; Jno A Brooks 6,100.00

WITHERS ST (*), ns, 300 e Lorimer,
18x170.5xirreg; Jno L Witte..... 100.00

WILLIAM J. McPHILLIAMY & CO.

BALTIM ST, ss, 200 e Smith, 25x100;
withdrawn

CLINTON ST, nwc Hamilton av, —
x72.5 to Huntington, x24x—; Henry
P Journeay 7,850.00

OVERBAUGH PL, 106; withdrawn ...

PROSPECT PL (*), ns, 158.4 e Nostrand
av, 20.10x80.7; also PROSPECT PL,
ns, 250 e Nostrand av, 50x100; Maria
F Ogden 32,625.00

16TH ST (*), ns, 143 w 7 av, 46.6x
100; Erwin L Stratton 3,850.00

52D ST, ns, 312 w 3 av, 18x100.2;
Herbert E Biele 2,550.00

55TH ST (*), nwc 4 av, 95x100; Thos
H Heffron 76,200.00

72D ST, sws, 145.10 nw 6 av, 20x100;
adj April 27

73D ST, nes, 424 se 10 av, 28x100;
Jas M Bovard 4,300.00

79TH ST (*), ns, 192.6 w 14 av, 18.6x
100; Jennie S Mason 3,500.00

79TH ST (*), ns, 174 w 14 av, 18.6x
100; same 3,500.00

79TH ST, ss, 215.1 e 2 av, 33.2x70.3;
adj April 27

79TH ST, ss, 131 e 2 av, 30.4x67; adj
April 27

ATLANTIC AV, ns, 200 e Howard av,
25x100; withdrawn

EASTERN PKWAY EXT (*), ss, 42.11 e
Dean, 66.8x24.1x irreg; Henry Miles &
Sons 3,000.00

E NEW YORK AV, ns, bet Buffalo av &
President, lot 9; Louis Levin..... 2,790.00

HAMBURG AV, ws, 140 n Halsey, 20
x100; withdrawn

LIBERTY AV, swc Alabama av, 25x
100 adj April 16

5TH AV, nwc Ovington av, 37.2x112.10;
Title Guarantee & Trust Co; April 27

JAMES L. BRUMLEY.

BRISTOL ST (*), es, 159.1 s East N Y
av, 37x100; Shtland Co 16,500.00

LAWRENCE ST, ws, 170.1 s Johnson,
20x107.6; Saml A Dunn 3,335.00

STERLING PL, ns, 215 e Buffalo av,
50x127.9; Louis Levin 1,600.00

E 89TH ST (*), ns, 140 e Av M, 40x
100; JOHN ST, ses, 108 sw Davis
av, 22x210 to Sand Bay; Walter
Bishop 1,075.00

ATLANTIC AV (*), nwc Franklin av,
82.10x101.9; Peoples Trust Co 7,900.00

CLINTON AV (*), ws, 100 s Lafayette
av, 22x200 to Vanderbilt av; Eleonor
L Grimes 3,750.00

FLATLANDS AV (*), swc E 88th, 200x
147.4; Caroline Mayne extrx 3,500.00

Directory of Real Estate Brokers

GREENE AV (*), ns, 175 e Grand av, 26x100; Edw Knaus et al10,100.00
 NATHANIEL SHUTER.
 BERGEN ST, ns, 215.6 e Rogers av, 20x100; adj April 21.....
 CLARKSON ST, ss, 115 e Flatbush av, 20.2x114.9x irreg; adj April 13.....
 COOK ST, ns, 143.6 e Morrell, 31.6x100; Henry Rosenthal18,900.00
 PENN ST (*), ses, 388 sw Bedford av, 20x100; Eliz Donnelly 5,000.00
 E 18TH ST, ws, 180 n Johnson rd, 20x100; adj April 13
 3D AV, es, 75 s President 18.9x70; Martha Renz 3,600.00
 3D AV, es, 93.9 s President, 18.9x70; Martha Renz 3,750.00
 3D AV, es, 112.6 s President, 18.9x70; Martha Renz 3,750.00
 3D AV, es, 131.3 s President, 18.9x70; Martha Renz 5,550.00
 5TH AV, es, 33.6 s 52d, 41.8x100; Philip J Reilly 6,800.00
 LOT 51, Block 7344, Sec 22; Walter M Hayes 855.00
 JOSEPH P. DAY.
 VESTA AV, sec Riverdale av, 240x100x irreg; E D Bechtel..... 9,100.00
 Total\$245,640.00
 Corresponding week 1914 160,812.00

VOLUNTARY AUCTION SALES.

Manhattan.

M. MORGENTHAU, JR., CO.
APR. 5.
 AMSTERDAM AV, 1967-71, es, 50 s 158th, 50v 100, 6-sty bk tnt (vol).
 BRYAN L. KENNELLY.
APR. 7.
 AMSTERDAM AV, 1930, ws, 49 s 156th, 25x100, 3-sty bk tnt & str (vol).
 JOSEPH P. DAY.
APR. 8.
 113TH ST, 223 W, ns, 166.8 w 7th av, 16.8x100.11, 3-sty & b bk & stn dwg, with 2-sty ext in rear (exrs).
 AMSTERDAM AV, 2184, ws, 50 n 168th, 25x100, 4-sty bk tnt & str (exrs).
 AMSTERDAM AV, ws, 74.11 n 188th, 25x100, vacant (vol).
 RIVERSIDE DR, 342, es, 58.11 n 106th, 22x89, 5-sty & b stn dwg (vol).

Bronx.

BRYAN L. KENNELLY.
APR. 7.
 PROSPECT AV, 2444, es, 440 n 187th, 20x98.5, 2-sty & b bk dwg (vol).
 JOSEPH P. DAY.
APR. 8.
 198TH ST, 270 E, ss, 105.7 w Bainbridge av, 25x98, 2-sty & b bk & fr dwg (vol).
 HEATH AV, swc Summit pl, 25x90.2, vacant (exrs).

Brooklyn.

JOSEPH P. DAY.
APR. 8.
 PENN ST, 93, ns, 75 w Bedford av, 18.6x100, 3-sty & b bk & stn dwg (vol).
 JEFFERSON AV, swc Franklin av, 125x100, 6-sty bk & stn tnt (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:

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.
 29TH ST, 563 W, see 35th st, 217-9 W.
 25TH 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 48th, 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, sec 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, sec 35th st, 217-9 W.
 38TH ST, 354-8 W, see 35th st, 217-9 W.
 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, 49.8x99.11, 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 Fliashnick (A), 302 Bway; Orson A Raynor (R); due, \$10,695.51; T&c, \$399.82; Joseph P Day.

MANHATTAN

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(Legal Sales, Manhattan, Continued.)

AMSTERDAM AV, 1969-71, es, 49.11 s 158th, 50x100, 6-sty bk tint & str; Fee Simple Realty Co—Middletown Realty Co et al; Jos L Prager (A), 141 Bway; Adam Wiener (R); partition; M Morgenthau, Jr, Co.

8TH 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. 6.
112TH ST, 212 W ss, 150 w 7 av, 17x100.11, 3-sty & b stn dwg; City Real Estate Co—Mary sty & b stn dwg; Harold Swain (A), 176 Bway; Theodore Suero (R); due, \$10,914.26; T&C, \$209.15; Bryan L Kennelly.

120TH ST, 117 W, ns, 250 w Lenox av, 20x100.11, 3-sty & b stn dwg; City Real Estate Co—Randegg Realty Co et al; Harold Swain (A), 176 Bway; Jno Gruenberg (R); due, \$19,144.52; T&C, \$712.25; M Morgenthau, Jr, Co.
WEST END AV, 348, es, 82.4 n 76th, 19.10x90, 4-sty & b stn dwg; Greenwich Savgs Bank—Mary E Gardiner et al; B. Aymar Sands (A), 45 Cedar; Chas H Murray (R); due, \$33,479.30; T&C, \$612.80; Joseph P Day.

77TH AV, 2257, es, 25 s 133d, 25x100, 5-sty bk tint & str; Metropolitan Life Ins Co—Wm E Diller et al; Action 1; Woodford Bovee & Butcher (A), 1 Madison av; Saml Strasbourger (R); due, \$26,464.51; T&C, \$1,163.10; Joseph P Day.

7TH AV, 2255, es, 50 s 133d, 24.11x100, 5-sty bk tint & str; same—same; Action 2; same (A); same (R); due, \$26,280.67; T&C, \$1,161.10; Joseph P Day.

APR. 7.
101H ST, 13-9 E, ns, 100 w University pl, runs w 97.6x60x62.5x27.7x73.3x94.9 to beg; Columbia Trust Co—Mayhild sty bk tint; Columbia Trust Co—Mayhild sty bk tint; Zabriskie, Murray, Sage & Kerr (A), 49 Wall; Jno H Rogan (R); due, \$24,403.13; T&C, \$2,169.00; Joseph P Day.

162D ST, 615 W; nec Ft Washington av, 184.10 x68.9x187.10x98.11, 6-sty bk tint; N Y Life Ins Co—N Y Real Estate Security Co et al; Henry M Bellinger, Jr (A), 135 Bway; Geo J Gillespie (R); due, \$21,236.22; T&C, \$403; Joseph P Day.

172D ST, 503-5 W, ns, 100 w Ams av, 43.9x94.6, 5-sty bk tint; Union Bank of Bklyn—Abt London et al; Jos G Deane (A), 45 Bway; Carl Ehrermann (R); due, \$26,818.04; T&C, \$—; sub to mtg \$32,000; Joseph P Day.

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

APR. 8.
DUANE ST, 196-8, see Washington, 305.
WASHINGTON ST, 305, sec Duane (Nos 196-8), 25.5x30, 6-sty bk loit & str bldg; Esther G O'Sullivan—Vincent A Clark et al; Wm E Millard & J J Karby O'Kennedy (A); 89 Nassau; Fredk M Harris (R); partition; Joseph P Day.

135TH ST, 495 W, see Amsterdam av, 1519-23.
178TH ST, 604-10 W, ss, 100 w St Nicholas av, 100x90.10, 2-5-sty bk tnts; Ellen A Stewart et al—Monaton Realty Investing Corp et al; Ronald K Brown (A), 320 Bway; Arthur S Luria (R); due, \$32,606.15; T&C, \$996.80; sub to 4 pr mtgs aggregating \$104,000; D Phoenix Ingraham & Co.

AMSTERDAM AV, 1519-23, nec 135th (No 495), 56x100, 6-sty bk tint & str; Mary E Horton—Monaton Realty Investing Corp et al; Ronald K Brown (A), 320 Bway; Arthur S Luria (R); due, \$14,986.35; T&C, \$2,685.00; sub to 2 pr mtgs aggregating \$123,000; D Phoenix Ingraham & Co.

APR. 9.
ESSEX ST, 27½, ws, 50 n Hester, 25x43.9x25x 43.6, 6-sty bk tint & str; Alice E Sloane—Mary O'Neill et al; Mitchell & Mullan (A), 55 Liberty; W Russell Osborn (R); due, \$5,846.61; T&C, \$388; sub to 1st mtg \$10,000; Joseph P Day.

120TH ST, 141 W, ns, 237 e 7 av, 20x100.11, 3-sty & b stn dwg; N Y Life Ins Co—Julia Brownold; Geo W Hubbell (A), 346 Bway; J Hampden Dougherty (R); due, \$16,582.15; T&C, \$340.80; mtg recorded June 9, 1899; Bryan L Kennelly.

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.

MADISON AV, 1935, es, 44 n 124th, 22x85, 3-sty stn tint & str; Henry L Cammann—Fannie L T Hubbard et al; Duer, Strong & Whitehead (A), 43 Wall; Martin J Keogh, Jr (R); due, \$15,578.64; T&C, \$566.80; M Morgenthau, Jr, Co.

STATEMENT OF THE OWNERSHIP, MANAGEMENT, ETC., REQUIRED BY THE ACT OF AUGUST 24, 1912, OF

Real Estate Record and Builders' Guide, published weekly at New York, N. Y., for April 1, 1915.
Editor—None.
Managing Editor—A. K. Mack, 119 West 40th Street, New York City.

Business Manager—W. C. Stuart, 119 West 40th Street, New York City.
Publisher—Record and Guide Co., 119 West 40th Street, New York City.

Owners—F. W. Dodge Co., 119 West 40th Street, New York City.
F. W. Dodge, Pres., 119 West 40th Street, New York City.
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Known bondholders, mortgagees and other security holders, holding 1 per cent. or more of total amount of bonds, mortgages or other securities—None.

RECORD AND GUIDE CO.,
F. T. MILLER, Sec. and Treas.
Sworn to and subscribed before me this eleventh day of March, 1915.

HENRI DAVID,
Notary Public, New York County, No. 849, Register's No. 6151. Certificate filed in New York County. (My commission expires March 30, 1916.)

1ST AV, 635, ws, 98.9 s 37th, 24.8x80, 5-sty bk tint & str; Jos W Dougan—Martha Casner et al; Holm, Whitlock & Scarff (A), 35 Nassau; Clarence McMillan (R); due, \$14,929.26; T&C, \$766.56; Daniel Greenwald.

APR. 10.
No Legal Sales advertised for this day.

APR. 12.
STUYVESANT ST, 42, ss, 86.7 w 10th, 17x70.5x 17.2x75.5, 4-sty bk tint; Bella C Peterkin—Sarah Lauterstein; Bailey & Sullivan (A), 135 Bway; Jno S Sheppard, Jr (R); due, \$8,735.21; T&C, \$430.15; Herbert A Sherman.
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, \$21,323.16; T&C, \$4,543.71; mtg recorded Sept 4, 1908; Joseph P Day.

Bronx.

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

APR. 3 & 5.
No Legal Sales advertised for these days.

APR. 6.
FOX ST, es, 193.11 s Westchester av, 226.11x 107.11x227x105, vacant; Hendrick Hudson Co—Fanny Kououmin et al; Ferris & Storek (A), 165 Bway; Jno J Hynes (R); due, \$51,956.83; T&C, \$885.00; Henry Brady.
HOME ST, 590, see intervale av, 1200.
1601H ST, E, nwc Courtlandt av, see Courtlandt av, 853-9.

2281H ST, E, ns, 405 e Bronxwood av, 100x114; Saml H Kupierman—Jason C Cameron et al; Edw Jacobs (A), 25 Broad; Jno P Dunn (R); due, \$1,169.50; T&C, \$712.51; Samuel Goldstick.

ALEXANDER AV, 134, es, 22 s 134th, 19.6x89.6, 4-sty bk tint & str; College Point Savgs Bank—Frederic Bierhoff et al, exrs & trstes; Fredk S Rauber (A), 145 Nassau; Alex Karlin (R); due, \$1,803.29; T&C, \$225.00; M Morgenthau, Jr, Co.

COURTLANDT AV, 855-9, nwc 160th, 51.6x88, 2-3-sty ir tnts & str; Marie Wilhelm, extr—Jno Weiser et al; Henry H Sherman (A), 44 Pine; Louis Friaiger (R); due, \$8,041.01; T&C, \$125.00; James J Donovan.

INTERVALE AV, 1200, sec Home (No 890), 69.6 x32.1x40.5x21.11, 3-sty bk tint & str; Anna Seneer et al—Abr Kaufman et al; Straus & Dworsky (A), 5 Beekman; Louis Friaiger (R); due, \$3,647.92; T&C, \$130; sub to 1st mtg \$12,000; J H Mayers.

PARCEL of land, beg at a point on north line N Y City, 200.11 w Webster av, 50.7x119.9x 50.2x125.10; Mattie Hegt—City N Y et al; Jonas J Hegt (A), 391 E 149th; Jos P Hennessy (R); due, \$886.55; T&C, \$54.97; James L Wells Co.

APR. 7.
MELVILLE ST, 1743, ws, 400 n Van Nest av, 18.9x107; Fishkill Savgs Institute—Eliz Fitzpatrick et al; Robt W Dounay (A), Beacon, N Y; Thos J Hassett (R); due, \$4,282.486 T&C, \$231.07; Joseph P Day.

CAMBRELING AV, 2459, ws, 50 s 189th, 25x 100, 2-sty ir dwg; Cath Sutorius—Wm Scholermann et al; Gerlich & Schwieger (A), 1511 3d av; Jacquin Frank (R); due, \$5,642.91; T&C, \$190; J H Mayers.

APR. 8.
3D AV, 2503, ws, 150.7 n 136th, 25x100 2-sty fr dwg & str; Addie A Sullivan—Louise M Schrank et al; Michl J Sullivan (A), Willis av & 148th; J Philip Van Kirk (R); due, \$1,134.31; T&C, \$25; sub to 1st mtg \$7,500; Geo Price.

APR. 9.
DAWSON ST, 856, es, 537.4 n Longwood av, 40.7x100, 5-sty bk tint; Josephine H Blau—1226 Dawson; Morris Blau (A), 154 Nassau; Mathew C Griffin (R); due, \$4,242.28; T&C, \$—; sub to 1st mtg \$25,000; James J Donovan.

KELLY ST, 717, see Leggett av, 926.
LEGGETT AV, 918, see Leggett av, 926.
LEGGETT AV, 926, nwc Kelly (No. 717), 40x 110, 4-sty bk tint; LEGGETT AV, 918, ws, 80 n Kelly, 38.8x110.10x52.5x110, 4-sty bk tint; Herman L Krieger—Helene Freudenmacher individ & extr et al; Fredk H Schwieger (A), 5 Beekman; Emanuel B Cohen (R); due, \$7,610.29; T&C, \$83; sub to 2 mtgs aggregating \$60,000; J H Mayers.
PROSPECT AV, 626-8, es, 100 s Kelly, 37.6x100, 5-sty bk tint; Nathan Friedman—Julius A Bernstein et al; Saml Bitterman (A), 309 Bway; Jas T Neary (R); due, \$4,264.47; T&C, \$594.94; sub to mtg \$30,000; Bryan L Kennelly.

APR. 10.
No Legal Sales advertised for this day.

APR. 12.
182D ST, 544-50 E, swc 3 av (No 4463), 102.11x 80, 2-5-sty bk tnts, str on cor; Regina Hyman—Corgil Realty Co et al; Strasbourger, Eschwege & Schallek (A); Harry N French (R); due, \$8,440.10; T&C, \$1,025; sub to mtg \$60,000; Joseph P Day.
3D AV, 4463, see 182d, 544-50 E.

Brooklyn.

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

APR. 3 & 5.
No Legal Sales advertised for these days.

APR. 6.
BOERUM ST, ss, 100 w Lorimer, 75x97x25x3x 50x100; David Shapiro et al—Saml Sheindelman Co et al; Simon H Kugel (A), 170 Bway, Manhattan; Jacob A Friedman (R); Nathaniel Shuter.
EAST 26TH ST, es, 220 s Newkirk av 40x100; Anna P See et al—Nellie V Shevlin et al; Henry J Davenport (A), 375 Pearl; Henry S Rasquin (R); Wm J McPhilliamy & Co.

EAST 32D ST, ws, 120 n Tilden av, 20x100; The Thrift—Geo J Avery et al; Francis Jordan (A), 207 Ryerson; Horatio C King (R); Jas L Brumley.

54TH ST, sws, 195 nw 4 av, 20x100.2; Geo W Conselyea—Mary A Conklin et al; Chas O Grim (A), 215 Montague; Edw G Nelson (R); Wm J McPhilliamy & Co.

86TH ST, sws, 572 w Gravesend av, 200x195; Mtg Holding Co—Chas C Overton et al; Armstrong & Brown (A), 27 Cedar, Manhattan; Chas A Webber (R); James L Brumley.
UNION ST, ns, 115 w 7 av, 20x90; Maria H Rider—Gustav Spiegel et al; Jno M Rider (A), 44 Cedar, Manhattan; Fredk W Sparks (R); Wm J McPhilliamy & Co.

HIGHWAY from Gravesend Beach to Gravesend Village, nec, runs nw383.3xse313.11xnc349.6x ne183 to beg; LOT 1 and Highway from Gravesend Beach to Gravesend Village, adj above, runs nw503.9xse504.11xnc515.10 x nw313.11 to beg; Henry A Hedden et al—Wm B Lake Constn & Supply Co et al; Henry J Davenport (A), 375 Pearl; Wm S O'Connell (R); Wm J McPhilliamy & Co.

KINGSTON AV, ws, 18.6 s Bergen, 27x94; Sara R Compton et al—Elzev Walters et al; Coombs & Wilson (A), 260 Bway; Chas M Travis (R); Wm J McPhilliamy & Co.

6TH AV, ses, 20 ne 52d, 20x80; Martha R Behnken—Michl C Neville et al; J Hunter Lack (A), 40 Court; Clarence U Carruth (R); Wm P Rae.

15TH AV, ses, intersec nes 56th, 16.4x100; Ellen A Fitzsimmons—Michl J Grady et al; McGuire, Delaney, Niper & Connolly (A); 189 Montague; Herbert B Gruber (R); Wm J McPhilliamy & Co.

APR. 7.

DEAN ST, sec Rochester av, 100x50; also ROCHESTER AV, es, 50 s Dean, 2.6x100; Homestead Bank of Bklyn—I Leon Caplan Co et al; Watson & Kristeller (A), 100 William; Geo Brush (R); Wm P Rae.

HAMPTON PL, es, 170 s Sterling pl, 20x95; Bklyn Savgs Bank—Aranson Realty Co et al; Snedeker & Snedeker (A), 164 Montague; Percival G Barnard (R); Wm P Rae.

MONTGOMERY PL, sws, 278.10 se 8 av, 16.9x 100; Ess Ess Realty Co—Grace W Duryea et al; Jno K M Ewing (A), 31 Nassau; Jno H Fleury (R); Joseph P Day.

EAST 18TH ST, es, 400 s Av Q, 40x100; Mathilda Charleton—Lucia G Kimber et al; Alvah W Burlingame, Jr (A), 391 Fulton; Jas M Kelly (R); Wm P Rae.

CORTELYOU RD, nec E 17th, 108.1x37.4x100x 78.5; Henry Lankenau—Rena V Hawkins et al; Kiendl, Smyth & Gross (A), 215 Montague; A I Nova (R); Nathaniel Shuter.

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 McPhilliamy & Co.

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

LOT 19, Block 147, 24th Ward; Sheriff's sale of all right, title, &c, which Michl H Feeny had Feb 18, 1910, or since; Lewis M Swasey, sheriff; Wm P Rae.

APR. 8.
22D ST, nes, 175 nw 6 av, 25x100; Nathaniel Jacobs—Smith N Decker et al; Smith, Doughty & Weynberg (A), 44 Court; Smith, Doughty & Weynberg (R); James L Brumley.

73D ST, ss, 220 e 5 av, 30x94; Blanche M Meyer—Jno E Sullivan Co et al; H S & C G Bachrach (A), 926 Bway; Abr H Kesselman (R) Nathaniel Shuter.

APR. 9.

GOLD ST, es, 80 n Myrtle av, 20x48.9; Wm E Puffer—Grace A Kitchel et al; Jacob Brenner (A), 26 Court; Alvah W Burlingame, Jr (R); Wm P Rae.

PACIFIC ST, ss, 150 w Kingston av, 25x107; Wm Stone—Cook Realty Co et al; Jacob Brenner (A), 26 Court; Thos J Sneer (R); Wm P Rae.

41ST ST, ss, 300 e 13 av, 20x100; Henry Hafker et al—Kath Naab et al; Lewis & McNamara (A) 322 9th; Edw G Nelson (R), Wm J McPhilliamy & Co.

BROOKLYN AV, ws, 257.6 n Av I, 40x100; Alwilda Matthews—Christian A Benneche et al; Harman & Howell (A), 189 Montague; Asa F Smith (R); Wm J McPhilliamy & Co.

MORGAN AV, es, 75 s Thames, 25x100; Albert Kuelling—Frank Schriever et al; Jacob Brenner (A), 26 Court; Jerry A Wernberg (R); Wm P Rae.

PARK AV, ss, 411.8 e Nostrand av, 41.8x100; Montgomery County Trust Co—Annie Elias et al; Harry L Thompson (A), 175 Remsen; Jos Speth (R); Wm P Rae.

APR. 10.
No Legal Sales advertised for this day.

APR. 12.
3D ST, nes 228.8 nw 5 av, 26.8x95; Fredk L Oestergen—Mary T L Warren et al; Wm F Haemer (A), 99 Nassau, Manhattan; Albert R Latson, Jr (R); Wm P Rae.

BROADWAY, sws, 20.6 nw Whipple, 20.6x85.1; Alexander Rosenstein—Harry Sclawy et al; Simon Berg (A), 714 Bway; J Theodore Robbins (R); Wm J McPhilliamy & Co.

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

Manhattan.

MAR. 27.
WATER ST, 28; Montrose Realty Co—Elizabeth Van Rensselaer Boell et al; H M Bellinger, Jr (A).

36TH ST, 410 W; Guaranty Trust Co of N Y—Belle S Taber et al; H Swain (A).
111TH ST, ss, 75 w Madison av, 25.3x100.11; & 128TH ST, ss, 101 w 2 av, 26x99.11; Luba Lewis—Crago Realty Co, Inc et al; Boudin & Liebman (A).

FT WASHINGTON AV, nec 160th, 102.102.8; Nathan Waxberg—L & D Realty Corp et al; Lese & Connolly (A).

2D AV, 769; Lawyers' Mtg Co—Gotham Mtg Co et al; amended; Cary & Carroll (A).
 8TH AV, 785; also 48TH ST, 306 W; David Israel—A Realty Co et al; D Rosengarten (A).

MAR. 29.
CATHEDRAL PKWAY, ns, 700 e Lenox av, 50x100; Dina Danzio et al—Aaron Rosenstein et al; Kantrowitz & Esberg (A).
 32D ST, 138-40 W; State & City Realty Co—Pennlane Realty Co et al; J Miller (A).
 54TH ST, 427 W; Franklin Savgs Bank in the City of N Y; Margt Richardson et al; W M Powell Jr (A).
 99TH ST, ss, 207 w Columbus av, 42x100.11; Anna A Gillies—Luciano Giuliani et al; L & A U Zinke (A).
 1ST AV, es, 50.5 n 62d, 25x81; Nerina Leclere—Bozzuffi Realty Co et al; G B Winthrop (A).
 3D AV, 2359; Bank for Savgs in the City of N Y—Kath G Farrell et al; Cadwalader, Wickersham & Taft (A).

MAR. 30.
 JANE ST, 88-90; also 12TH ST, 357-59 W; Edw W C Arnold—Hygeia Distilled Water Co et al; S P Savage (A).
 38TH ST, 223-31 W Julius Nautner—Birwin Realty Corp et al; F B Chedsey (A).
 58TH ST, 318 to 322 E; N Y Trust Co—Clara L Brandt et al; Morrill & Rogers (A).

MAR. 31.
 PRINCE ST, 159; Marx Ottinger et al; Sturm-Nadel Co et al; Kurzman & Frankenheimer & Gutman (A).
SUFFOLK ST, 143-45; Jno Welz et al; Gussie Rubel et al; amended; Goldiogle, Cohn & Dorf (A).
 WALKER ST, 21; Julia M Love et al; Clemence L Boardman et al; Edwards & Bryan (A).

9TH ST, ss, 146.5 w 5 av, 31.6x93.11; Jno W Sterling et al—Geo W Young et al; Smeerman & Sterling (A).

14TH ST, 241 E; Rae A Lilienstern—Doric Constn Co, Inc, et al; S S Lillienstern (A).
 15TH ST, 20 W; Carrie E Crocker—Kath C A Fey et al; F P Schenck (A).
 176TH ST (proposed), ss, 100 w Amsterdam av, 44x99.11; Hamilton Fire Ins Co—Mary A Thornton et al; H M Bellinger, Jr (A).
 AV A, es, 41.5 n 82d, 20x78; Flora E Solomon—Cath Wacker et al; Gettner, Simon & Asher (A).
 1ST AV, 340; Metropolitan Savgs Bank—Jno Vanderveer et al; A S & W Hutchins (A).

APR. 1.
LUDLOW ST, 82-4; Charlotte H Bloch—N Y & Westchester Suburban Land Co et al; Hays, Hershfield & Wolf (A).

19TH ST 49 W; Emanuel Congregation of the City of N Y—Mutual Alliance Trust Co et al; Guggenheimer, Untermyer & Marshall (A).
 68TH ST, ns, 106 e Columbus av, 20x100.5; N Y Savgs Bank—Atilla C Keene et al; J A Dutton (A).
 83D ST, 30 W; Soc of St Johnland—Henry Castelberg et al; Cary & Carroll (A).
 112TH ST, 250-52 W; Excelsior Savgs Bank of City of N Y—Louis Cohen et al; J C Gulick (A).

116TH ST, 338 E; Christine G Openhym et al—Eliza Celia et al; H Swain (A).
BROADWAY, nec 161st, 99.11x99.10; Guaranty Trust Co of N Y—Robt Fulton Realty Co et al; amended; Stetson, Jennings & Russell (A).

MADISON AV, nec 29th, 37.6x78; Mutual Life Ins Co of N Y—Mona Specialty Co, Inc, et al; H Swain (A).
 MANHATTAN AV, nec 115th, 100.11x125; Premium Holding Corp—Gorham Constn Co et al; Berger, Diamond & Abrahams (A).

APR. 2.
 22D ST, ss, 310 w 4 av, 25x98.9; Germania Life Ins Co—Saml A Rose et al; Dulon & Roe (A).
 134TH ST, 318 W; Jas K Holly, trst—Rudolph Newman et al; Gay & Goddard (A).
 MADISON AV, nec 29th, 37.6x78; Otto R Hartmann—Mona Specialty Co, Inc, et al; Weschler & Kohn (A).

Bronx.

MAR. 26.
 LOT 340, Map of Sec N of Vyse Estate belonging to 23d Ward Land Impt Co; Frank Barre—Wm T Atkinson et al; Rabe & Keller (A).

MAR. 27.
 HOME ST, 921-25; Nathan Shadowsky—Carmine Constn Co et al; P Hellingner (A).
 188TH ST, ss, 132 w Bathgate av, 20x95; Frank B Wood et al, as trstes—Louis Freed et al; J A Lane (A).
 ST ANN'S AV, 141; Jacob Dohrmann—Henrietta Ebb et al; Elfers & Abberley (A).
 ST PETERS AV, nec MacLAY av, 25.1x100; Philip A Moore et al—Sarah Trainor et al; J T Hanlon (A).

MAR. 29.
 FOX ST, 655; Alex S Blumenthal et al—Gussie Friedman et al; Otterbourg, Steindler & Houston (A).
 FOX ST, 659; Julia Friedlander—Ruhl Real Property Co et al; Otterbourg Steindler & Houston (A).
 SIMPSON ST, 1138; Ludwig Ulmann—Henrietta Essert et al; Meighan & Nearsulmer (A).
 LOT 496; Map of Van Nest Park, 24th Ward; Wm Dettner—Rosa Nathan et al; E A Acker (A).

MAR. 30.
 184TH ST, es, 192.6 nw Webster av, 40.4x80.2; Maks Weiss—Orosant Constn Co et al; N Friedman (A).
 FRANKLIN AV, es, 38.2 n Jefferson pl, 37.6x100; Ella Stein Chase—Jas Powers et al; J F Stier (A).
 BELMONT AV, 2143; Ada E Mote—Julius A Bernstein et al; Finck, Cobb & Hubby (A).

MAR. 31.
JENNINGS ST, 831; Junius J Pittman—Wm S Winterbottom et al; A O Ernst (A).
 169TH ST, 773-81 E; J & M Haffen Brewing Co—Elizabeth Roeder et al; Frees & McEveety (A).

UNION AV, 1283-85; also UNION AV, ws, 286.5 s Boston av, 25x118.5; J & M Haffen Brewing Co—Hermine Furst et al; Frees & McEveety (A).

APR. 1.
 BELMONT AV, 2147; Geo Finck et al as exrs—Julius A Bernstein et al; F W Hubby, Jr (A).
 BRONX PARK AV, es, 128 s Lebarannon, 25x100; Ella A Gregg—Fanny Shapiro et al; E A Acker (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

MAR. 25.
 152D ST, ns, 300.10 w Bway, 24.7x199.10; Annie A Piesen—Mary E Mitchell et al; Morris Eder (A); H S Renard (R); due.....\$10,736.37

MAR. 26.
 22D ST, 136-8 W; Marie F Powell—Carvert H Iding Co, Inc; Thos L Feltner (A); Wm L Cahn (R); due...88,802.64
 13TH ST, ns, 271 e Av A, 25x103.3; Anna E Schmidt et al—Sigmund Hornrichter et al; Carl C Petrasch (A); Jno Greenberg (R); due.....19,955.28

MAR. 27.
 No Judgments in Foreclosure Suits filed this day.

MAR. 29.
 MONROE ST, 188-90; Alfred M Heinsheimer et al—Jno A Anger; Cary & Carroll (A); L Harding Rogers, Jr (R); due.....34,685.36
 MONROE ST, 192; same—same; same (A); same (R); due.....20,594.42
 MONROE ST, 194; same—same; same (A); same (R); due.....20,594.42

MAR. 30.
 61ST ST, 207 W; Morris Jaffe—S & J Realty Co, Inc; Saml S Kogan (A); Henry Waldman (R); due.....3,420.00
MAR. 31.
 111TH ST, 253 W; Henry F Schwarz—Sarah R Greenblatt; Rounds, Hatch, Dillingham & Debevoise (A); Chas L Greenham (R); due39,717.29

Bronx.

MAR. 26.
 HERSCHEL ST, 103; Jane M Hicks—Walter L Shulman et al; J G Quinn, Jr (A); T J Brady (R); due 3,562.42
 HERSCHEL ST, 106; Jane M Hicks—Norwood Heights Realty & Constn Co et al; J G Quinn, Jr (A); J T Brady (R); due 3,562.42

MAR. 27.
 No Judgments in Foreclosure Suits filed this day.

MAR. 29.
 197TH ST, ns, 95 e Creston av, 53.3x62.1; Jos E Dutey—Concourse Bldg Co et al; Hirlingman & Vaughan (A); J A Gainey (R); due..... 1,153.17
 BEAUMONT AV, ses, 200 ne 183, 100x115; Flora L Root—Augusta McGuire et al; Amend & Amend (A); H C Knoepfel (R); due..... 1,255.72

MAR. 30.
 WASHINGTON AV, 1143; New York Life Insurance & Trust Co—Geo Francis Murphy et al; Emmet & Parish (A); E Neuman (R); due...67,653.35

MAR. 31.
 OAK ST, nec Kingston av, 100x500; Delia A Holston—Geo E Conley et al; L Skidmore (A); M S Cohen (R); due..... 6,429.00
 DECATUR AV, ws, 125.3 s 198th, 25.6x86.3; Louis H Cramer et al as exrs—Lydia A Reynolds et al; Wray & Pillsbury (A); W H Steinkamp (R); due 5,294.14

APR. 1.
 CROTONA PARK N, 743; Wm W Johnson et al as trstes—Rosa Brown et al; Merrill & Rogers (A); E A Acker (R); due 5,240.00

LIS PENDENS.

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

Manhattan.

MAR. 27.
 No Lis Pens filed this day.

MAR. 29.
 2D AV, 438; Manhattan Ry Co—Conrad Stegman et al; action acquire title; J L Quackenbush (A).
 2D AV, 455-57; same—Myra V T Kerr et al; action acquire title; J L Quackenbush (A).
 2D AV, 663; same—same et al; action acquire title; J L Quackenbush (A).
 2D AV, 700-2; same—same; action acquire title; J L Quackenbush (A).
 2D AV, 797; same—Max Wortmann et al; action acquire title; J L Quackenbush (A).
 2D AV, 799; same—Irving Wortmann et al; action acquire title; J L Quackenbush (A).
 2D AV, 1019-25; 25TH ST, 217 E; Joel Rinaldo—Millie Hellingner et al; amended; partition; R Kelly (A).
 2D AV, 1027; Manhattan Ry Co—Walter J M Donovan et al; action acquire title; J L Quackenbush (A).
 2D AV, 1028; same—Fannie Mainzer et al; action acquire title; J L Quackenbush (A).
 2D AV, 1056; same—Lillie Loerscher et al; action acquire title; J L Quackenbush (A).
 2D AV, 1084; same—Peter Doelger Bwg Co, Inc, et al; action acquire title; J L Quackenbush (A).

2D AV, 978; same—Elizabeth A Colton; action acquire title; J L Quackenbush (A).
 2D AV, 992; same—Chas J Kroehle et al; action acquire title; J L Quackenbush (A).

2D AV, 1123-25; same—same; action acquire title; J L Quackenbush (A).
 2D AV, 1127; same—Max A Cramer et al; action acquire title; J L Quackenbush (A).
 2D AV, 1313; same—Peter Doelger Bwg Co, Inc; action acquire title; J L Quackenbush (A).
 2D AV, 1347; same—Sallie Sommers et al; action acquire title; J L Quackenbush (A).
 2D AV, 1392; same—Peter Doelger Bwg Co; action acquire title; J L Quackenbush (A).
 2D AV, 1395; same—Lenhill Realty Corp; action acquire title; J L Quackenbush (A).
 2D AV, 1403; same—Peoples Trust Co, trstes, et al; action acquire title; J L Quackenbush (A).

2D AV, 1415; same—Herman Heidelberger et al; action acquire title; J L Quackenbush (A).
 2D AV, 1427; same—Wilhelmina V Grimm et al; action acquire title; J L Quackenbush (A).
 2D AV, 1430-32; same—Mark Rosenberg et al; action acquire title; J L Quackenbush (A).
 2D AV, 1436; same—E Louise Bonyunge et al; action acquire title; J L Quackenbush (A).
 2D AV, 1454; same—Isidor Blank et al; action acquire title; J L Quackenbush (A).
 2D AV, 1455; same—Peoples Trust Co, trste, et al; action acquire title; J L Quackenbush (A).

2D AV, 1460; same—Louise Geissler et al; action acquire title; J L Quackenbush (A).
 2D AV, 1475; same—Max Berkowitz et al; action acquire title; J L Quackenbush (A).
 2D AV, 1477; same—Max Friedman et al; action acquire title; J L Quackenbush (A).
 2D AV, 1486-88; same—Jacob Ulmar et al; action acquire title; J L Quackenbush (A).
 2D AV, 1492; same—Mary Roher et al; action acquire title; J L Quackenbush (A).
 2D AV, 1508; same—Jos Cohen et al; action acquire title; J L Quackenbush (A).
 2D AV, 1510; same—Herman Levy et al; action acquire title; J L Quackenbush (A).
 2D AV, 1512; same—Peter Doelger Bwg Co et al; action acquire title; J L Quackenbush (A).

2D AV, 1540; same—Katy Batty et al; action acquire title; J L Quackenbush (A).
 2D AV, 1543; same—Peter Doelger Bwg Co et al; action acquire title; J L Quackenbush (A).

2D AV, 1573; same—Conrad Ludwig et al; action acquire title; J L Quackenbush (A).
 2D AV, 1574; same—Jacob Lederer et al; action acquire title; J L Quackenbush (A).

2D AV, 1590; same—Clara K Ehechart et al; action acquire title; J L Quackenbush (A).
 2D AV, 1592; same—Jos D Kahn et al; action acquire title; J L Quackenbush (A).
 2D AV, 1593; same—Jennie Specht et al; action acquire title; J L Quackenbush (A).

2D AV, 1656; same—Peter Doelger Bwg Co, Inc; action acquire title; J L Quackenbush (A).
 2D AV, 1713; same—Aaron Wallheim et al; action acquire title; J L Quackenbush (A).
 2D AV, 1716-22; same—Sol Sprung et al; action acquire title; J L Quackenbush (A).
 2D AV, 1725; same—Geo Ehret et al; action acquire title; J L Quackenbush (A).
 2D AV, 1734; same—Mary G Darmstadt et al; action acquire title; J L Quackenbush (A).

2D AV, 1739; same—Carl Wilken et al; action acquire title; J L Quackenbush (A).
 2D AV, 1740; same—Morris Weiss et al; action acquire title; J L Quackenbush (A).
 2D AV, 1746; same—Chas Falth et al; action acquire title; J L Quackenbush (A).
 2D AV, 1748; same—Geo Ehret; action acquire title; J L Quackenbush (A).

2D AV, 1750; same—Brigitta Wagner et al; action acquire title; J L Quackenbush (A).
 2D AV, 1754; same—same; action acquire title; J L Quackenbush (A).

2D AV, 1756; same—Julia Oppenheimer et al; action acquire title; J L Quackenbush (A).
 2D AV, 1758; same—Fredk K Gitz et al; action acquire title; J L Quackenbush (A).

2D AV, 1762; same—Julia F Henes; action acquire title; J L Quackenbush (A).
 2D AV, 1766-68; same—Geo Ehret; action acquire title; J L Quackenbush (A).

2D AV, 2400-2; same—Helen L Morris et al; action acquire title; J L Quackenbush (A).
 2D AV, 2407; same—Morris Masch et al; action acquire title; J L Quackenbush (A).
 2D AV, 2452; same—Benj J Weil et al; action acquire title; J L Quackenbush (A).

2D AV, ws, block bet 92d & 93sts; same—Geo Ehret; action acquire title; J L Quackenbush (A).
 2D AV, ws, block front bet 91st & 92d sts; same—Geo Ehret; action acquire title; J L Quackenbush (A).

MAR. 30.
 BEEKMAN ST, 46; Valentine P Travers—Adelaide Van Zandt et al; partition; Douglas, Armitage & McCann (A).

ST MARK'S PL, 6; Nassau Iron Works, Inc—Jacob Shapiro; specific performance; H Stackell (A).

WEST END AV, 269; Wm Lustgarten & Co, Inc—Langdon Greenwood et al; Lustgarten, Weymann & Pope (A).

MAR. 31.
 LOT 12, Block 619, Sec 2; Municipal Liens Co—Stevenson Towle et al; foreclosure of tax lien; A L Smith (A).

APR. 1.
 NEW BOWERY, 7; Manhattan Ry Co—Antonio G Casazza et al; action acquire title; J L Quackenbush (A).

PEARL ST, 371; same—Cath Behlen et al; action acquire title; J L Quackenbush (A).
 PEARL ST, 388; same—Edwin S Popper et al; action acquire title; J L Quackenbush (A).

129TH ST, ns 180 e 3 av; same—Margt T Payne et al; action acquire title; J L Quackenbush (A).

PARK ROW, 91; same—Herbert C Pell et al; action acquire title; J L Quackenbush (A).
 PARK ROW, 125-27; same—Geo Ehret; action acquire title; J L Quackenbush (A).
 3D AV, 295; same—Ruth Livingston et al; action acquire title; J L Quackenbush (A).

Lis Pendens, Manhattan, Continued.

3D AV, 297; same—Fredk W Seybel et al; action acquire title; J L Quackenbush (A).
 3D AV, 301-7; same—N Y Ophthalmic Hospital et al; action acquire title; J L Quackenbush (A).
 3D AV, 306 & 308; same—Edith M Coventry; action acquire title; J L Quackenbush (A).
 3D AV, 309-11; same—Henry R A Casey et al; action acquire title; J L Quackenbush (A).
 3D AV, 310 to 314; same—Amelia W Boardman et al; action acquire title; J L Quackenbush (A).
 3D AV, 649-51; same—Gustav Breithaupt et al; action acquire title; J L Quackenbush (A).
 3D AV, 650-658; same—Bartow S Weeks et al; action acquire title; J L Quackenbush (A).
 3D AV, 655-57; same—Edmond J Curry et al; action acquire title; J L Quackenbush (A).
 3D AV, 670; same—Kellner Realty Co et al; action acquire title; J L Quackenbush (A).
 3D AV, 1888; same—Atlas Theatre Co et al; action acquire title; J L Quackenbush (A).
 3D AV, 1881; same—Viola H Townsend et al; action acquire title; J L Quackenbush (A).
 3D AV, 1884; same—Wm F Mattes et al; action acquire title; J L Quackenbush (A).
 3D AV, 1892; same—Moses Israel et al; action acquire title; J L Quackenbush (A).
 3D AV, 1890; same—Mathilda White et al; action acquire title; J L Quackenbush (A).
 3D AV, 1894; same—H C Wm Bockmann et al; action acquire title; J L Quackenbush (A).
 3D AV, 1897; same—Isaac H Walker et al; action acquire title; J L Quackenbush (A).
 3D AV, 1909; same—Ferdinand Steirmann et al; action acquire title; J L Quackenbush (A).
 3D AV, 1913; same—Chas Schloorb et al; action acquire title; J L Quackenbush (A).
 3D AV, 1916; same—Milton M Dryfoss; action to acquire title; J L Quackenbush (A).
 3D AV, 1927-31; same—Viola H Townsend et al; action acquire title; J L Quackenbush (A).
 3D AV, 1938; same—Kate Manning et al; action acquire title; J L Quackenbush (A).
 3D AV, 1947-49; same—Harry Parker et al; action acquire title; J L Quackenbush (A).
 3D AV, 1953; same—Morris Prowler et al; action acquire title; J L Quackenbush (A).
 3D AV, 1955; same—Wm Feaster et al; action acquire title; J L Quackenbush (A).
 3D AV, 1960; same—Gustave Basch et al; action acquire title; J L Quackenbush (A).
 3D AV, 1962; same—Henry Rosenfeld et al; action acquire title; J L Quackenbush (A).
 3D AV, 1964; same—Wm M Walker et al; action acquire title; J L Quackenbush (A).
 3D AV, 1967; same—Isaac Kurtzman et al; action acquire title; J L Quackenbush (A).
 3D AV, 1971; same—Morton H C Foster et al; action acquire title; J L Quackenbush (A).
 3D AV, 1973; same—Rose Schafer et al; action acquire title; J L Quackenbush (A).
 3D AV, 2253; same—Wm Klausman et al; action acquire title; J L Quackenbush (A).
 3D AV, 2255; same—Edw D Farrell et al; action acquire title; J L Quackenbush (A).
 3D AV, 2271; same—Lena Levi et al; action acquire title; J L Quackenbush (A).
 3D AV, 2287; same—Emma Finkenberf et al; action acquire title; J L Quackenbush (A).
 3D AV, 2293-97; same—Edna A Ranger et al; action acquire title; J L Quackenbush (A).
 3D AV, 2338-40; same—Leontine Sinsheimer et al; action acquire title; J L Quackenbush (A).
 3D AV, 2359; same—Kath G Farrell et al; action acquire title; J L Quackenbush (A).

APR. 2.
 ESSEX ST, 64; also PROP in Kings County; Joshua Werner—Jos Berkowitz et al; action to set aside conveyance; Morrison & Schiff (A).
 14TH ST, ns, 153.7 e Av B, 21.10x103.3; also 14TH ST, 607 E; also 16TH ST, 330 W; also LEWIS ST, 161-3; also MITCHEL PL, nec 1 av, 18x80.10; also 28TH ST, 330 E; also 101ST ST, 122 W; also 50TH ST, 400 E; also 94TH ST, 231-3 E; also 58TH ST, 532 W; Abr Greenberg—Goldberg & Greenberg, Inc, et al; amended action to foreclose vendors lien; H R Elias (A).
 120TH ST, ns, 200 e Amsterdam av, 75x100; M Rambow & Co—Peter Bronnan et al; action to foreclose mechanics lien; Strouse & Strauss (A).

Bronx.

MAR. 26.
 LOT 44, Block 3380, Sec 12, Tax Map; Laura Elsoffer—Moyes Elmer De Voe et al; action to transfer of tax lien; E Jacobs (A).
MAR. 27.
 LOT 14, Block 5108, Sec 17, on Tax Map; L Josephine Moses—Wm A Langdon et al; action to foreclose transfer of tax lien; G A Moses (A).
 LOT 30, Block 5075, Sec 17, on Tax Map; Adelaide A Wabst—Wm A Langdon et al; action to foreclose transfer of tax lien; G A Moses (A).
MAR. 29.
 No Lis Pendens filed this day.
MAR. 30.
 No Lis Pendens filed this day.
MAR. 31.
 TAYLOR ST, es, bet Morris Park & Columbus avs; known as Lot 319, Van Nest Park, 24th Ward; Geo L Carlisle—Mary White et al; action to foreclose transfer of tax lien; W C Foster (A).
APR. 1.
 LOT 73, block 4679, sec 16 on tax map; Adelaide A Wabst—Anna A Owen et al; action to foreclose transfer of tax lien; G A Moses (A).

Brooklyn.

MAR. 25.
 FULTON ST, ss, 354.9 e Grand av, 37x122; Rosamond Woolf—Emanuel Klein et al; H L Thompson (A).
 OSBORN ST, ws, 40 n Sutter av, 48x60; Jeanette Scharlach—Lizzie Perlman et al; partition; S A Telsey (A).

E 10TH ST, ws, 200 n Av P, 40x100; Chas M Allen—Domenico Stella et al; H L Thompson (A).
 E 17TH ST, ws, 60 n Av H, 50x110; N Y Investors' Corp—Aileen V Conroy et al; H L Thompson (A).
 20TH ST, ns, 275 e 7 av, 50x100; Blanche E Watson—Watpit Realty Corp et al; Watson, Helfgott & B (A).
 60TH ST, nes, 120 se 16 av, 30x100.2; Adele Eicke—Sol Klotz et al; G W Pearsall (A).
 MESEROLE AV, swc Eckford, 25x100; Mary Gill—Jno Gill et al; partition; Belfer & Belfer (A).
 NEW YORK AV, es, 75.1 n Atlantic av, 21x100; Sophie M Wichmann—Jno C Wichmann et al; partition; Tomes, Sherk & P (A).
 RIVERDALE AV, swc N J av, 95x100; Chestnut Ridge White Brick Co—New Lots Constn Co; foreclosure mechanic's lien; T C Hughes (A).
 WEST AV, nwc Ocean Pkwy, 45x100; Myles C Watson—Augusta Stack et al; Watson, Helfgott & B (A).
 23D AV, nws, 140 sw 86th 30x96.8; Myles C Watson—Watpit Realty Corp et al; Watson, Helfgott & B (A).
MAR. 26.
 SACKETT ST, ss, 356 w Van Brunt, 20x95; Chas C Jacobs—Kath Mathisen et al; R K Jacobs (A).
 WARREN ST, nes, 140 se Hoyt, 20x100; Epsilon Assn, Inc—Emil Baer et al; Cary & Carroll (A).
 E 5TH ST, ws, 135 s Av I, 100x125; Bond & Mtg Guar Co—Chas F Dubois et al; T F Redmond (A).
 14TH ST, ss, 80 w 7 av, 17.10x100; Margt E Callaghan—Edw D Cronin et al; J J Kean (A).
 E 16TH ST, es, 400 s Beverly rd, 50x100; South Bklyn Savgs Inst—Louise M Mulledy et al; Coombs & Whitney (A).
 BAY 22D ST, ses, 160.4 n Cropsey av, 60x96.11x 60.1x96.11; Alfred H Reeves—Levi M Gallagher et al; H L Thompson (A).
 W 35TH ST, ws, 100 s Neptune av, 30x118.10; also BAY 38TH ST, ses, 120 ne Benson av, 60x 96.8; also BAY 38TH ST, ses, 200 ne Benson av, 100x96.8; also LOTS 1940-1, Block 31, "Map 1010 lots, 2d addition to Bensonhurst-by-the-Sea"; Enrico Casabianca—Rosalie A Pipitone et al; G M Moscovitz (A).
 43D ST, nes, 100 nw 15 av, 20x100.2; Frank Mistretta—Urban Realty Co et al; H O Dobson (A).
 43D ST, nes, 120 nw 15 av, 20x100.2; Tecla De Pino—Urban Realty Co et al; H O Dobson (A).
 43D ST, nes, 140 nw 15 av, 20x100.2; Filomena Abbazia—same; same (A).
 53D ST, ses, 160 w G av, 20x100.2; Jno Fraser—Nellie Brady et al; G. A. Rose (A).
 DITMAS AV, ss, 80 e E 12th, 40x100; Astor Trust Co—Mary Hutchinson et al; Cary & Carroll (A).
 HIGHLAND VIEW AV, ns, 65.7 w Cottage pl, 32.9x60; also AMITY ST, ses, 90 w Clinton, 25x100; Bertha Rembaugh—Salim Ghiz et al; to set aside deed; H Goldman (A).
 PARK AV, sec Taaffe pl, 24.6x76.8x24x76.11; Michl J Kehoe—Jno Martino et al; J L Danzilo (A).
 14TH AV, ses, 80 sw 78th, 20x53.7x20x53.3; So Bklyn Savgs Inst—Mary A Betts & ano; Coombs & Whitney (A).
 LOT 307, Map 3, Village Ft Hamilton; Peter A Kaas—Christian Mouritzen et al; foreclosure mechanic's lien; A W Meisel (A).

MAR. 27.
 DEGRAW ST, ns, 117.6 e Smith, 17.6x100; Raffaele Demato—Margt Zaccaro et al; A F Tuozzo (A).
 SEELEY ST, sec 20th, 20x100; Elinor Franklin—Lewis H Lundquist et al; H J Davenport (A).
 5TH ST, ns, 197.10 e S av, 20x100; Nina Ward—Wm P Scully et al; Cary & Carroll (A).
 E 22D ST, ws, 114 s Av O, 19x100; Melbourne Lucas—Henry F Cimiotti, Sr, et al; G B Davenport (A).
 75TH ST, sws, 210 nw 15 av, 80x100; Rose M Wisbart—Lucretia C Britton et al; partition; Oeland & Kuhn (A).
 75TH ST, sws, 210 nw 15 av, 80x100; Lucretia C Brittan—Rose M Wisbart & ano; partition; H L Brant (A).
 FLATBUSH AV, nes, 260 nw Rogers av, runs nw 20xne6.2xse20.11xsw80 to beg; Jno Schauf—Fanny D Dugan et al; J Schauf (A).
 GREENPOINT AV, ns, 400 e Provost, 75x141.4x 79x116.4; also LOTS 49 to 51, Map lands of A Mann, Jr, & to heirs of Chas A Mann (dec'd); General Fire Extinguisher Co—Charlotte M Bierschenk et al; Olney & Comstock (A).
 PROSPECT AV, ss, 148.4 w 5 av, 15x80; W Herbert Beach—Frank Mukosky et al; C J McDermott (A).
 VAN SICLEN AV, es, 200 s Glenmore av, 25x 100; Fredk W Miller—Jno D Grimm et al; C C Miller (A).
 WILLIAMS AV, swc Livonia av, 150x100; Blake-Miller Co—Progressive Realty Impt Co; specific performance; A A Levin (A).
MAR. 29.
 CARROLL ST, sec Albany av, runs e320xs127.9x w220xn27.9xw100xn100 to beg; Henry Roth—Heights Bldg Corp et al; H Hetkin (A).
 HUMBOLDT ST, 428-8; Jos Legvon—Louis Freedman et al; for possession of premises; E J A Williams (A).
 WILLOW ST, es, 218.11 n Pierrepont, 42x101.3; Michael F O'Rourke—Estelle G Winston et al; Carmody Blauvelt & K (A).
 WINTHROP ST, ns, 1055.7 e Flatbush av, 46x 106; Anna L Cox—Angela C Cox & ano; partition; L Ehrenberg (A).
 44TH ST, ns, 320 w 15 av, 30x100; Jno E O'Brien—Anna Rosenzweig; N A Stancliffe (A).
 65TH ST, nes, 245 se 10 av, runs ne275.3xse34.4 xne17.2xse108.2xsw222.2xw120xsw100x n w 36.6 to beg; N Y Investors' Corp—Magdalena Weimann et al; H L Thompson (A).
 84TH ST, se 13 av, 70x120; Deborah Mohr—Miriam Benesch et al; S E Maires (A).
 ATLANTIC AV, ss, 140 w Grand av, 20x100; also CHAUNCEY ST, ss 75 w Howard av, 25x 75; Jos Zalewski—Mary Zalewski et al; partition; T Burgmyer (A).

CLARENDON RD, ss, 120 e Bedford av, 40x 100; Louis Kaplan—Julia Betz et al; C L Meckenberg (A).
 MARCY AV, nec Willoughby av, 21x85; Wm Oelrich—Henry Rosenson et al; V L Haines (A).
 MARCY AV, es, 21 n Willoughby av, 32.2x85; same—same; same (A).
 MARCY AV, es, 53.2 n Willoughby av, 21.10x 85; same—same; same (A).
 ROCKAWAY AV, ws, 150.3 n Livonia av, 100x 100; Parshelsky Bros—Lirock Inc et al; H S & C G Bachrach (A).
 WOODRUFF AV, swc St Paul's pl, 125x145.3x 126.3x127.3; Isidor Silberberg—Marcus Bldg Co et al; S Berg (A).
 17TH AV, es, 80 n 62d, 20x80; Harold D Watson—Frank Speciale et al; R S Kristeller (A).
 LOT 9, Block 9, "Map prop at East N Y of Martin G Johnson"; Albert W Palmer—Clara M Palmer et al; partition; H E Fajans (A).
 LOTS 141 & 142, Map 548 lots at McLaughlin Park; C I; Frank W Scutt—Renwick Constn Co & ano; A T & B B Payne (A).
 LOTS 654, 655 & 657-659; "Map 548 Lots at McLaughlin Park, C I"; Anna Zopf—Winsor McCay et al; Reynolds & Geis (A).

MAR. 30.
 W 5TH ST, nwc Av R, 100x340; Ramsford K Chute—Chas A Rippman; specific performance; L F Hallenbach (A).
 ALABAMA AV, es, 100 n Blake av, 20x100; Danl F Ognibene—New Lots Bldg Co et al; S A Potter (A).
 ATLANTIC AV, ns, 22 e 3 av, 19.6x80; Cath Fitzpatrick—Jas A Hogan et al; J Daly (A).
 LEWIS AV, e s, 20 n Pulaski, 20x100; Mary D Buxton—Mary Reilly et al; Smith, Doughty & W (A).
 VIENNA AV, sec Malta, 20x95; Frank Cohen—Taborisky Bros; specific performance; M Pollack (A).
 17TH AV, nec 71st, 60x100; Chas H Luedeke—Wm Dauphin et al; Goodale & Hanson (A).
MAR. 31.
 AMBOY ST, e s, 100 s Sutter av, 100x100; Gustave Rader Co—Eisenberg & Brimberg Impt Co et al; foreclosure mechanic's lien; Jonas, Lazansky & N (A).
 AMBOY ST, e s, 167.11 n Sutter av, 37.6x100; Saml Silinsky—J J Lack Constn Co et al; W Karlin (A).
 CAMBRIDGE PL, ws, 172 n Fulton, runs n49.3 xw44xn.05xw55.11xs50xe—xn.03xe to beg; Metropolitan Trust Co—Josephine F Brown et al; H M Bellinger, Jr (A).
 CRESCENT ST, ws, 150 s Clinton pl, 19x80; also CRESCENT ST, ws, 169 s Clinton pl, 6x 80; also PROP begins 80 w Crescent, 1 6 Clinton pl, 20x25; Johanna Hoffman—Alma P Hoffman et al; R K Jacobs (A).
 DEBEVOISE ST, ss, 90 e Graham av, runs s 25xelxs25xe9xs50xel1.5xs30xw11.5xs25 xw 100 xs—xse37.5xe204.2xn140.2xw5.5xn100xw110 to beg; Barwin Realty Co—H Batterman Co et al; to create a title; H A Ingraham (A).
 DEGRAW ST, nes, 483.4 nw Columbia, 16.4x 100; Eliz Miller—Eleanora Melissari et al; W H Good (A).
 HAWTHORNE ST, ns, 580.6 e Nostrand av, 40.1x100; J Stewart Ross—Margt A Reilly et al; J S Ross (A).
 HENDRIX ST, ws, 105 n Vienna av, 20x103.1x 20x102.8; Eliz Kolb—Robt Kloiber et al; C S Heidenreich (A).
 JEWELL ST, 93; Sol Horn—Abr J Schlesinger et al; J Bernstein (A).
 PRINCE ST, ws, 75 s Tillary, 20x85; Fred C Robbins—Michael Hochman et al; W E Buckley (A).
 20TH ST, ws, 39.6 s Terrace pl, 21x100; Clinton V Murray—Jno L Thompson et al; H J Davenport (A).
 43D ST, nes, 160 nw 15 av, 20x100.2; Harry P Schlansky—Urban Realty Co; Morrison & Schiff (A).
 43D ST, nes, 180 nw 15 av, 20x100.2; same— same; same (A).
 43D ST, nes, 200 nw 15 av, 20x100.2; Lizzie Kemp—same; same (A).
 43D ST, nes, 220 nw 15 av, 20x100.2; Eva Friedenberf—same; same (A).
 BLAKE AV, nwc Miller av, 60x100; State Bank —Blake-Miller Co et al; Chilton & Levin (A).
 CHURCH AV, nes, 60 w Fairview pl, 20x45.1x 20x46; Geo W Brush—Boyd Constn Co et al; H B Brush (A).
 CHURCH AV, nes, 80 w Fairview pl, 20x45.1x 20x46; M Annette Brush—Boyd Constn Co et al; H B Brush (A).
 GATES AV, sec Irving av, 50x100; Louis Allmendinger—Chas L Goldstein et al; C Oechler (A).
 NEW UTRECHT AV, sec Bay Ridge av, 22.4x 116.4x20x126; Rose Seckler—Joanna Greenfield et al; Seligman & Brown (A).
 NOSTRAND AV, ws, 55.7 s Bergen, 20x100; Thos F Diack—Mary E Austin et al; J Siegelman (A).
 OCEAN AV, ws, 260 n Voorhies av, 80x126; Alice Campbell—Annie T Ginty et al; T F Redmond (A).
 ROCHESTER AV, ws, 18 s Herkimer, 18x74; Geo A Simon—Andrew Howett et al; T C Ennever (A).
 ST MARK'S AV, ns, 197 e Schenectady av, 50x 127.9; Melvin Brown—Hattie Dunaf et al; Howell McClesney & C (A).
 STONE AV, es, 100 s Liberty av, 25x100; Title G & T Co—Reisel Bateman et al; T F Redmond (A).
 LOTS 161 to 169, Map of Blvd of common lands of Gravesend; Chas Greenberg—Ruberg Realty Co et al; W V Burke (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. 27.
 162D ST, 528-40 W; Richard Tretler—Edythe C & James S Hanelk; H P Wright & Co (115) 375.00

LEXINGTON AV, 571; Davis Brown, Inc.—Hammerstein Opera Co; Oscar Hammerstein; renewal (116).....	9,449.79
SAME PROP; same—same; renewal (116)	9,449.79
MAR. 29.	
95TH ST, 156-66 W; Bethlehem Steel Co—Julius Tishman & Julius Tishman & Sons, Inc; renewal (117).....	8,953.79
MAR. 30.	
64TH ST, 410 E; Bernard Apter—Myron Sulzberger; Max Gartner (119)	54.89
133D ST, 15 E; Isidor Vexler—Jas Everards Breweries; Joseph C Picone (120)	30.00
140TH ST, 151-59 W; Abraham Porter—Jno Webber (121)	50.00
BROADWAY, 1587; Julius C Koechig—Jas Conry (118)	331.88
MAR. 31.	
No Mechanics' Liens filed this day.	
APR. 1.	
LERROY ST 19; Anthony F Laura—Margareta & Pasquala Campiglia; renewal (1)	48.00
121ST ST, 232 E; Harry Weprinsky—Chas M Whitney, Jr (2)	80.00
7TH AV, 2365; Morris Nortman—Jno M Ruhl (3)	30.00
APR. 2.	
TRINITY PL, 70-76; Neven Sparks Lamb, Inc—Alliance Realty Co & Leon Dornbusch & Valentine Lynch (17)	85.00
24TH ST, 207 W; Johnson Service Co—National Cloak & Suit Co, Bing & Bing & Osborne Rea & Co (9).....	2,226.00
44TH ST, 15-7 W; Jos Garry & Son, Inc—15 W 44th St Co, Inc (11).....	185.00
45TH ST, 307-15 W; Kennedy Valve Mfg Co—Vincent Astor et al, Jas McWalters & Osborne Rea & Co (4)....	333.19
BROADWAY, nwc 72d, —x—; Gibson Iron Works—M Schinai & Hemeke Engineering Co (6)	61.30
PARK AV, 993; Universal Sheet Metal Works—Bing & Bing Constn Co & Osborne Rea & Co (5)	744.00
PARK AV, sec 92d, 116x139; E F Keating Co—Akron Bldg Co, Bing & Bing Constn Co & Osborne Rea & Co (16)	5,720.60
3D AV, 1484; Julius Warshavsky—Martha B Kallman & Jacob Kallman (10)	105.00
7TH AV, ws, whole front bet 24th & 25th, 197.6x240; Diehl Mfg Co—National Cloak & Suit Co, Osborne Rea & Co (7)	7,188.87
SAME PROP; Parker Sheet Metal Works—same (8)	6,405.52
7TH AV, ws, whole front bet 24th & 25th, 197.6x250; S C Marx Co—National Cloak & Suit Co & Osborne, Rea & Co (12)	277.17
SAME PROP; H W Johns Manville Co same (13)	4,075.32
SAME PROP; Richardson Phenix Co—same (14)	514.06
SAME PROP; E F Keating Co—same (15)	1,585.74
Bronx.	
MAR. 26.	
No Mechanics' Liens filed this day.	
MAR. 27.	
ALBANY CRESCENT, es, 119.9 s W 231st, 140x134.4; Edward Cohen—Volze, Larkin & Kinny Constn Co, Inc; Abr Gillman (19)	136.00
LIND AV, 1245-47; Jno Bergfalk—Lamberti Constn Co; Pasquale J Lamberti & Lamberti Constn Co; renewal (18)	67.00
MAR. 29.	
No Mechanics' Liens filed this day.	
MAR. 30.	
WASHINGTON AV, 2049; Barnett Brolnitsky—Lillian M Williams (20) ..	32.70
MAR. 31.	
179TH ST, nec Walton av, 75x100; Owen Martin—Notlaw Realty Corpn (21)	1,994.69
198TH ST, 340 E; Max Lerman—Mary P Kilborn; A Schweerer, Jr (24).....	173.00
210TH ST, ns, whole block front bet Bainbridge & Stebbins av; Alfred Gray—Montefiore Home; H William Steinert (25)	73.50
PROSPECT AV, 1447; Superior Cont Co, Inc—Beatrice Scheinberg (22)...	1,570.00
Tremont av 79 W; Owen Martin—Winfred McCarthy; Jas Q McCarthy (23) ..	81.60
APR. 1.	
No Mechanics Liens filed this day.	
Brooklyn.	
MAR. 25.	
ECKFORD ST, 182A; J Benedict—Hannah Zitler	16.00
ST JOHN'S PL, ss, 200 e Underhill av, 50x100; J Lieb—Rex Bldg Co & Geo R Davidson	56.05
BENSON AV, nwc 22 av, 96.8x100; S Malafsky—Pacific-Bedford Co & Saml Brill	900.00
FLATBUSH AV, sec Hubbard pl, 25x 110; J S Sulsky—Benj T Butterworth, L L Heatin & Bklyn Borough Buyers' Assn	985.00
RIVERDALE AV, swc N J av, 100x 100; Chestnut Ridge White Brick Co—New Lots Constn Co.....	150.00
MAR. 26.	
HINSDALE ST, 75; J Levine—S Sam Rappaport & Abr Chervansky	80.00
S 3D ST, 111-3; Goldberg Sons, Inc—S 3d St Bldg Corpn	75.00
ATLANTIC AV, 108; also HENRY ST, 316; M Barkan—Alex Diker, Isaac Chaitin & Isidore Lustgarten.....	66.00

UTICA AV, es, 97.6 s Av N, 80x100; A Hach—Lincoln Park Bldg Co & J L Brassington	42.05
MAR. 27.	
SEELEY ST, 124; N Rosenblum—David Jacobs	58.32
METROPOLITAN AV, 175; J Mellon—Church of Our Lady of Consolation & Uils Anderson	19.50
MAR. 29.	
BERGEN ST, ec Nevins, 50x100; A A Zink—Bethel Baptist Church.....	999.55
HENRY ST, 316; ATLANTIC AV, 108-10; Rosenberg & Polakoff—Alex Diker, Isaac Chaitin; Isaac Lustgarten... .	584.00
E 14TH ST, es, 300 s Av W, 100x100; S Neeschel—Ceegold Co	70.00
SAME PROP; Block & Greenberg—same	402.20
ALBANY AV, 64; G Balltore—Jno W Sullivan & Princess Constn Co & Louis Principle	150.00
EASTERN PKWAY EXTN, nws, 143.1 sw Hopkinson av, runs n85xsw23.8 xs92.6x—26.10 to beg; Bernard Lochow—Fink Kop Realty Constn Co & Irin B Koplins	110.50
MAR. 30.	
SEA BEACH LA, road from New Utrecht av to 22d av, —x—; Henry Steers Sand & Gravel Co—N Y Municipal R R Corpn & N L Kennedy, Inc	3,494.10
BATH AV, ec 17 av, 96.8x75; V Errante—Emilio Sarno & Michele Brigante	306.20
LEXINGTON AV, 99-101; Nelson Bros Co—A E MacAdam, Inc, & Wm Higginson	102.00
MAR. 31.	
CHEEVER PL, 51; N Rosenblum—Edw Keys	59.50
PROP begins at 4 av, bet 64th & 66th, runs e to 14 av xse to 21 av xs to Hubbard Creek x to Coney Island Creek and Neptune av to the terminal bet W 10th & W 9th; Hudson River Sand & Gravel Co—N L Kennedy, Inc, N Y Consolidated R R Co, Geo W McNulty, Inc, & N Y Municipal Ry Co,	5,375.15

SATISFIED MECHANICS' LIENS.
 Fir t name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.	
MAR. 27.	
35TH ST, 35-39 W; Raislor Heating Co—35 West 35th St Corpn et al; Jan 27'15	2,075.00
SAME PROP; Sam Minskoff—same; Jan 27'15	1,950.00
AMSTERDAM AV, 2145; Harry Gottlieb—Guseppi Bozzo et al; Mar 19'15 ..	175.00
MAR. 29.	
MONTGOMERY ST, 35-37; Hay Walker Brick Co—Hebrew Kindergarten & Day Nursery et al; Sept 12'13.....	98.00
MAR. 30.	
48TH ST, 323 E; Isidore Weiss—Meta Piepenbrin et al; Mar 13'15.....	51.45
142D ST, 146 W; Albert Schaille—146 West 142d St Co et al; Jan 9'14.....	2,210.10
10TH AV, ws, whole front bet 53d & 54th; Paul Scherbner Iron Works—Belt Line Ry Corpn et al; Mar 24'15.	291.09
MAR. 31.	
76TH ST, 532-36 E; S Wolis Iron Works Co—Farmers' Feed Co et al; Feb 27'15 ..	290.00
7TH AV, 2420; J N Prudovsky, Inc—Philip Repatzky et al; Dec 27'13.....	150.00
APR. 1.	
LEXINGTON AV, 193; Henry Nichols—Jefferson M Levy et al; Sept 9'14	50.00
APR. 2.	
2D AV, 1167; Wm Garber—Siegfried Solomon et al; July 23'13.....	41.50

Bronx.	
MAR. 26.	
SOUTHERN BLVD, es, 25 s Jennings, 42.8x100; Peirat Goldman et al; Modschlein & Co et al; Sept 15'14	415.00
SOUTHERN BLVD, es, 25 s Jennings, 42.8x100; Chas Greenberg et al—Modschlein & Co et al; Sept 24'14.....	110.00
MAR. 27.	
No Satisfied Mechanics' Liens filed this day.	
MAR. 29.	
No Satisfied Mechanics' Liens filed this day.	
MAR. 30.	
No Satisfied Mechanics' Liens filed this day.	
MAR. 31.	
No Satisfied Mechanics' Liens filed this day.	
APR. 1.	
No Satisfied Mechanics Liens filed this day.	

Brooklyn.	
MAR. 25.	
13TH ST, es, 99.2 s Caton av, 212 x100; Congress Varnish Works—Wm Meltzer & Miller Bergs Realty Co; March 19'15	24.25
ORIENTAL BLVD, nwc Hastings, 100x 100; Wm P Niebrugge—Nellie H Vernon; Nov 19'14	545.00
MAR. 26.	
E 4TH ST, 1439; Fredk W Henacker—M A Severano & Mrs G N Anderson; Jan 6'15	8.00
TROY AV, nec Prospect pl, —x—; Kittanning Sales Co—Johnson Realty Co; Mar 5'15	253.00
SAME PROP; same—A Williams; Feb 26'15	253.00

MAR. 27.	
E 40TH ST, es, 80 s Overbaugh pl, 40x 100; Geo J Kay—Getahome Bldg Co; Feb 15'15	574.00
E 40TH ST, nes, 120 sw Overbaugh pl, 40x100; Benj G Hitchings, Inc—Home Mtg Inv Co & Getahome Bldg Co; Dec 2'14; release.....	200.00
E 40TH ST, nes, 160 sw Overbaugh pl, 40x100; same—same; Dec 2'14; release	200.00
HOWARD AV, es, 150 s Pitkin av, 25x 70; Interborough Sash & Door Co— I Rudolph & Sigmund Koepfel; Jan 8'15	70.00
HOWARD AV, es, 150.7 s Pitkin av, 24.10 x 76.10; Sigmund Koepfel— Adolph I Rudolph; Sept 28'14	1,050.00
MAR. 29.	
POWELL ST, es, 150 s Livonia av, 100x100; Parshelsky Bros—Powell River Co, Inc, & S Sherusky; Aug 27'14	1,700.00
SAME PROP; Sanitary Fire-Proofing & Contracting Co—same; Oct 2'14.....	125.00
*ST PAUL'S PL, 38, McElraeys & Hauck Co—Marcus Bldg Co & Kayfetz Bros; Dec 14'14	1,092.00
MAR. 30.	
*STERLING PL, sec Rochester av, — x—; Jennie Silverstein—Acme Home Co & James V Cunningham; June 2'14 ..	36.00
MAR. 31.	
LOGAN ST, ws, 170 n Glenmore av, —x—; Sam Fix—Congregation Ahavath Asmim B'Nai Abraham, Wolf & Saml Rabinowitz & Max Barth; Jan 4'15	550.00
LOGAN ST, ws, 170 n Glenmore av, — x—; Wolf Rabinowitz et al—Congregation Ahavath Achim B'Nai Abraham; Dec 16'14	2,000.00
BENSON AV, nc 22 av, 96.8x100; Louis Greenberg—Pacific Bedford Corpn & Harry A Kressh; Jan 14'15	325.54

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

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

Manhattan.	
MAR. 25 & 26.	
No Attachments filed these days.	
MAR. 27.	
HARWOOD-BARLEY MFG CO; Chas F Schmidt; \$5,000; J A Farrell.	
MAR. 29.	
KELLER, ANNA & AMEDO FONARO; Alfredo Sides; \$5,100; J H Dougherty.	
MAR. 30.	
No Attachments filed this day.	
MAR. 31.	
HOBBS, Benj F; Edw E Tull; \$1,006.85; H M Lewy.	

CHATTEL MORTGAGES.
 AFFECTING REAL ESTATE.

Manhattan.	
MAR. 26, 27, 29, 30, 31 & APRIL 1.	
Gramericy Chocolate Co, or Gramericy Candy Co, 49th st, 203 E, Voss Ice Machine Works, Ice Machine... (R)	393.34
Levy, Morris, Pike st, 47-51, Globe Automatic Sprinkler Co, Sprinklers, &c.....	1,830.00
Shults Bread Co, West End av, nec 62d; 75th st, ss, 100 w 1 av; 75th st, ns, 125 w 1 av; Monroe st, 271-3, nwc Jackson; Monroe st, ns, 50.1, 66.10 & 83.7 w Jackson; Jackson st, ws, 60 n Monroe; Monroe st, ss, 100 w Jackson; Walnut st, ns, 79.2 n Monroe; & Madison st, 372-6; also property in Brooklyn & out of town; ..Peoples Trust Co of Brooklyn; all chattels, &c	\$3,000,000.00
Bronx.	
MAR. 26, 27, 29, 30, 31 & APRIL 1.	
Ciccarone, Silvio, 2142 Aqueduct av., Eminio Esposito, Barber Fix.....	330.00
Sautini, A, 441-5 E 149th st, Otis Elevator Co, Elevator,	2,625.00
Shults Bread Co, Park av, sec 166th ..Peoples Trust Co, All personal property, &c..... (R) Gold bonds, \$3,000,000.00	

Brooklyn.	
MAR. 25, 26, 27, 29, 30 & 31.	
Cervadora, Dominick, E 48th st, c Maple..Colonial Mantel & Refrigerator Co. (R)	200.00
Hainer, Abr & Israel Wilenken, Powell st, nr Livona av..Isaac A Sheppard & Co	(R)
I & J, Inc, Barrett st, nr Sutter av.. Isaac A Sheppard & Co, Ranges.....	1,153.00
Moore, Jas, E 7th st, nr Av U..Colonial Mantel & Refrigerator Co. (R)	127.00
Pacific-Bedford Corpn, 22d av, c Benson av..Union Stove Works, Ranges.	390.00

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

Manhattan.	
MAR. 27.	
N Y BLDG LOAN CONTS—MAR. 27. 171ST ST, ss, 225.1 e Ft Washington av, 77x209.1x1x1x1x1; Sadie Roth loans Dayton Bldg Co, Inc, to erect —sty building; 8 payments.....	35,000.00

Building Loan Contracts, Manhattan, Continued.

171ST ST, ns, 302.1 e Ft Washington av, 77x132.1lxirreg; Sadie Roth loans Dayton Bldg Co, Inc, to erect -sty building; 8 payments35,000.00

APR. 1. 161ST ST, ss, 275 w Ft Washington av, 125x99.11; Franklin Savgs Bank in the City of N Y loans Hudson View Constn Co, Inc, to erect 6-sty apartment; 4 payments135,000.00

Bronx.

APR. 1. INTERVALE AV, ws, 266.9 s 167th, 77.3x75; Rockland Realty Co loans Bernard Constn Co to erect 5-sty tenement; 13 payments40,000.00

ORDERS

Brooklyn.

MAR. 25. HICKS ST, 200; W J Baldwin, Jr, on Jno Thatcher & Son to pay Wm E Quimby, Inc 700.00

MAR. 26. HICKS ST, 200; W J Baldwin, Jr, Heating Co on Jno Thatcher & Son to pay Gurney Heater Mfg Co 700.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

Municipal Building. ORDERS SERVED.

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

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

MANHATTAN ORDERS SERVED.

Week Ending March 27.

Named Streets.

Bleecker st, 17-19-Franklin Bath Curtain Co, premisesG-A
Bleecker st, 95-Albert I Vanden Bergh et al, Langland Gardens, Hempstead, London, EngTk-C
Bleecker st, 132-Maxrose Realty Co, 63 Park RowC
Broome st, 512-Callahan Est, Inc, 135 BwayC
Canal st, 440-44-A Siegrist & Co, premisesG
Canal st, 440-44-Theo. Morris & Co, premisesG
Carmine st, 35-C Livingston Klemann, care Eliza Schmid, 1031 Tinton av.....C
Christie st, 153-Max Jacobson, premises..DR
Christie st, 153-Israël Lieberwitz, premisesDR
Christie st, 153-Nathan Grossman, premisesDR
Christie st, 153-Lomauro & Vaccarella, premisesDR
E Bway, 183-Abr Rothkrug, 113 Mercer.....C
Forsyth st, 84-Jacob H Schiff, 52 William..C
Gold st, 69-Edw Greenebaum, 151 W 121 stC
Lafayette st, 106-10-Jno S Melcher, 27 WilliamSt
Madison st, 27-9-Denitricie Diekas, premisesA-G-I-E-D-C
Madison st, 27-9-Antonio G Casazza, premisesC-B-W
Rivington st, 6-Est Caroline White, 256 BwayB
South st, 212-Independent Stable Co, premisesD
Water st, 172-Jas Ertheiler Est, premises..B
Water st, 176-8-Jos F Cullman, 174 Water..B
West st, 149-50-W William Bey, premises..A
West st & 13 av-Walter H Wheeler, premisesC

LIBERTY AV, c Van Siclen av, -x -; Diaz Bldg Co on Williamsburgh Savgs Bank to pay Levin Kronenberg Co1,500.00

MAR. 29.

ELBERTS LA, ws, 20 n Liberty av, Sux100; Cervadoro Constn Co on U S Title Guar Co to pay Chestnut Ridge White Brick Co..... 264.00

HICKS ST, 200; W J Baldwin Heating Co on Jno Thatcher & Son to pay H B Smith Co 174.53

SAME PROP; same on same to pay Mann & Taylor Co 265.13

SAME PROP; same on same to pay Mitchell-Teppen Co 326.50

SAME PROP; same on same to pay Armstrong Cork Co 162.61

SAME PROP; W J Baldwin, Jr, on same to pay H W Johns-Manville Co..... 75.00

SAME PROP; same on same to pay Kennedy Valve Mfg Co 250.00

MAR. 31.

VAN SICLEN AV, ws, 100 - Liberty av, 150x-; Diaz Bldg Co. on Williamsburgh Savgs Bank to pay Richmond & Resnikoff1,575.00

VAN SICLEN AV, sec Liberty av, 100 x160; Diaz Bldg Co on Williamsburgh Savgs Bank to pay Saml Hess..... 1,500.00

West st & 13 av-Geo Hinrichs, 33 Hewitt avC
West st & 13 av-Bklyn Live Poultry Co, 66 Hewitt avC

West st & 13 av-Woolley & Hughes, W Wash MarketC
West st & 13 av-Armour & Co, premises...C
West st & 13 av-Louis J Schwab, premises..C
Wooster st, 155-7-New Eng Paper Box Co, premisesG-C-A

Numbered Streets.

3 st, 103 W-Frank Magistro & Co, premisesA-C-I
12 st, 652 E (fr)-Morris Rumper, premisesC-G
12 st, 652 E (rear)-Eisner Bros, premisesC-A

12 st, 652 E (rear)-E River Iron Wks, premisesA-C-G
12 st, 652 E (rear)-Jos H Boshka, 168 av CC

17 st, 11 W-David Cohen, premises.....G
17 st, 11 W-Amer, Label & Tape Adv Co, premisesG

17 st, 11 W-Regal Trimming Co, premises..G
17 st, 11 W-Jacob H. Rosen, premises.....G
17th st, 22 W-Best Button Co, premises.....G
17 st, 44 W-Needleman & Schneider, premises1

21 st, 133-41 W-R B Shirt Co, premises...G
21 st, 301 E-Hamilton Fish Corp, 52 Wall..C
23 st, 420-32-Jacob P Stoiz, 112 Le Moyne av, Washington, Pa.....C

29 st, 3-7 W-E A L Realty Co (Edgar Levy) 505 5 av.....B-F-C
29 st, 38 E-Dr Chas E Nammack, 42 E 29C

36 st, 335 E-Wm H Mills, Larchmont, N. Y.C
37 st, 135-47 W-Edw McNally, premises G-C
45 st, 141-7 W-Empire Feature Film Co, premisesK-L

45 st, 141-7 W-Sedeg Feature Film Co, premisesK
45 st, 141-7 W-Roland's Feature Film Co, premisesK
45 st, 141-7 W-Unique Feature Film Co, premisesK-L

45 st, 141-7 W-Wm Crawford, 5 E 42.....K
45 st, 141-7 W-M & W Feature Film Co Inc, premisesK-L

45 st, 141-7 W-ZuZu Feature Co, premises K-L
45 st, 141-7 W-Consumers Film Service Inc, premisesK-L

45 st, 141-7 W-Luck Film Producers, premises.....K-L
45 st, 141-7 W-Crown Film Exchange, premisesK-L
45 st, 141-7 W-Arrow Feature Co, premisesK-L

45 st, 141-7 W-S. & A. Feature Film Co, 145 W 45K-L
45 st, 141-7 W-Trans-Oceanic Film Co, Inc., 145 W 45K-L
45 st, 141-7 W-Naples Film Exchange, 145 W 45K-L
45 st, 141-7 W-Preferred Film Brokers, 145 W 45K-L

45 st, 141-7 W-Emby Feature Film Co., 145 W 45K-L
45 st, 141-7 W-Donald Campbell, 145 W 45K-L
45 st, 141-7 W-Capital Film Corp, 145 W 45K-L

45 st, 141-7 W-C. & A. Feature Film Sales Co, 145 W 45.....K-L
45 st, 141-7 W-Rex Features, Inc, 145 W 45K-L
45 st, 141-7 W-Weinberg's Features, 145 W 45K-L

45 st, 141-7 W-Peerless Film Co, 145 W 45K-L
45 st, 141-7 W-Select Film Service, 145 W 45K-L
45 st, 141-7 W-Quality Feature Film Co, 145 W 45K-L

45 st, 141-7 W-Victoria Feature Film Co, 145 W 45K-L
45 st, 141-7 W-A. B. C. Film Rental Co, Inc, premisesK-L
45 st, 141-7 W-High Grade Film Co, premisesK-L

45 st, 141-7 W-Sam'l Fishman, 41 DivisionK-L
45 st, 141-7 W-Palace Film Exchange, premisesK-L
45 st, 141-7 W-Luna Feature Film Co, premisesK-L

45 st, 141-7 W-Mutual Film Exchange, 71 W 23L
42 st, 17 W-Eugene S. Hoffman Est, Inc, 258 BroadwayF-A-G
46 st, 218-20 W-Mrs. C A A Bissell, Auburn-dale av, Flushing, L I.....D-C-B

88 st, 109 E-Emma B Ditrlich, 158 E 81

89 st, 2 W-Barstun Rlty Co, 483 Bway....Tk
119 st, 96 W-Mayer L Hall, 37 Wall.....B

Named Avenues.

Av B, 292-8-Clara M W Newton, Greenwich, ConnDR
Av B, 292-8-E Ries & Co, 110 5th av....DR
Av B, 292-8-Weiss & Newton, premises..A-DR
Av B, 292-8-Sam'l M Frank & Co, 928 BroadwayA

Ams av, 1127-John J Johnson, premises...C
Bowery, 108-108 1/2-Emma G Townshend, 95 NassauC
Bowery, 108-108 1/2-Mrs Alice Flynn, 185 BoweryD

Bowery, 223-5-Salvation Army Corp, 120 W 14C-B
Bowery, 317-Herman Burns, 147 4th av..C-B
Bowery, 334-6-Brown & Resenberg, premisesG-C-I-A

Bowery, 334-6-Max November, premises..G-C-I-A
Bowery, 338-Lillian Harburger, premises..C-B
Bway, 543-Windham Realization Co, 165 B waySt

Bway, 682-J L & J Beers, 320 Bway..C-Spr-St
Bway, 687-9-Albert E Tower, care King, Lane & Trafnord, 80 BwaySia-C
Bway, 810-Cnas G Willoughby, premises..DR
Bway, 810-Geo Vorzimer & Son, premises..DR
Bway, 810-spear & Co, premises....DR
Bway, 810-1 Golland & Co, premises.....DR
Bway, 810-Schulberg & Son, premises....DR
Bway, 810-Chas S Merton & Co, premises..DR
Bway, 810-Gellar & Yonalem, premises...DR
Bway, 810-Realty Supervision Co, 45 W 34

DR
Bway, 1232-36-Hulbert Gd Hotel Co, premisesE-C-A-St
Bway, 1446-Vista Cinematograph Co, premisesL

Bway, 1493-1505-The Shanley Co, premises C-F
Bway, 1493-1505-Wm W Astor, 23 W 26..E-C
Bway, 1693-11-Churchill Corp, premises

E-F-C-A
Bway & 42 st-N Y Times Co, 217 W 43..E-F
Columbus av, 910-Barnet Chinitz, premises..C
Columbus av, 910-Henry C Copeland, 242 W 101C

Park Row, 176-Bernard Golden, 23 Duane

Park Row, 211-Robert Kimmel, 1270 Madison av.C
W End av, 819-Pauline W Sharpe & Marion Lightiipe, premisesE

Numbered Avenues.

1 av, 1464-Louis Perlman, 12 W 18.....C-G
2 av, 1228-32-H Anton Bock & Co, premisesDR
5 av, 67-Henry Spingler, Est, 21 W 114..Spr-C
5 av, 434-Lord & Taylor, 5 av & 38 .G-C-E-St
7 av, 291-3-Solomon Ginsberg, 78 Nortok..G
9 av, 261-Heywood, Strasser & Voigt Litho Co, 26 st & 9 av.....DR

BRONX ORDERS SERVED.
Named Streets.
Bronx st, 2052-United Metal Door Co, premisesA-C

Numbered Streets.
137 st, 245-9 E-J L Mott Iron Wks, premisesSpr-C

Named Avenues.
Gerard av, 370-John F Allen Co, premisesC
So. Blvd, 961-Temple Beth Elohrin, premisesE
Washington av, 2309-17-Bd of Education, 500 Park av, Manhattan.....F-A-E
Willis av, 151-Alois L Ernst, 170 Bway....C

Numbered Avenues.
3 av, 3496-98-Victor Sapsovitz, premises..G

BROOKLYN ORDERS SERVED.
Named Streets.

College pl, 30-J J Walton, 106 Willow...C-A
Edert st, 90-92-Fredk & Geo Meyer, premisesC-A-G
Jay st, 19-25-Arbuckle Bro Est, premises..C
Noil st, 6-8-Star Bread Box Co, premises...C
Pacific st, 1485-9-Mrs Cornelius Edert, 286 Lafayette avD

Powell st, 223-7-Alired Koppel, premises...C
Powell st, 223-5-Cnas Kornfeld, 49 Water-bury avC

Numbered Streets.
14 st, 1571 E-Michael A Carmina, premisesH-A-G
52 st, 1450-DeF A Preston, premises..H-A-G-K

Named Avenues.
Bedford av, 912-Peter McKernin, premisesC-H-A-G
Flatbush av, 745-A K MacBride, 17 Lenox rdA
Hegeman av, 425-Jacob Harnett, premises..M
Manhattan av, 1717-19-Adrian Meserole, 1000 LorimerC-B
Reid av, 276-Ida Modell, premises.....C-C

Stone av, 535-Sam'l Kaplan, premises.....M

Numbered Avenues.
6 av, 24-36-A G Spalding & Bros Mfg Co, 660 PacificC

QUEENS ORDERS SERVED.
Numbered Streets.

12 st, 452-4 (rear)-Benj Martin, premises..M

Named Avenues.
Cedar av, 111 (Richmond Hill)-Wm Riecker, premisesM
Metropolitan av, 4703 (R H)-Burdette Beardsl7, premisesC-M
Metropolitan, Van Wyck & Newtown rd-Mrs Mandeline Sieke, premises.....B-C
Wyckoff av & Covert st-N Y Cooperage Co, premisesA

Numbered Avenues.
3 av, 953 (College Pt)-Thomas Coey, premisesM

BUILDING MANAGEMENT

RECOMMENDATIONS FOR HOUSE WIRING

By H. C. CUSHING, Jr.*

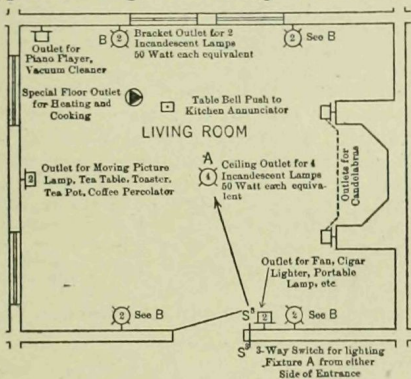
Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

PART TWO.

Flush receptacles and plugs should be liberally distributed throughout the residence as they are very handy for a great variety of purposes and may be generally placed on or just above the baseboard. The plates may be painted to match surroundings and made very inconspicuous.

Receptacles for the same voltage and class of service should have interchangeable plugs to avoid the necessity of changing the plug on the flexible cord attached to any lamp or appliance should its location be changed.

Receptacles, however, should be so designed that the plugs on apparatus of different voltage or class cannot be inadvertently connected to wrong receptacles. If this is not done, a 110-volt appliance might be easily connected to

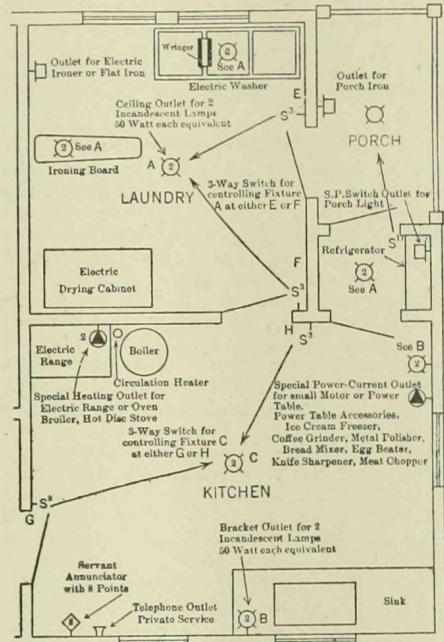


a 200-volt receptacle, in which case the appliance would probably be destroyed, to say nothing of the fire hazard involved. Receptacles for lighting purposes are usually 110 volts. In addition to the lighting receptacles which are usually installed for reading lamps, piano lamps, etc., there should be one or two spare receptacles in each main room and hall. A porcelain lamp receptacle, mounted in a conduit or outlet box, is often placed under the kitchen rangehood and the conduit run around under the hood to the side wall where the controlling switch is located. A waterproof receptacle and plug should be located outside the main entrance, controlled by a switch in hall for step and walk canopy lighting.

The living porch should have one or more flush wall receptacles placed in the side wall twelve or fifteen inches above the floor (to prevent water splashing on them). These receptacles for use of reading lamp, chafing-dish, percolator, etc. Bedroom porches may have a similar receptacle for mantel candles may be placed in the wall just above the shelf, or, where the design will permit, in the shelf itself.

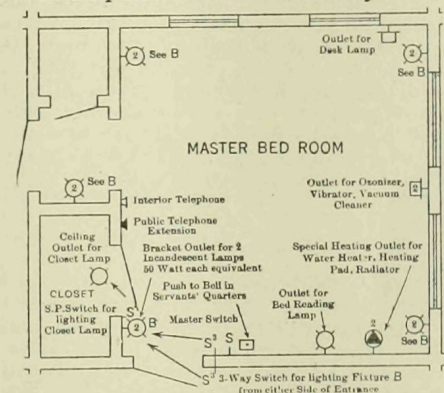
Two receptacles, one for reading lamp and one for heating pad or similar sick-room appliance, should be placed at the side of each bed and connected to 110-volt lighting circuit. These may both be in the same outlet box and covered with one plate. Alongside of this equipment, but not in contact with same, may be placed a bell receptacle which must be of entirely different design from the two before mentioned so that by no possibility may the bell plug be attached to either of the other receptacles.

Where receptacles outlets come in the floor they should be placed in specially designed floor boxes which have cone

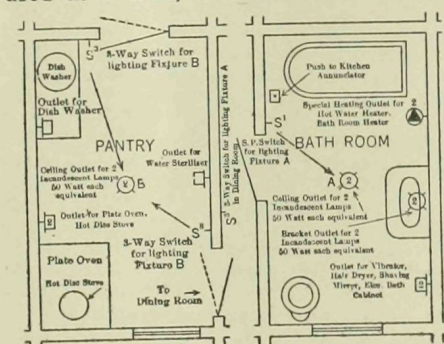


shaped tops projecting above the floor to prevent water entering the box and to protect the wires. When these portables are not in use the cone top can be removed and a flush top substituted.

Flush receptacles for portable vacuum cleaners should be so located that the thirty to fifty feet of cord that goes with the cleaner will enable the operator to reach all parts of the house. They should



be so arranged that the plugs are not interchangeable, except for the very small type. The momentary rush of current with many of the larger portable vacuum cleaners would blow the fuses of small circuits and it is advisable to put these receptacles on a separate No. 12 wire, and as but one point is used at a time, all the vacuum cleaner



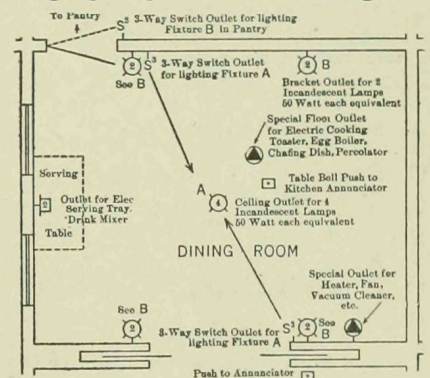
receptacles in the residence may be placed on the same circuit.

There should be a receptacle and outlet box placed in the floor under the dining-room table, a little off the center, so as to clear the center leg of table. This should be fitted with a removable plug connected to permanent table wiring

(which is carried up the center leg of the table along the under framework and out on the crossbars, where the wiring should terminate in three 110-volts fused power receptacles). One of these may be used for electric chafing-dish or egg-boiler, one for electric toaster and one for electric coffee percolator.

Usually 10 or 15 watt lamps are sufficient for cellar lighting, except in case of work-bench or lathe, which should be brightly lighted by 25 watt or 40 watt lamps. Outlets should be so located as to illuminate sinks, furnaces and any pumps or apparatus that need attention. Store rooms and vegetable rooms should be well lighted from ceiling with controlling switch at door. There should be at least one outlet in cellar controlled by pilot switch at the head of the stairs.

In addition to mantel lights, side or ceiling lighting should be so designed as



to properly illuminate all portions of a room in such a manner as to allow the shifting of furniture from time to time without destroying the harmony of the interior. For this reason residence outlets should not be limited to the fewest possible permissible with the original furniture layout, but should be planned with a view of any re-arrangement of furnishings. Outlets not needed with first scheme may be capped until required. For economy as well as for convenience, room-lighting should be controlled by switches. Most rooms require one or more receptacles for portable lights. The dining room table should be well lighted by ceiling domes or showers. For bedrooms, in addition to the above room lighting, there should be a receptacle for desk lamp and there should also be a reading lamp at bed.

The pantry should be well lighted from a high center outlet so that contents of dressers and cupboards may easily be seen and this outlet should be controlled by a switch. Laundries are usually finished in light color and need comparatively little general illumination from ceiling fixture controlled by a switch at door. A drop-light should be provided at ironing table and a side-light at laundry machine.

Most bathrooms may be well lighted by means of a two-light ceiling fixture or side outlets placed over the mirror, the fixtures projecting eight to fifteen inches from wall and with two inverted lights in such position as to light top of head and each side of face, controlled by a switch at door. Bathroom lights should never be so placed as to throw the shadow of anyone in the room on the window shade.

It pays to light servants' room from high ceiling lights designed for wide distribution of lighting and install switch at door for control of same. The lights will be thus used more economically and the fixtures cannot be carelessly mis-handled.

Portable vacuum cleaners should not

*Second and final installment of an article by Mr. Cushing, which appears in greater length in his work entitled "Standard Wiring for Electric Light and Power."

be connected to the branch circuits feeding lights and small appliances, but should be provided with a special circuit and their own outlets. Sometimes a permanent machine is installed in the basement with pipes carried concealed in the walls and with convenient outlets on each floor to which hose may be attached. In such a case it is advisable to place near the motor an automatic distant control switch and carry one No. 14 wire branch circuit to flush receptacles placed close to each hose outlet.

Plate warmers may be placed under dressers or pantry table and should be fitted with two or three heat switch and pilot light. Electric dish-washers do their work quickly and well and need little attention. They may be fitted with a switch on machine or at wall.

Cooking by electricity is fast coming into more general use. The freedom from odors and escaping gas, the cleanliness and the application of heat only where needed, appeals strongly to the housekeeper. An electric range for a family of six would occupy a floor space of about 22 inches by 28 inches. It is generally fitted with a number of separate switches for the various parts and utensils and should be on a separate three-wire feeder with three-pole main switch and pilot light.

Laundry ironing tables may be purchased complete with swinging arms to take care of the cords and with two irons for different classes of work and so arranged with automatic stands that the iron when not in actual use takes only enough current to keep it hot.

The simplest type of electric clothes-washer and wringer may be mounted on the tubs and removed when not in use. Other types have all parts mounted on one stand which may be on rollers to bring it to the tubs on wash-days and remove it at other times. Such a machine for a family of six would occupy a floor space of about 28 by 32 inches. Has switch on the machine and should connect to receptacle on wall.

Curling-iron heaters may be mounted on the surface of the wall of the bathroom and are very small in size and consume current only when the iron is inserted into the heater. Hot water cups or stoves are much used, take up little space and should be connected to a combination pilot switch and receptacle.

AIDS TO RENTING.

By Making Judicious Improvements, Owners Can Increase Income from Investments.

MUCH is said about over production in multi-family dwellings and owners and agents, from time to time, complain of numerous vacancies. Vacancies exist mostly in apartments built from four to twelve years ago, those usually erected by speculative builders and designed by architects with a limited knowledge of apartment house construction. They were much alike in plan and only vary in size of plots.

Prospective tenants are impressed first by the condition of the premises. If orderly and clean, the fact helps greatly towards shaping their minds. Secondly, and more important than the first, is the finish and decoration of the apartment being shown. It is here that the owner or agent loses many good prospects.

In this age people are educated to the refinements of life and have a keener appreciation for the aesthetic. Education has been obtained through reading, and seeing the better things displayed. Modern department stores have helped by their artistic manner of displaying household decorations and furnishings. Thus the public has a better knowledge of what is correct and in good taste and is able to distinguish the neat from the gaudy. The period of machine carved wood-work, leaded glass of nondescript coloring, built-in furniture of any old design, has been superseded by a period in which plain surfaces and simple lines predominate. This fact seems to be realized by nearly everyone but owners of tenant properties.

In most cases the expense would not be great to improve the old-fashioned

multi-family houses in a way that tenants appreciating better things, would be more likely to rent. Owners should wake up, and renting agents, through their experience, should see that they are brought to a frame of mind where they will make these properties rentable. The owner's education must, in a large part, become the labor of the renting agent, as he comes in personal contact with the owner, and is the one who next to him reaps the greatest benefit.

Better tenants are obtainable for apartments showing evidence of care, thought and taste on the owner's part, in decorations and general appointments, than are now obtained. Location of the building is oftentimes a secondary consideration to prospective tenants, but the interior condition will ever be first with them.

Studied the Situation.

S. H. Schwartz, of Schwartz & Gross, architects, an authority on high-class multi-family houses, has made an exhaustive study of this problem. It was made in an impersonal manner, partly for his own fuller knowledge of the renting situation, as applied to multi-family dwellings, and partly as the advisor of a client with large holdings of apartments built from four to twelve years ago. His investigation took in a number of old tenements, two families on a floor, four and five stories in height. These buildings are known commonly as railroad flats. Fortunately not many of this type are being erected now and existing ones are becoming obsolete. His studies were pursued in various neighborhoods but mostly in localities where during recent years modern apartments have been erected.

Older Buildings Suffer.

Naturally the older buildings suffered in comparison, and consequently rents were reduced and a large percentage of vacancies exist. We all know these old types. In one respect only are they modern. The Tenement House Department has compelled owners to completely modernize their bathrooms and kitchens and install sanitary plumbing and fixtures in compliance with the law. The remainder of the building is neglected and is often left as erected years ago, with entrance dingy and uninviting; courts narrow, and the apartments subdivided so that rooms are oftentimes almost useless. The more elaborate ones have imitation marble hallways and tiling of hideous design. Trim with elaborate moldings, machine-made grills between the rooms, and lighting fixtures belonging to the dark ages are not inviting, after years of use, to the tenant of to-day.

Dingy woodwork and trim, wall papers, dark in color with conspicuous designs, never attract permanent tenants. These are the conditions found however, in the apartments studied and lead to the following suggestions by Mr. Schwartz, which, if followed, would no doubt revolutionize the class of tenants now obtained for these old buildings.

Affect of Good Taste.

"Owners of tenement properties do not appreciate to what an extent prospective tenants are impressed with good taste in decoration," said Mr. Schwartz. "For instance, have woodwork in bedrooms, bathroom and dining-room enameled in white instead of the oak or chestnut stained in darker tones, as usually found. White enameled woodwork is harder to keep clean, but it appeals strongly to the taste of the modern home seeker and with it a much wider field of decoration and furnishing is permissible. White woodwork will attract a different class of tenant than does any other finish. Grills and fret-work went out of style years ago. They are only depositories for germs and dust and are invariably placed out of reach. When cleaned they must be reached by standing upon a step-ladder or chair, which entails the danger of a serious fall. Hence they are not always clean and, when covered with dust, are impossible. What useful purpose do they serve and, if not useful, why retain them?"

"Take the question of wall paper. Here the owner or agent falls down

hard. Oftentimes, when an apartment must be redecorated, the owner orders new paper hung before a tenant is obtained. Sometimes he selects the paper himself, but gives a maximum price per roll to the decorator and allows him to do his worst. The owner forgets he is not to live in the apartment, and that possibly the tenant might have certain ideas in regard to design and color combinations to harmonize with his furniture and draperies. He could save money at times, because there are instances when a tenant would select cheaper paper than that which the owner might hang, to obtain a desired effect. There will be no difficulty in any event in obtaining paper for the maximum price set by the owner.

"In this age of electricity, tenants even in moderate priced apartments, demand electric light. It might pay the owner, while redecorating his apartment, to install electric lights, particularly in the principal rooms. The question of lighting naturally leads to lighting fixtures and here a suite is made or marred.

Gas Fixtures.

"Gas fixtures installed ten years ago are not now considered beautiful from an architectural or artistic standpoint. Today there is a wide selection of moderate priced, well designed fixtures which if installed will help toward putting the tenement house in the apartment house class. Rough and splintered floors, with warped joints, should be relaid, not with hardwood, parquet, but at least with a good yellow pine with joints made absolutely tight, which can be stained to match furniture.

"Of course the owner says these improvements amount to a tremendous expenditure; but after careful figuring he will find that his building has been raised in character and he is able to obtain better and more permanent tenants, who are satisfied and more careful of his premises; and that a higher rental will surely be obtained than was ever received before. It would certainly pay to modernize these old apartments."

Taxing Special Franchises.

Special franchises consist of rails pipes, wires and the like situated in streets, waterways and public places, together with the privilege of building, maintaining and operating the public service performed by the aid of such improvements. The special franchise, therefore, includes both the tangible property in streets and public places of the character described and the value of the privilege of operating it. The State Board of Tax Commissioners assesses special franchises as real estate and certifies the assessments to the local assessors; the local assessors include the special franchise assessments in the local assessment rolls. It is thereupon taxed at the same rate and in the same manner as other real estate. It is the duty of the State Board of Tax Commissioners in assessing special franchises to assess them at their full value and then to equalize such assessments with the other real property in the particular tax district. Thus if the State Board finds that other real property is assessed at 90 per cent. of its full value, the special franchise assessments are reduced to 90 per cent. of the full value found by the State Board of Tax Commissioners, according to a report of the city tax department.

The Court House Project.

Mayor Mitchel has said no work should be done on the court house or the Sea Breeze Hospital, because of the money stringency, until the Committee on the Corporate Stock Budget reported on these proposed improvements. Comptroller Prendergast is not satisfied it is said, with the figures that have been submitted as to the value of the land the city will be able to sell after the court house is built.

Meantime the land the city acquired for the original site is lying almost idle. It costs about \$6,000,000. The net loss to the city because of the delay, it is said, is about \$600 a day in interest charges.

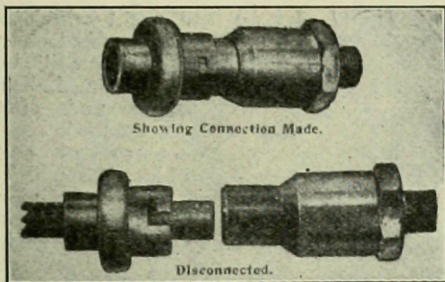
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described With ut Regard to Advertising Consideration

Wall Gas Plugs.

SO many portable gas appliances are being used in stores, factories and homes that the demand for a practicable gas plug has been met by the device illustrated.

This plug has been devised with the object of obtaining through simple means a supply of gas in any required position. This, of course, enables consumers, with only one or two permanent gas supply outlets in a room, to utilize at will portable lights, fires, irons, boiler-rings, grilles, or any other efficient labor-saving devices which gas places within their reach; and it also permits the lighting fittings to be removed and replaced when desired.

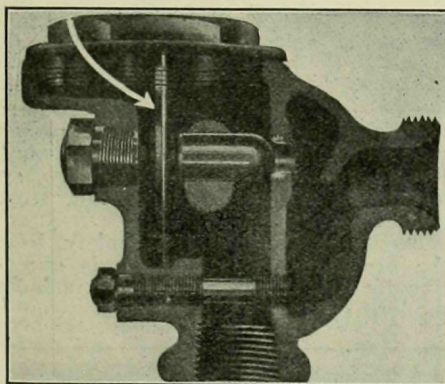


There are no complicated parts through which trouble could arise; and the removable part of the interchangeable union valve can be instantly detached by a one-eighth turn from the fixed part, and plugged to any other position where a socket is installed. As the seat or valve is in the socket part, the arrangement is interchangeable without any possibility of leakage. The act of giving the necessary one-eighth turn to detach the portable part, closes the valve in the socket; so that no chance arises of leaving the gas turned on after it has been disconnected.

Thermostatic Efficiency.

ARCHITECTS in specifying heating equipment for buildings will find that there has been put upon the market a loose diaphragm thermostat that has advantages quite out of the ordinary.

There is no possibility of unreliable action because of the simplicity of op-



eration. The cut shows where the loose diaphragm is located. This sheaf or disc is not attached to the cover or body of the valve and requires no adjustment. It has a spring bumper to take care of the over-expansion of the thermostat and to prevent its collapse or rupture.

Mineral Pulp Floors.

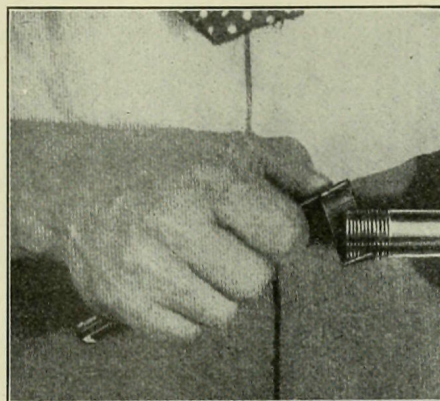
VARIOUS kinds of flooring material are being introduced from time to time. In one of the latest is the application of mineral pulp for floor covering that may be laid over wood, concrete, stone and iron surfaces. For floors subjected to light wear it is stated that mineral pulp can be used alone and can be polished, stained, oiled and waxed like a wood flooring. For wainscoting

and all similar work it is well adapted, as it can be applied as easily as plaster over wood or metal lath. It can also be used for molding ornamental and decorative work, such as friezes, columns, capitals and all exterior and interior trim. For stucco it can be combined with two and a half times the volume of stone or sand, and thus makes a surface which is said to cost only 1 3/4 cents a square foot. When used as a plaster coating it serves as a sound-deadening material. It is referred to as easy to work and finish; is low in cost, and water does not affect it.

Pipe Threads Protected.

ONE reason why contractors find it difficult to complete work on schedule is because pipe in transit often has its threads smashed. This necessitates cutting new threads which always takes time. It is especially true in conduit for electrical wires.

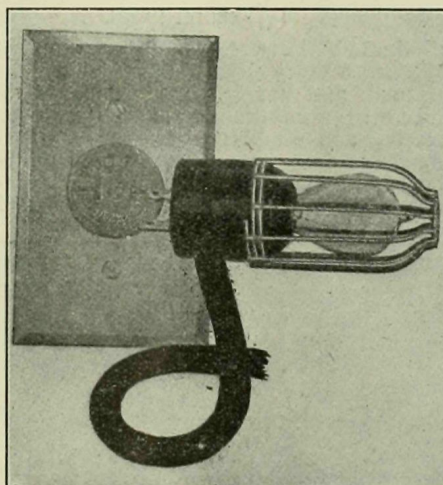
Realizing this fact a manufacturing company has introduced an enameled conduit that has its threads protected. Black pipe seldom comes to the contractor with clean threads, but it is now possible to specify protected threaded conduit. This pipe is delivered with a thin strip of protecting substance clamped around the threads and all that is required is for the worker to peel off



the thread protector with a pocket knife, exposing clean, bright, new threads. Large claims of saving are made by contractors who have specified this device.

Saves Electric Fixtures.

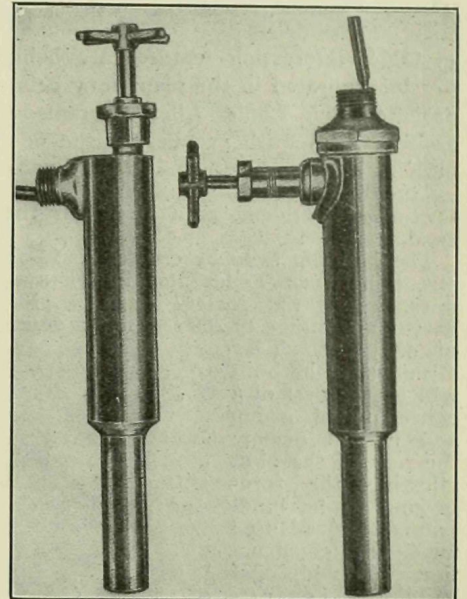
WHERE electric fixtures are used and employees frequently forget to cut off the current thereby causing burning out of elements, a device now being introduced is designed to correct this danger by giving ample warning. The contrivance is illustrated and consists of a cap which is provided with a small lamp which is protected by a small wire guard. When the plates are inserted in



the receptacle the lamp closes continuously reminding the user that the current is on should he start to leave the room. In this way there is no danger of leaving a valuable device to be overheated, thus ruining the element. The amount of current diverted into the lamp is so small that the efficiency of the electrical device being operated is not effected at all.

"Three O'Clock Fag" Remover.

BUSINESS men employing office help know well what "Three O'clock Fag" means. It is that period in the day when vitality is lowest, when the very air in the rooms seems to have a peculiarly heavy feeling and the stenographer and bookkeeper as well as the employer himself feels that a breath of fresh air would be about the most welcome thing he could have. This is a peculiarity of this part of the year when it is a little too cool to be without steam

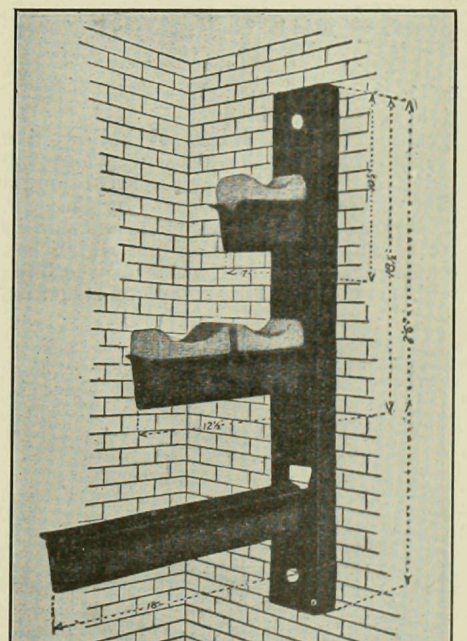


heat and yet the lassitude of spring is in the air. It is practically an every day feature of winter afternoons.

To overcome this a humidifying device has been perfected and is now on the market. It is shown in the accompanying cuts. This device operates by admitting steam directly into the air, thus eliminating that dryness in the air that saps human vitality in supplying moisture to membranes in the respiratory organs. In operation this device is automatic and when once adjusted it requires no attention. It permits no hissing noise and cannot get out of order.

Electrolysis Proof Pipe Hanger.

CONSTANT repetition of blow outs in the subway system stirs one's imagination to the possibilities of electrolytic action upon electrical cables in use in buildings and brings to mind the fact that there is being introduced an insulated hanger shown in the accompanying illustration that eliminates this



danger. The shifting of cables in conduits and in cable shafts is made simple by the use of this appliance. The hanger provides a socket for the insertion of the porcelain cup which holds the cable. This can be taken out without the aid of tools.

CURRENT BUILDING OPERATIONS

New Structure for the Daughters of Jacob, to be Erected in the Bronx, Presents Unique Features and Innovations

SOME interesting features are being incorporated in the plans now being prepared by Louis Allen Abramson, architect, 220 Fifth avenue, for the new building soon to be started in the Bronx by the Daughters of Jacob, Mrs. A. D. Dworsky, president, as a home for the aged.

The building is to be erected in 167th street, between Teller and Finley avenues, where the society owns a plot, having a frontage of 200 feet and a depth of 475 feet. The structure to be built will be the first of a contemplated group and it will occupy the rear of the plot, allowing the foreground to be landscaped and planted until the construction of additional buildings is required.

Now standing upon the site of this proposed institution is the former mansion of Gouverneur Morris. While it is not possible to retain this historic landmark, something of the sentiment connected with the neighborhood will be retained by designing the new structure, which is to replace it, in the style of the American Colonial.

The plans for this building provide for a building four stories in height, with basement, built of brick and field stone. Over all it will require a plot 200 feet square. The structure will be fireproof throughout, with walls of brick, floor construction of reinforced concrete and partitions of hollow tile.

According to the present plans the building will provide for the accommodation of about 600 inmates. In plan the structure will be somewhat unusual in form, but the scheme is one which has many advantages and which can be built with economy. The complete structure

will consist of eight radial wings grouped about a central structure. The wings are, above the first floor, entirely devoted to wards, etc. The central portion contains practically all of the mechanical portions of the equipment, elevators, pipe shafts, stairways, toilet rooms and lavatories, etc., as well as the executive departments of each floor. That this plan has many advantages may readily be seen. Better natural light and ventilation could not possibly be provided. Long and dark corridors are effectually

through doors at each floor. In case of trouble, walls do not have to be broken into.

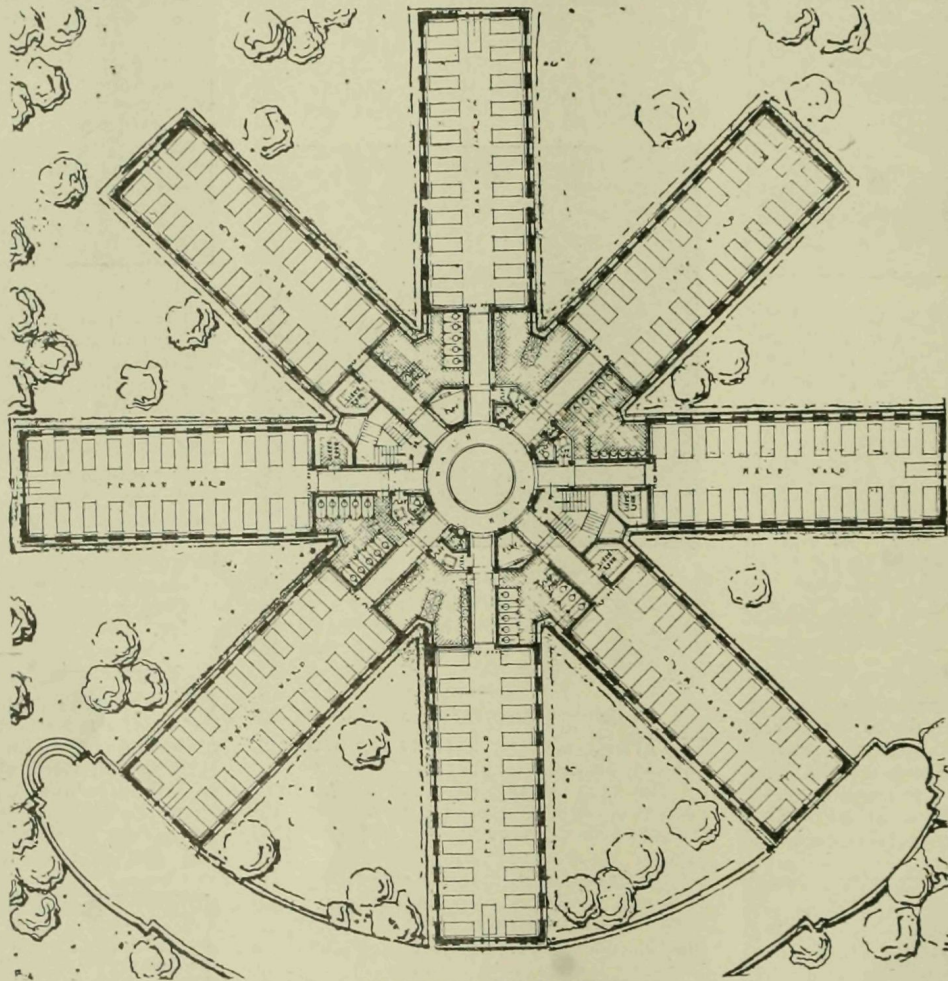
The basement plan provides for the main and service entrances, coat rooms, steward's office, general storage room, morgue, boiler and coal storage rooms, kitchen and kitchen store rooms, Russian bath, locker and attendant's room. Upon the first floor will be located a synagogue, with a seating capacity of about 500, which can be converted into an auditorium by lowering the pulpit

into a pit which is to be provided. On this floor will be located the ladies' dressing and coat room, men's lounge, coat room and smoking room. Sitting rooms for men and women inmates, supply and linen rooms, director's room, which can be used as a small banquet room, and the main dining and serving room. The dining room is constructed almost entirely of glass, which can be removed in summer, making practically an open-air room. The two pantries connected to the dining room are to be equipped with electric dumbwaiters for the lifting of food from the kitchens and lowering of dishes to the dish-washing machines.

The second and third floors are strictly ward floors, and are about alike in plan. On each floor are located four male and four female wards, with the essential toilet and bath rooms, linen closets, store rooms,

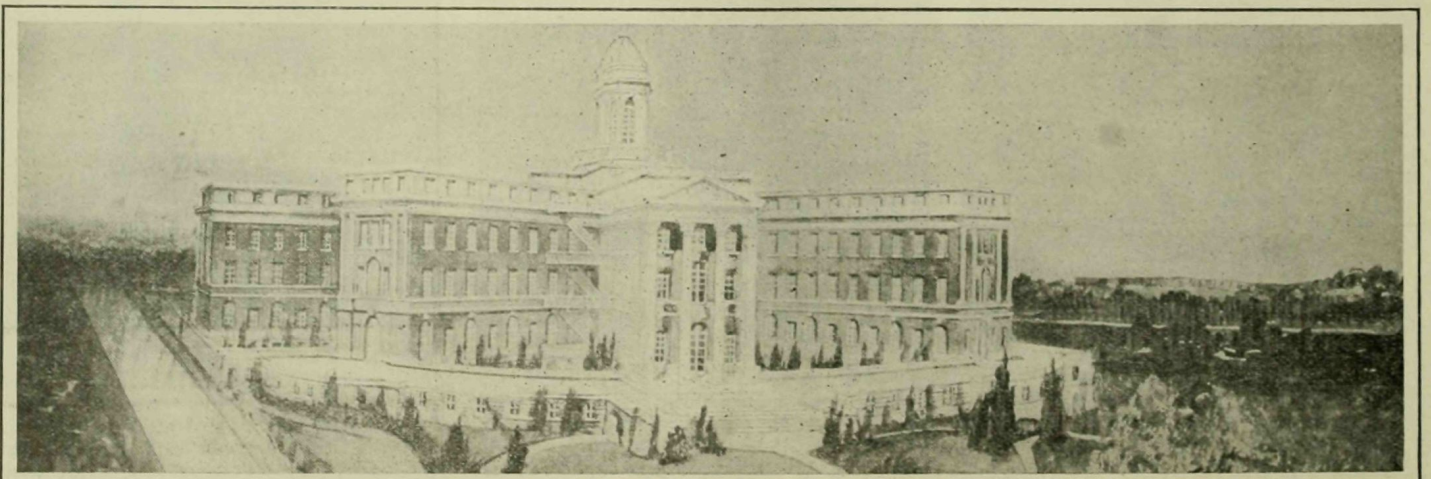
etc. The fourth floor contains one ward, private rooms, hospital and infirmary, laboratory, dentist's office and store rooms.

From the standpoint of safety from the fire hazard this building is exceptionally well planned and includes modern safety appliances.



TYPICAL FLOOR PLAN.

eliminated. Fewer servants are required because there is less public space to be cleaned, and finally waste space is reduced to a minimum. The risers for heating and plumbing, and the ventilating ducts are grouped in the pipe shafts located in the central part of the structure where they may be easily reached



PROPOSED BUILDING FOR THE DAUGHTERS OF JACOB,

Louis Allen Abramson, Architect.

NEW BUILDING CODE.

Regulations for Excavations and Foundations—A Preliminary Draft.

The preliminary draft of Article 12 of the new Building Code has been issued, dealing with the subject of Excavations and Foundations.

In the matter of excavations the present law requirements are generally followed. The changes from present requirements are practically only verbal changes. A new provision, however, has been made under the title of "Support of Adjoining Walls," to take care of the case where an excavation is made on a lot which refers to a curb level at a different height from the curb level referred to in the case of the adjoining wall to be taken care of. The present law does not provide for this case.

While another article of the Building Code makes it clear as to the responsibility for the retaining wall to support adjoining earth under conditions where the curb levels of the two lots are at different heights, exactly when a wall is to be taken care of it is left open as to who will meet that cost. In the proposed article it is provided that such part of the necessary underpinning or foundation as may be due to the difference in curb levels shall be made and maintained at the joint expense of the persons causing the excavation to be made and the owner of the wall.

With this proposed change any party making an excavation more than ten feet below his curb level will have to take care of all adjoining walls. If he does not go more than ten feet with his excavation the owners of the walls will have to take care of them, except that where there is a difference in the curb levels the underpinning necessary for that difference is taken care of jointly.

A point that might be raised in this connection is whether all excavations within the building lines should not come under the provisions of this article. As the present law stands, only excavations for buildings are included.

There is no essential change in the proposed article from present requirements as to soil capacities.

Under foundations, provision is made for the design of footings in accordance with the generally accented present-day practice, namely, that footings shall be designed so that the loads are reasonably uniform over their entire areas, and that they are proportioned to the dead loads instead of the total loads, provided, however, that the pressure on the soil due to the entire live and dead loads does not in any case exceed what is considered a safe load.

The provision as to foundation piers and caissons is rewritten in order to get it into a little more up-to-date form.

The subject of pile foundations is elaborated by requirements for concrete piles, three types being considered, namely: the concrete-filled steel tubes, piles moulded before driven, and piles moulded in place. The provisions in this connection are intended to follow as nearly as possible the present accepted practice.

The section on foundation walls remains practically the same as the present law, with the addition of provisions for foundation walls of hollow building blocks under buildings of small size.

A new section is added on retaining walls, providing that they shall be so designed that the working stresses of the materials are not exceeded and that the resultant line of pressure will fall within the middle third of the footings.

The proposed article will take the place of sections 22 to 26, inclusive, of the existing Building Code.

Elevator Inquiry.

The engineering office of Maurice Deutsch has been retained by The Merchants' Association to make a careful and unbiased investigation of the use of patent safety devices on elevators. Mr. Deutsch's office has addressed a circular letter to other cities enclosing a series of questions tending to elicit information regarding the reliability of safety devices on elevator doors. The informa-

tion thus obtained will assist the association in defining its attitude regarding the elevator ordinance now pending before the Board of Aldermen.

Revised Factory Rules.

Certain proposed amendments to rules relating to the construction, guarding equipment, maintenance and operation of elevators and hoistways in factories have been drafted by the State Industrial Board, and will be the subject of public hearing next Wednesday morning, April 7.

Structure for Astor House Site.

Charles A. Platt, architect, 11 East 24th street, is preparing plans for a seven-story store and office building which is to be erected by Vincent Astor on the southerly half of the old Astor House, at the southwest corner of Broadway and Vesey street. The new structure will have a frontage on Broadway of 100 feet and 157.3 feet in Vesey street. This building will be erected directly over the subway. The structure will be supported on caissons sunk to bed rock, between the tracks and outside of the subway line. The general contract for the erection of the building has been awarded to Marc Eidlitz & Son, 30 East 42d street. The cost of the project is placed at \$500,000.

Trains in Brooklyn Subway by May 5.

The operating department of the B. R. T. expects to have trains running in the Fourth avenue subway by May 5, according to Chief Engineer Briggs, of the Degnon Contracting Company. He is planning to get the westerly portion of the tube, that is, from 65th street to 86th street, finished by July 1. The tracks, as far as 65th street, can be laid to connect with the Sea Beach Cut this week, as far as his part of the work is concerned. South Brooklyn is making plans for a great celebration. The chairman of the general committee of arrangements is Jeremiah J. O'Leary.

Loft Building for Hotel Corner.

Plans were filed this week for the sixteen story loft and store building which is to be erected on the site of the Hoffman House and Albermarle Hotel at the northwest corner of Broadway and 24th street. The new structure will be known as the Albermarle Building. It will have a frontage on Broadway of 135.6 feet and on 25th street the frontage will be 172.2 feet. The owner of the proposed structure is the Albermarle Realty Co., Harry E. Miller, president, and the plans were prepared by H. Craig Severance and William Van Alen, architects, 4 West 37th street. Thompson-Starrett Co., 49 Wall street, is the general contractor. The facade of this building has been designed in the style of the French Renaissance and the materials of construction will be brick, limestone and terra cotta. The project represents an expenditure of \$1,300,000.

Miller-Reed Co. Awarded Contract.

A general contract was recently awarded to the Miller-Reed Co., builders, 103 Park avenue, for the construction of a residence, garage and farm buildings on the estate of Mrs. E. B. Tweedy, on Chester road, Goshen N. Y. The residence will be built of rubble stone, two and one-half stories in height, 90 x 160 feet. The plans for this work were prepared by F. Burrell Hoffman, Jr., architect, 15 East 40th street, and the contract calls for the expenditure of nearly \$100,000.

Plans Completed for Hospital.

Plans have been completed by Louis Allen Abramson, architect, 220 Fifth avenue, for the hospital building to be erected on the southeast corner of Charlotte street and Crotona parkway, the Bronx, by the Bronx Hospital Association, Dr. Alexander Goldberg, president. The structure will be four stories in height, semi-fireproof, on a plot 50 x 127 feet, and will cost about \$300,000. It is planned to call for estimates on general contract early in May.

Plans for New Brooklyn Church.

Raymond F. Almirall, architect, 185 Madison avenue, has about completed plans for the Roman Catholic church to be erected on Clason avenue between Putnam avenue and Madison street, Brooklyn. The owner of the proposed building is the Church of the Nativity, Rev. Father John L. Belford, pastor. The structure will be built of brick and limestone and will have a seating capacity of 1,200. The cost is estimated at \$200,000.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Podgur Realty Co., Robert Podgur, president, Southern blvd. and 163d st, contemplates the erection of a 5-sty apartment on the west side of Broadway, between 122d and 123d sts. An architect will be selected soon.

BROOKLYN.—Glynne & Ward, Halsey st and Knickerbocker av, are receiving competitive sketches for a moving picture theatre at the northwest corner of Robinson st and Nostrand av, to cost about \$50,000.

YONKERS, N. Y.—C. E. Hartshorn, Jr., 65 Belvedere pl, contemplates the erection of a residence on Bayley av. No architect retained.

GLENS FALLS, N. Y.—The Presbyterian Church of Glens Falls contemplates the erection of a 2 or 3-sty parish house in Warren st, to cost about \$30,000. Funds are now being raised. No architect selected.

FULTON, N. Y.—The Zion Episcopal Church, Rev. N. J. Peters, pastor and chairman of building committee, contemplates the erection of a church and parish house here, to cost about \$50,000. No architect selected.

PLANS FIGURING.

CHURCHES.

YONKERS, N. Y.—John J. Hearn Construction Co., 69 West 46th st, is figuring the general contract and desires sub-bids for the church of Our Lady of Mt. Carmel, Rev. E. J. Rossi, 61 Park Hill av, to be erected at Park Hill av and Oak pl, from plans by N. Serracino, 1170 Broadway, Manhattan.

DWELLINGS.

LLEWELLYN PARK, WEST ORANGE, N. J.—H. T. Lindeberg, 2 West 47th st, Manhattan, architect, is taking bids to close April 7 for the 2½-sty terra cotta block and stucco residence for A. D. Munn, care of architect.

ENGLEWOOD, N. J.—Hays & Hoadley, 2010 Broadway, Manhattan, architects, are taking bids for a 2-sty brick residence, 35x45 ft, for Paul Salambier, Franklin st. Cost, about \$13,000.

HOSPITALS & ASYLUMS.

MANHATTAN.—The Department of Health, Centre and Walker sts, owner, is taking bids to close April 22 at 10:30 a. m., for the medical staff house and nurses' home at the Willard Parker Hospital, foot of East 16th st. W. E. Austin, 46 West 34th st, architect. C. E. Knox, 101 Park av, electrical engineer. Cost, about \$260,000.

MORRIS PLAINS, N. J.—The New Jersey State Hospital for Insane is taking bids to close at 11 a. m., April 14, for installing an incinerating plant from plans by George S. Drew, State House, Trenton, N. J. Cost, about \$6,000.

PUBLIC BUILDINGS.

TRENTON, N. J.—Bids will be received by Geo. O. Von Nerta, acting supervising architect, until 3 p. m., April 22, for supplying and installing steel storage cases in the U. S. Post Office and Court-House building at Trenton.

MISCELLANEOUS.

SAILORS SNUG HARBOR, S. I.—Lewis E. Jallade, 37 Liberty st, Manhattan, architect, is taking bids for a 1-sty brick and marble recreation building for the Sailors Snug Harbor Corporation, 61 Broadway, Manhattan. Robert W. Boyd, 105 West 40th st, Manhattan, steel engineer. Cost, about \$40,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
BROADWAY.—Samuel Katz, 1 Madison av, is preparing plans for a 5-sty apartment on the west side of Broadway, 188

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Contemplated Construction—Brooklyn—Cont'd.

ft south of West 218th st, for Robert E. Simon. Cost, about \$35,000.

150TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 6-sty apartments, 50x86.11 ft, in the south side of 150th st, 100 ft west of Amsterdam av, for the Maple Construction Co., 1 Wall st. Cost, about \$100,000.

169TH ST.—Plans have been prepared by C. Steinmetz, 6 Church st, for a 6-sty apartment at the northeast corner of 169th st and Ft. Washington av, for the County Engineering Co., Inc., 6 Church st. Cost, about \$70,000.

116TH ST.—Patrick J. Murray, 2028 Grand Concourse, has prepared plans for alterations to two 5-sty apartments at 251-3 West 116th st, for Patrick McCarthy, 92 Greenwich st.

PARK AV.—Plans have been completed by Rouse & Goldstone, 38 West 32d st, for alterations to the apartment at 925 Park av, for the 925 Park Av Co., 925 Park av.

AV A.—Henry Klein, 505 East 15th st, has completed plans for alterations to the 4-sty apartment at 32 Av A, for Nathan Goldstein et al, 103 Clinton st.

HOSPITALS AND ASYLUMS.

CONVENT AV.—Eli Benedict, 1947 Broadway, is preparing plans for additions to the hospital at Convent av and 144th st, for the Lutheran Hospital of Manhattan, 1676 Amsterdam av. Cost about \$15,000.

STABLES & GARAGES.

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

109TH ST.—Plans are being prepared by Samuel Katz, 1 Madison av, for a 1-sty garage in the south side of 109th st, 143 ft west of Pleasant av, and all bids will be received by architect.

STORES, OFFICES & LOFTS.

AV A.—Samuel Katz, 1 Madison av, will take all bids and supervise the work of rebuilding the 7-sty L-shape loft building at 103-105 Av A, running through to 128 7th st. The work will consist of converting the Av A portion into a 6-sty apartment and the 7th st portion into a loft building.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

183D ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for two 5-sty apartments, 62x65 ft, in the north side of 183d st, Valentine to Tiebout avs, for the County Estates, Inc., William L. Phelan, president, 2045 Ryer av, owner and builder. Cost, about \$105,000.

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., Henry C. Rohrs, 271 West 125th st, president and builder. William Masteson, 1388 Jessup place stone foundation work. Cost, about \$40,000 each.

CRESTON AV.—William Koppe, 830 Westchester av, is preparing plans for a 5-sty apartment on the east side of Creston av, 164 ft north of Fordham rd, for the Level Realty Corporation, Louis Ebling, president, 939 Intervale av, owner and builder. Cost, about \$55,000.

WEBSTER AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for two 5-sty apartments, 50x80 ft, at the northeast corner of Webster av and 182d st, for McAvoy & Koester, 1902 Marmion av, owners and builders. Cost, about \$100,000.

MT. HOPE PL.—Gronenberg & Leuchtag, 303 5th av, have been commissioned to prepare plans for four 5-sty apartments at the northeast corner of Mt. Hope pl and 176th st, for the K. & R. Construction Co., Max J. Klein, 35 Nassau st.

MOSHOLU PARKWAY.—John P. Boyland, 2526 Webster av, has been commissioned to prepare plans for three 5-sty apartments at the northeast corner of Mosholu Parkway and Hull av, for the Hubbard Realty Co., Mary Levy, president, 4387 3d av.

HOE AV.—Samuel Katz, 1 Madison av, is preparing plans for two 5-sty apartments on the west side of Hoe av, 336 ft south of Aldus st, for the Turek Realty Co. Cost, \$35,000 each.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

RALPH AV.—Shampan & Shampan, 772 Broadway, are preparing plans for an apartment on the east side of Ralph av, 120 ft south of Sterling pl, for the T. & E. Realty Co. Cost, about \$45,000.

76TH ST.—M. A. Cantor, 373 Fulton st, is preparing plans for five 3-sty tenements at the southwest corner of 76th st and 5th av, for Simon Abels, 44 Court st, owner and builder. Cost, about \$30,000.

BAY RIDGE AV.—Kallich & Lubroth, 186 Remsen st, are preparing plans for two 4-sty tenements, on the east side of Bay Ridge av, 100 ft south of 3d av, to cost about \$50,000.

BELMONT AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 56x58 ft, at the southeast corner of Belmont av and Vermont st, for Harris Reiser, 293 Stone av, owner and builder. Cost, about \$26,000.

84TH ST.—Kallich & Lubroth, 186 Remsen st, are preparing plans for three 4-sty tenements at the southwest corner of 84th st and 21st av, for the Reo Realty Co., Chas. Dibner, 2034 Bath av, owner and builder. Cost, about \$30,000.

DWELLINGS.

AV O.—William C. Winters, 106 Van Siclen av, is preparing plans for four 2-sty frame and stucco bungalows, 18x36 ft, at the northwest corner of Av O and East 18th st, for Kline & Aronowitz, 315 Etna st, owners and builders. Cost, about \$3,000 each.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—F. W. Korfmann, 406 9th av, has completed plans for a 5-sty tenement, in the west side of Academy st, 200 ft south of Ridge st, for James F. McDonald, 447 Academy st. Cost, about \$15,000.

DWELLINGS.

CORONA, L. I.—W. S. Worrall, Jr., Bridge Plaza North, L. I. City, is preparing plans for a 3-sty residence, 20x53 ft, at the corner of Warren and Barton sts, to cost about \$6,000.

Richmond.

DWELLINGS.

ROSEBANK, S. I.—D. Santoro, Tompkinsville, S. I., has completed plans for a 2-sty brick store and residence, 25x38 ft, on the west side of New York av, 200 ft north of St. Mary's av, for C. Attanasio, this place. Cost about \$4,000.

TOMPKINSVILLE, S. I.—John Davies, 177 Castleton av, has completed plans for two 2½-sty frame residences, 22x46 ft, on the north side of Rosewood pl, 245 ft east of Cedar st, for Jacob Block, this place. Cost, about \$5,000.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Stewart Wagner, 1204 Broadway, Manhattan, is preparing plans for a 2½-sty terra cotta block and stucco residence for A. E. Brion, 670 Eastern Parkway, Brooklyn. Cost, about \$17,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing plans for a 3-sty frame and clapboard apartment, 21x52 ft, on Haven av, to cost about \$7,500.

DWELLINGS.

PELHAM MANOR, N. Y.—Plans have been prepared privately for 21 2-sty frame and stone residences at Manor la for the John T. Brook Co., 122 West 42d st, Manhattan, owner and builder. Cost \$5,000 to \$6,000 each.

BRONXVILLE, N. Y.—Jardine, Hill & Murdock, 3 West 29th st, Manhattan, are preparing plans for a 2½-sty frame and stucco residence, 35x47 ft, for Edward A. Morange, 155 West 29th st, Manhattan. Cost, \$10,000 to \$12,000. Bids will be received from local contractors about April 4.

MOUNT VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing plans for a 2½-sty hollow tile and stucco residence, 21x32 ft, in the west side of Pease st, 150 ft north of Beekman av, for Henry Grohmann, 459 Locust av, owner and builder. Cost, about \$5,000.

FACTORIES & WAREHOUSES.

YONKERS, N. Y.—Jos. A. Watson, Reeves Building, has about completed plans for a 3-sty addition to the cold storage building in School st, for Harry Steinmetz, 44 School st. Cost, about \$35,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—George A. Flagg, Spingard Building, has nearly completed plans for a 3-sty brick store and apartment, 22x100 ft, at 625 Newark av, for Adam Blum, care of architect. Cost, about \$20,000.

JERSEY CITY, N. J.—Maximilian Zipkes, 405 Lexington av, Manhattan, is preparing plans for a 5-sty apartment, 80x

142 ft, at the northeast corner of Glenwood av and Boulevard, for the Zerman Realty & Construction Co., Chas. Zerman, president, 1 Lincoln pl, Weehawken, N. J. Cost, about \$70,000.

KEARNY, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for two 3-sty flats, 32x70 ft each, on Kearny av, near Halstead st, for Dolgan & Edelstein, 673 15th av, Newark, owners and builders. Cost, about \$8,000 each.

CLIFFWOOD, N. J.—Dayton & Smith, 102 Market st, Perth Amboy, have completed plans for a 2-sty store and apartment, 45x55 ft, for Gabriel Diondi, to cost about \$8,000.

CHURCHES.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, is preparing plans for a 1-sty church at the corner of Division and Somerset sts, for the Magyar Hungarian Reformed Church, Rev. Paul F. B. Hamborszky, pastor, 22 Schuyler st, to cost about \$9,000.

DWELLINGS.

WEEHAWKEN, N. J.—John Messmer, 610 Summit av, West Hoboken, N. J., is preparing plans for a 2½-sty hollow tile and stucco residence at Hauxhurst Park for P. Rock, care of architect, who will take bids on general and separate contracts about April 5. Cost about \$8,000.

NEWARK, N. J.—Plans have been prepared by Simon Cohen, 163 Springfield av, for two 2½-sty frame and clapboard residences, 22x48 ft each, on Columbia av, for Jos. Jacobowitz, 538 South 19th st, owner and builder. Cost, about \$5,000 each.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, is preparing plans for a 2½-sty residence at 540 Morris av, for Willet T. Bingham, 535 Morris av. Cost, about \$4,000.

FACTORIES & WAREHOUSES.

HOBOKEN, N. J.—Franklin B. Small, 265 Broadway, Manhattan, is preparing plans for a 6-sty factory, 40x68 ft, for the American Lead Pencil Co., Louis J. Reckendorfer, president, 320 5th av, Manhattan. Cost, about \$40,000.

DEGRAW ST.—Chas. Werner, 316 Flatbush av, is preparing plans for a 5-sty smoke house, 25x100 ft, at the foot of DeGraw st, for the International Provision Co., on premises. Cost, about \$25,000.

SCHOOLS & COLLEGES.

WEST NEW YORK, N. J.—Gregory B. Webb, 104 West 42d st, Manhattan, associated with Karl F. J. Seifert, 104 West 42d st, Manhattan, have been commissioned to prepare plans for P. S. 6 at Broadway, 18th and 19th sts, for the Board of Education of West New York. Cost, about \$175,000.

HARRISON, N. J.—John T. Rowland, Jr., 98 Sip av, Jersey City, N. J., is preparing plans for a 3-sty brick parochial school, 108x190 ft, in North 4th st, for the Church of the Holy Cross, Rev. Geo. L. Fitzpatrick, pastor, 16 Lodi st.

THEATRES.

PATERSON, N. J.—Thomas W. Lamb, 644 8th av, Manhattan, is preparing plans for a theatre at the corner of Church and Ellison sts, for Daniel J. Bondy, 80 Wall st, Manhattan, 120x176 ft, seating capacity 4,100. Bids will soon be taken by the architect on general contract.

JERSEY CITY, N. J.—William A. Bgart, 298 Jackson av, is preparing plans for a 1-sty moving picture theatre, 92x100 ft, on Jackson av, between Kearney and Orient avs, for Edward Ericksen, Newark av, Jersey City. Cost, about \$25,000.

MISCELLANEOUS.

IRVINGTON, N. J.—Sutton & Sutton, Union Building, Newark, are preparing preliminary plans for a 1-sty field house at Irvington Park, for the Essex County Park Commission, Alonze Church, 810 Broad st, Newark. Cost, about \$10,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.
STAMFORD, CONN.—Frank Urso, 290 West Main st, is preparing plans for eleven 3-sty frame stores and apartments, 40x58 ft, for Ralph Persechini, 274 West Main st. Cost, about \$10,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—Zimmermann & Gott-helf, 1888 3d av, have received the general contract to erect a 5-sty brick tenement, 25x65 ft, at 166-168 East 106th st, for Pauline Moskowitz, 1990 7th av. A. L. Kehoe, 1 Beekman st, architect. Cost, about \$7,000.

PLAINFIELD, N. J.—(sub.).—W. H. Dennick, Plainfield, N. J., has received the

mason contract, and W. D. Lewis Co., 41 West 33d st, Manhattan, carpenter, for the 4-sty apartment, 100x100 ft, in East 7th st, near Franklin pl, for the Crescent Realty Co., 359 West 26th st, Manhattan, C. C. Alexander, president.

BLOOMFIELD, N. J.—The O. K. Realty Co., this place, has received the general contract to erect a 2½-sty frame and shingle flat at 48 Charles st, for Barnet and Celia Olinger, 118 Willow st. Nathan Harris, 21 South Orange av, Newark, architect. Cost, about \$6,500.

CHURCHES.

BROOKLYN.—(sub.).—The Rockefeller Co., 332 Lenox rd., has received the foundation contract for the South United Church at 75th st, near 6th av. Horace G. Knapp, 123 Liberty st, Manhattan, architect. Meyer & Sweeny, 607 Flatbush av, general contractors.

DWELLINGS.

BROOKLYN.—(sub.).—W. S. Ross, 252 Douglass st, has the stone contract; Wm. J. Bloeth, 40 Schaefer st, plumbing; Chas. Strebel & Sons, 2360 Myrtle av; Johnson Bros., 45 Clason av, lumber, and M. M. Canda, 184 3d st, mason materials for the dwelling at 430 Fenimore st, for Mary

Laing. Robert B. Schaeffer, architect. Meyer & Sweeny, 607 Flatbush av, general contractors.

JERSEY CITY, N. J.—Joseph Henne-mayer, 31 Paterson st, has received the general contract to erect a 2-sty frame and clapboard residence, 24x44 ft, at 159 Columbia av, for Henry Ehrenfenchter, 167 Columbia av. H. Hendes & Son, 3474 Boulevard, carpenters. Cost about \$4,000.

SCARSDALE, N. Y.—Peterson Bros., 42 Woodbury st, New Rochelle, have received the general contract to erect a 2½-sty frame residence and garage, 40x82 ft, for J. B. Linerd, care of Ajax Grieb Rubber Co., 1796 Broadway, Manhattan. W. H. Orchard, 122 West 42d st, Manhattan, architect. Cost about \$12,000.

15TH ST.—The Diaz Construction Co., 163 Grafton st, has received the general contract to erect a 3-sty brick residence and store in the south side of 15th st, 87 ft west of 4th av, for Mr. Racer, 138 15th st. Jos. Hartung, 548 2d st, architect. Cost, about \$6,000.

ARROCHAR, S. I.—James H. Thompson, 68 Evelyn Place, Fort Wadsworth, S. I., has received the general contract to erect a 2½-sty hollow tile and stucco residence,

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Contracts Awarded—Continued.

31x33 ft, for J. G. Baldwin, 20 Baret av. Norman McGlashan, 1123 Broadway, Manhattan, architect. Cost, about \$6,000.

WEST NEW YORK, N. J.—William Redlich, Grand st, Hoboken, has received the general contract to erect a 2-sty brick residence in the south side of 19th st, between Park av and Broadway, for George Grundling, care of general contractor. Philip H. Diemer, 126 Humboldt st, Union Hill, N. J., architect. Cost, about \$6,000.

KENSINGTON, L. I.—Roberts Nash & Co., 93 Amity st, Flushing, have received the general contract to erect a 2½-sty hollow tile and brick residence on Summit drive, for Henry R. Swartley, Manhasset, L. I. Bates & How, 542 5th av, Manhattan, architects. Cost, about \$15,000.

OAKLAND BEACH, RYE, N. Y.—V. J. Clerehugh, 126 West 40th st, Manhattan, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 23x32 ft, for Frank De Mena, care of Jos. Wild & Co., 366 5th av, Manhattan. E. H. Lyall, 334 5th av, Manhattan, architect. Cost, about \$5,000.

GLEN ROCK, N. J.—The Smith Singer Realty Co., Glen Rock, has received the general contract to erect a 2½-sty frame and stucco residence on Highwood av, for E. A. Becker, 427 Hamburg av, Brooklyn. Cost, about \$5,500.

SOUTH ORANGE, N. J.—(sub.)—Geo. Baumann's Sons, 584 Hunterdon st, Newark, have received the plumbing contract for the residence and garage on the west side of Stanley rd, 300 ft north of South Orange av, for Jos. Glutting, 810 Fairmont av, Newark. E. A. Wurth, 9 Clinton st, Newark, architect. Chas. S. Cooper, 45 Clinton st, Newark, mason. Cost, about \$18,000.

YONKERS, N. Y.—Kingsley & Maxwell, 5 Wadsworth av, have received the general contract to erect a 2½-sty frame and stucco residence, 31x31 ft, at Warburton av and Arthur st, for M. D. Brown, care of architects Anton Schonback and G. Howard Chamberlin, associated, 18 South Broadway. Cost, about \$7,000.

MANHATTAN.—E. A. Turner, 34 East 28th st, has received the general contract for alterations to the residence at 56 East 34th st, for business purposes. Henry C. Sturges, 116 East 36th st, owner. Hopkin & Koen, 244 5th av, architects. Cost, about \$15,000.

BROOKLYN.—The general contract has been awarded to E. G. Vail, Jr., 145 Bay 22d st, for the 2-sty frame residence, 30x46 ft, on the east side of Ocean av, 134 ft south of Ditmas av, for Frank Magola, 17th st and Surf av. John C. Wandell, 4 Court sq, architect. Cost, about \$10,000.

BROOKLYN.—E. G. Vail, Jr., 145 Bay 22d st, has received the general contract to erect a 2-sty frame residence, 30x46 ft, on the east side of Ocean av, 84 ft north of Ditmas av, for Jos. Balzarine, 2715 Surf av. John C. Wandell, 4 Court sq, architect. Cost, about \$10,000.

NEW BRUNSWICK, N. J.—G. B. Rule, 71 John st, has received the general contract to erect a 2½-sty brick residence, 28x54 ft, for Edwin R. Carpenter, George st. Alexander Merchant, 363 George st, architect. Cost, about \$11,000.

FACTORIES & WAREHOUSES.

BROOKLYN.—McClintic Marshall Co., 13 Park Row, Manhattan, has received the general contract to erect a 1-sty steel and reinforced concrete machine shop, 80x280 ft, in the south side of Beard st, 184 ft east of Dwight st, for the Robins' Dry Dock & Repair Co., Wm. H. Todd, president, 15 Whitehall st, Manhattan. Cost, about \$40,000.

RICHMOND HILL, L. I.—The American Concrete Steel Co., 27 Clinton st, Newark, has received the general contract to erect a 3 or 4-sty reinforced concrete factory and garage at Park av and Ashland rd, for William DeMuth, 507 Broadway, Manhattan. William Higginson, 13-21 Park Row, Manhattan, architect.

HOSPITALS & ASYLUMS.

CASTLETON, S. I.—Thomas J. Waters Co., 271 West 125th st, Manhattan, has received the contract for a new building at the New York City Farm Colony, for the Department of Public Charities. Chas. B. Meyers, 1 Union sq, architect. No subs has been awarded.

NORTH BROTHERS ISLAND.—Kelly & Kelley, Inc., 12th st, L. I. City, have received the general contract to erect two 4-sty reinforced concrete pavilions, 25x120 ft, at the Riverside Hospital, for the Department of Health, corner of Centre and Walker sts. William E. Austin, 46 West 24th st, architect.

HOTELS.

MANHATTAN.—(sub.)—Uris Iron Works, 525 West 26th st, has received the steel contract for the 12-sty apartment hotel at 337-39 West 96th st, for the

Palmer Realty Co., Leslie R. Palmer, 68 William st, president. Herman Lee Meader, 2 West 33d st, architect. W. Ralph Squire, Inc., 2-16 West 33d st, steel engineer. Cost, about \$200,000.

SCHOOLS & COLLEGES.

WEST NEW YORK, N. J.—The Vroman Construction Co., 5395 Boulevard, North Bergen, has received the general contract to erect a 2-sty brick and stone parochial school at the southwest corner of 22d st and Polk st, for St. Mary's R. C. Church, Rev. Father Lill, pastor, premises. Gregory B. Webb, 104 West 42d st, Manhattan, architect. Cost, about \$50,000.

STABLES AND GARAGES.

EAST RUTHERFORD, N. J.—Oscar Kastner, Carlstadt, N. J., has received the general contract to erect a 1-sty concrete and stucco garage on Paterson av, for Herman T. Backus, Woodridge, N. J. Cost about \$6,500.

MORRISTOWN, N. J.—Rufus H. Brown, Inc., 350 Fulton st, Brooklyn, has received the general contract to erect a 2-sty garage, 36x36 ft, for Frederick P. Humphries, Convent, N. J. Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, about \$7,000.

SCARSDALE, N. Y.—Barmore & Briggs, Merritt av, White Plains, have received the general contract to erect a 2-sty brick private garage, 45x65 ft, at White Plains rd and Locust av, for John Roeben, this place. Cost, about \$7,000.

BROOKLYN.—William Kennedy Construction Co., 215 Montague st, has received the general contract to erect a 2-sty stable, 33x100 ft, in the south side of Prospect st, 50 ft west of Gold st, for the McMullan Trucking Co., 89 Bridge st. J. S. Kennedy, 157 Remsen st, architect. Cost, about \$12,000.

STORES, OFFICES AND LOFTS.

MANHATTAN (SUB).—Stolz & Greenberg, 1122 Forest av, Bronx, have received the contract for the steel and iron from Wm. J. Yennie & Co., 45 East 42d st, general contractors, for general alterations to the Broadway Trust Co.'s building at West Broadway and Chambers st. David M. Ach, architect.

MANHATTAN.—John H. Deeves & Bro., 103 Park av, have received the general contract to erect a 2-sty automat restaurant and office building at 604-606 6th av, for Horn & Hardart Co., 600 West 50th st. Stuckert & Sloan, Crozier Building, Philadelphia, Pa., architects. Cost, about \$25,000.

BROOKLYN.—Edward Nelson, 1261 81st st, has received the general contract to erect a 3-sty brick department store and residence, 42x80 ft, at the southeast corner of 4th av and 91st st, for Chas. J. Goldsmith, 9104 4th av. Harry Rocker, 9004 5th av, architect. Cost, about \$25,000.

THEATRES.

BAYSHORE, L. I.—H. H. Smith Building Co., East Main st, has received the general contract to erect a 1-sty theatre, 50 x100 ft, in Main st, for Nathan Goldstein, North Ocean av, Patchogue, L. I. Chas. M. Hart, Main st, architect. Cost, about \$20,000.

MISCELLANEOUS.

HARRISON, N. J.—William P. Ellison, 29 West 34th st, Manhattan, has received the general contract to erect a 2-sty baseball park and grand stand between 2d and 3d sts and Hudson and Manhattan Railway, for the Newark Federal League Baseball Club, Patrick T. Powers, president, Fuller Building, Manhattan. C. E. Comstock, 110 West 40th st, Manhattan, architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
5TH ST., 743, 9-sty brick and stone apartment, 19x100; cost, \$100,000; owner, Estate of Mary Mason Jones, care architects; architects, Hazzard & Erskine, 437 5th av. Plan No. 99.

SEAMAN AV, n s, 270 w Emerson st, three 5-sty brick tenements, 55x95; cost, \$165,000; owner, Snada Realty Co, care Pres. William W. Adams, 391 East 149th st; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 103.

STORES, OFFICES AND LOFTS.
92D ST., 217-19 East, 3-sty, fireproof office building; cost, \$50,000; owner, George Ehret, Sr, 1197 Park av, Manhattan; architect, Louis E. Dell, 1133 Broadway. Plan No. 104.

MISCELLANEOUS.
109TH ST, 113-141 West, tennis court; cost, \$2,000; owner, Woman's Hospital, 141 West 109th st; vice-president, Mrs. Frederick F. Thompson, 283 Madison av; architect, Edward C. Schmidt, 1 Madison av. Plan No. 105.

Bronx.

DWELLINGS.

PRATT AV, e s, 7774 n 233d st, 2-sty brick dwelling, 21x52, tin roof; cost, \$5,000; owner, Sophia C. Gold, 4188 Bronxwood av; architect, Wm S. Irving, 752 East 220th st. Plan No. 153.

MURDOCK AV, w s, 294.4 n Nelson av, 2-sty frame dwelling, 20x28, slate roof; cost, \$3,000; owner, Terkel C. Christiansen, 3941 Amundson av; architect, Carl P. Johnson, 30 East 42d st. Plan No. 160.

GLEASON AV, n s, 50 w Beach av, 1-sty brick dwelling, slag roof, 22x32; cost, \$2,000; owners, Dennis & Margaret O'Grady, 575 East 137th st; architect, Anton Pirner, 2069 Westchester av. Plan No. 166.

STABLES AND GARAGES.

RYER AV, w s, 151.04 s Field pl, 1-sty brick garage, 25x21.6, tin roof; cost, \$600; owner, Franklyn A. Bruns, 2328 Morris av; architect, J J Vreeland, 3 West Burnside av. Plan No. 156.

FORDHAM RD, n w cor Cambreling av, 1-sty tile garage, 22x20, asbestos roof; cost, \$1,000; owners, Terrace Constn. Co., Herman Champoli, 116 West 190th st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 161.

STORES AND DWELLINGS.

204TH ST, n s, 130.9 w Webster av, 2-sty brick stores and dwelling, 26x79, tin roof; cost, \$4,800; owner, Thos. Basel, 2272 Webster av; architect, Wm. Kenny, 2600 Decatur av. Plan No. 157.

STORES AND TENEMENTS.

151ST ST, s e cor Concord av, four 5-sty brick tenements, slag roof, 43.4x84, 43.4x82; cost, \$160,000; owner, Freeman St. Co., Inc., Thos. Mulligan, 1747 Shakespeare av, Pres.; architects, Neville & Bagge, 105 West 40th st. Plan No. 167.

183D ST, n e cor Valentine av, two 5-sty brick tenements, 62.6x63.7, 62.6x69.2, plastic slate roof; cost, \$110,000; owners, County Estates Inc., Wm. L. Phelan, 2046 Ryer av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 162.

BRYANT AV, w s, 100 s 165th st, three 5-sty brick tenements, 40x88, slag roof; cost, \$105,000; owners, Mack Constn. Co., Dudley S. McDonald, 957 Hoe av, Pres.; architects, Kreyenberg Architectural Co., 1029 East 163d st. Plan No. 163.

UNIVERSITY AV, w s, 129.22 s Boscobel pl, three 5-sty brick tenements, slag roof, 58.4x 116.8, 58.4x125.3, 58.4x113.10; cost, \$126,000; owner, Boyne Bridge Realty Co., Henry C. Rohrs, 271 West 125th st, Pres.; architects, Neville & Bagge, 105 West 40th st. Plan No. 168.

THEATRES.

MORRIS AV, n e cor 164th st, 1-sty brick stores and moving picture theatre, slag roof, 100x95.3; cost, \$25,000; owner, Jos. Lehman, Broadway and 69th st; lessees, Sydco Photoplay Corp., 331 Madison av; architect, John A. Gorman, 367 Fulton st, Brooklyn. Plan No. 170.

MISCELLANEOUS.

EXTERIOR ST, w s, 359 n 150th st, 1-sty

angle iron shed, 50x20; cost, \$200; owner and architect, The Barber Asphalt Co., 233 Broadway. Plan No. 169.

133D ST, s s, 500 e Cypress av, 1-sty brick office, 20x30, slate roof; cost, \$300; owners, Knickerbocker Marble Co., 282 Locust av; architect, Anderson H. Tyson, 282 Locust av. Plan No. 155.

CROTONA PARK, 250 w Crotona Park East, 1-sty frame pavilion, 25x50; cost, \$2,500; owner, City of New York; Lessee, Louis Berger, 1421 Crotona av; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 154.

161ST ST, s s, 49.3 West Brook av, 1-sty iron office, 20x24; cost, \$900; owner, B. Greenthal, 873 Brook av; architects, Metal Shelter Co., Inc., 17 Battery pl. Plan No. 159.

196TH ST, n s, 20.07 e Morris av, 1-sty frame shop, 12x30; cost, \$250; owner, Henry C. Schroeder, 2646 Jerome av; architect, Paul C. Hunter, 191 9th av. Plan No. 158.

180TH ST, n e cor Bryant av, 1-sty brick storage, 10x18, tin roof; cost, \$300; owner, Chas. P. Hallock, on premises; architect, Jas. A. Garvey, 1911 White Plains av. Plan No. 164.

LAYTON AV, n e cor Shore dr, 1-sty frame pavilion, 23x36; cost, \$500; owner, Rosa Kirchheim, 762 Melrose av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 165.

Brooklyn.

CHURCHES.

CLASSON AV, e s, bet Madison st and Putnam av, 1-sty brick church, 89x195, tile roof; cost, \$125,000; owner, R. C. Church of Nativity, 495 Classon av; architect, R. F. Almirall, 185 Madison av, Manhattan. Plan No. 2112.

DWELLINGS.

EAST 24TH ST, e s, 100 s Av K, 2-sty frame dwelling, 24x29, shingle roof, 1 family; cost, \$3,000; owner, Kate C. Roberts, 518 West 135th st, Manhattan; architect, F. L. Hine, 189 Montague st. Plan No. 2033.

OCEAN PKWAY, w s, 47.10 n Av Y, 1-sty frame dwelling, 18x24, rubberoid roof, 1 family; cost, \$400; owner, John Colter, 22 Boerum pl; architect, Wm. Richter, 4411 18th av. Plan No. 2026.

WEST 2D ST, w s, 310 n Av P, two 2-sty brick dwellings, 17x47, slag roof, 2 families each; total cost, \$6,000; owner, Andrew Klam, 677 East 2d st; architect, Wm. Richter, 4411 18th av. Plan No. 2049.

EAST 9TH ST, w s, 173.7 s Foster av, ten 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$30,000; owner, Poret Bldg. Co., 154 Newport av; architect, F. J. Dassau, 1373 Broadway. Plan No. 2075.

WEST 29TH ST, w s, 280 s Mermaid av, 1-sty frame dwelling, 16x32, shingle roof, 1 family; cost, \$700; owner, Wm K. Byrnes, 356 State st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2059.

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New Buildings (Continued)

EAST 52D ST, e s, 100 s Tilden av, 2-sty brick dwelling, 20x58.6, gravel roof, 2 families; cost, \$3,500; owner, Christian Sunzewick, 22 Lombardy st; architect, Geo. A. Elliott, Wallan and Jeffrey avs, Queens. Plan No. 2084.

BEDFORD AV, e s, 180 s Av S, 1-sty frame dwelling, 27x46, shingle roof, 1 family; cost, \$2,000; owner, Jas. D. Pellman, 224 Schermerhorn st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2060.

DUMONT AV, s s, 40 e Lincoln av, 1-sty brick dwelling, 20x42, gravel roof, 2 families; cost, \$4,000; owner, Cico Mauro, 114 East 4th st; architect, L. J. Frank, 206 Crescent st. Plan No. 2071.

NEWPORT AV, s w cor Hinsdale st, 2-sty brick dwelling, 20x51, gravel roof, 2 families; cost, \$3,500; owner, Jacob Levin et al, 1443 Washington av, Bronx, architect, Morris Rothstein, 601 Sutter av. Plan No. 2067.

NEWPORT AV, s s, 20 w Hinsdale st, 2-sty brick dwelling, 20x44, gravel roof, 2 families; cost, \$2,700; owners, Jacob Levine et al, 1443 Washington av, Bronx; architect, Morris Rothstein, 601 Sutter av. Plan No. 2065.

VOORHEES AV, n e cor Kenmore pl, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, \$4,000; owner, Geagan Constn. Co., 2690 Kenmore pl; architect, C. B. White, 375 Fulton st. Plan No. 2082.

VOORHEES AV, n s, 24 e Kenmore pl, four 2-sty brick dwellings, 19x42, slag roof, 2 families each; total cost, \$12,000; owner, Geagan Constn. Co., 2690 Kenmore pl; architect, C. B. White, 375 Fulton st. Plan No. 2083.

EAST 13TH ST, w s, 258.9 s Ditmas av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$5,600; owners, D. & W. Constn. Co., 1410 Av J; architect, Benj Dreisler, 153 Remsen st. Plan No. 2120.

EAST 22D ST, w s, 100 n Av M, 2-sty frame dwelling, 22x32, shingle roof, 1 family; cost, \$2,500; owner, L. M. Moore, 1822 Albermarle rd; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 2098.

EAST 35TH ST, e s, 110 n Glenwood rd, two 2-sty frame dwellings, 18x50, shingle roof, 2 families each; total cost, \$5,000; owner, Mary Fendal, 819 East 35th st; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 2121.

46TH ST, s s, 220 w 16th av, 2-sty frame dwelling, 22x32, shingle roof, 1 family; cost, \$2,500; owner, E. S. C. Constn. Co., 186 Remsen st; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 2097.

56TH ST, s s, 260 e 6th av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$5,800; owner, Chas. Lucke, 649 59th st; architect, J. C. Wandell, 4 Court sq. Plan No. 2100.

46TH ST, n s, 280 e 14th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,000; owner, Ester Kornblum, 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 2175.

61ST ST, n s, 140 e 11th av, 2-sty brick dwelling, 20x42, gravel roof, 2 families; cost, \$3,500; owner, Mrs. Louisa Spina, 1115 61st st; architect, W. J. Conway, 400 Union st. Plan No. 2170.

EAST 88TH ST, e s, 140 n Glenwood rd, 1-sty frame dwelling, 17x26, tin roof, 1 family; cost, \$700; owner, Vincenzo Biletti, 156 Lynch st; architect, Max Cohn, 510 Linwood st. Plan No. 2145.

EAST 88TH ST, e s, 180 n Glenwood rd, 1-sty frame dwelling, 17x26, tin roof, 1 family; cost, \$700; owner, Vincenzo Biletti, 156 Lynch st; architect, Max Cohn, 510 Linwood st. Plan No. 2146.

BARBEY ST, w s, 60 s Repose pl, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, \$3,000; owners, Cath. Gunther & ano, 168 Alabama av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 1994.

HINSDALE ST, w s, 250 s Hegeman av, four 2-sty brick dwellings, 20x44, slag roof, 2 families each; total cost, \$12,000; owner, K. R. B., Inc., 175 Bristol st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2001.

EAST 23D ST, e s, 437.10 s Clarendon rd, 2-sty frame dwelling, 20x42.2, shingle roof, 1 family; cost, \$4,500; owner, Floyd E. Moore, 335 East 23d st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 2000.

EAST 95TH ST, e s, 125 s Av L, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$2,500; owner, Jos. H. Glue, 282 South 4th st; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 1985.

FACTORIES AND WAREHOUSES.
PITKIN AV, s s, 25 e Barbey st, 2-sty brick factory, 45x100, slag roof; cost, \$7,000; owner, Jacob Kalisch, 435 Broadway; architect, Lew Koen, 27 Graham av. Plan No. 2073.

HICKS ST, e s, 40 s Huntington st, 1-sty brick storage, 20x80, gravel roof; cost, \$1,000; owner, Michael Warnick, 757 Hicks st; architect, W. J. Conway, 400 Union st. Plan No. 2124.

MEEKER AV, n s, 225 e Varick st, 1-sty brick storage, 25x26, gravel roof; cost, \$400; owner, Wm. Chattaway, 31 Kingsland av; architect, G. H. Madigan, 243 Withers st. Plan No. 2099.

DRIGGS AV, e s, 25 s North 9th st, 2-sty brick storage, 62x76, gravel roof; cost, \$8,000; owners, Jas. McCafferey & Sons, 505 Driggs av; architect, Max Hirsch, 391 Fulton st. Plan No. 2211.

3D AV, s w cor Dean st, 4-sty brick dairy, 80x100, gravel roof; cost, \$80,000; owner, R. F. Stevens Milk Co., 90 3d av; architect, A. Ulrich, 371 Fulton st. Plan No. 2199.

SCHENECTADY AV, w s, 140 s Linden av, 1-sty frame storage, 24x14, gravel roof; cost, \$750; owner, Henry Greene, 730 East 40th st; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 2003.

STABLES AND GARAGES.
HERKIMER ST, n e cor Rochester av, 1-sty brick garage, 18x20.9, tin roof; cost, \$500; own-

er, John A. Schmitt, on premises; architect, L. J. Frank, 206 Crescent st. Plan No. 2074.

46TH ST, s s, 320 e 16th av, 1-sty frame garage, 14x18, shingle roof; cost, \$400; owner, Ludwig Obemeyer, 317 East 2d st; architect, Chas. G. Wessell, 1118 Av J. Plan No. 2068.

76TH ST, n s, 123.8 w 5th av, 1-sty brick garage, 18x20, gravel roof; cost, \$500; owner, John Bruckeridge, on premises; architect, W. H. Harrington, 510 57th st. Plan No. 2048.

SHEFFIELD AV, w s, 150 s Glenmore av, 2-sty brick stable, 50x27, slag roof; cost, \$3,000; owner, Meyer Litwak, 1967 Pitkin av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2078.

STRATFORD RD, s e cor Church av, 1-sty frame garage, 20x18, shingle roof; cost, \$150; owner, Herman A. Osserman, 79 Stratford rd; architect, Wm. C. Winters, 706 Van Siclen av. Plan No. 2089.

DUMONT AV, n s, 100 e Schenck av, 1-sty brick stable, 25x17, slag roof; cost, \$700; owner, Barnet Cadonisky, 863 Dumont av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2035.

ST JOHN'S PL, s s, 172.11 e Kingston av, 1-sty brick garage, 99x165.4, slag roof; cost, \$12,000; owner, Alonzo De Baum, 41 Liberty st; architect, Walter H. Volcking, 116 Decatur st. Plan No. 2094.

BAY 26TH ST, w s, 191.5 n Bath av, 1-sty frame garage, 18x20, shingle roof; cost, \$350; owner, Sophie Gally, on premises; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 2119.

EAST 9TH ST, w s, 100 s Av J, two 1-sty brick garages, 12x20, shingle roof; total cost, \$800; owner, Edw. S. Neilson, 1413 Av J; architects, Slee & Bryson, 154 Montague st. Plan No. 2167.

73D ST, s s, 220 w 16th av, 1-sty brick garage, 21.4x18, gravel roof; cost, \$300; owner, Albert Colsten, 1556 73d st; architect, A. L. Colsten, 1556 73d st. Plan No. 2134.

BEDFORD AV, s w cor Foster av, four 1-sty frame garages, 12x18, shingle roof; total cost, \$800; owner, Arthur Strong, 585 East 18th st; architect, Benj. Dreisler, 153 Remsen st. Plan No. 2154.

BUTLER ST, s s, 100 w Bond st, 1-sty brick stable, 25x18, gravel roof; cost, \$500; owner, Raffaele Copertongo, 253 Myrtle av; architect, Max Hirsch, 391 Fulton st. Plan No. 1982.

PROSPECT ST, s s, 50 w Gold st, 2-sty brick stable, 33.4x100, gravel roof; cost, \$12,000; owner, McMullan Trucking Co., 91 Bridge st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 2012.

EASTERN PARKWAY, s s, 260 e Rochester av, 1-sty brick garage, 70x20, gravel roof; cost, \$500; owner, Solomon Leibowitz, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 2009.

STORES AND DWELLINGS.
LIVONIA AV, n s, 79 w Hinsdale st, 3-sty brick store and dwelling, 19.6x45, gravel roof, 2 families; cost, \$5,000; owners, Simon Halperin & ano, 1414 Lincoln pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2036.

COURT ST, n w cor Pacific st, 2-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$5,500; owner, Geo. L. Beer, 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 2152.

COURT ST, w s, 20 n Pacific st, four 2-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$18,000; owner, Geo. L. Beer, 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 2151.

PROSPECT PL, n s, 28.1 e Bedford av, 2-sty brick store and dwelling, 20x45, gravel roof, 1 family; cost, \$2,500; owner, John Clark, 62 Rogers av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 2153.

FLATBUSH AV, w s, 304 n Albermarle rd, six 2-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$36,000; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 2136.

STORES AND TENEMENTS.
SOUTH 3D ST, s s, 78.6 w Bedford av, 6-sty brick tenement, 76x82, slate roof, 41 families; cost, \$40,000; owner, Gaynor Impt. Co., 492 Kosciusko st; architects, Sass & Springsteen, 32 Union sq. Plan No. 2081.

NEWPORT AV, s w cor Hinsdale st, 1-sty brick store, 16x14, gravel roof; cost, \$500; owners, Jacob Levine et al, 1443 Washington av, Bronx; architect, Morris Rothstein, 601 Sutter av. Plan No. 2066.

STONE AV, e s, 140 s Lott av, seven 3-sty brick tenements, 20x65.6, slag roof, 6 families each; total cost, \$56,000; owner, Jos. Stern, 524 Christopher av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2077.

WEST 23D ST, e s, 115 s Neptune av, 4-sty brick tenement, 20x68.10, gravel roof, 4 families; cost, \$8,000; owner, Frank Sairano, 2115 Belmont av; architects, De Rosa & Savigano, 150 Nassau st, Manhattan. Plan No. 2101.

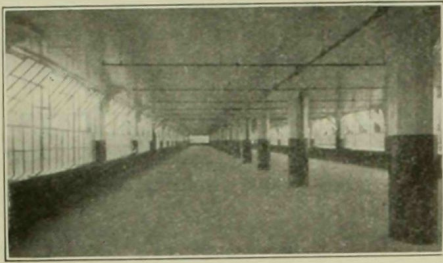
PROSPECT AV, n s, 201.2 w 9th av, 4-sty brick tenement, 50x92, gravel roof, 21 families; cost, \$36,000; owner, Eliz. C. Maloney, 16 Court st, care architect; architect, F. W. Eisenla, 16 Court st. Plan No. 2110.

EAST 21ST ST, s w cor Newkirk av, 4-sty brick tenement, 122.10x83.11, slag roof, 20 families; cost, \$60,000; owners, Wolfinger & Lasberg, 346 Broadway, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 2163.

CHURCH AV, n e cor Stony pl, 3-sty brick tenement, 19.8x100, slag roof, 6 families; cost, \$10,000; owner, Lillian M. Williams, 57 Church av; architects, Rupp Bros., 189 Montague st. Plan No. 2158.

IRVING AV, e s, 80 s Woodbine st, 4-sty brick tenement, 40x69, slag roof, 12 families; cost, \$23,000; owner, Foster Impt. Co., 593 Powell st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2138.

ST. MARK'S AV, s s, 300 e Nostrand av, 4-sty brick tenement, 50x129.2, gravel roof, 24



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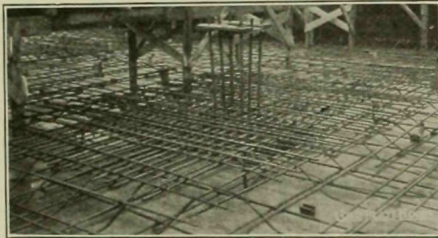
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families; cost, \$30,000; owner, Isabella Moore, 738 St. Mark's av; architect, H. B. Moore, 738 St. Mark's av. Plan No. 2131.

HIGH ST, n s, 36 w Hudson av, 4-sty brick tenement, 24.6x29.11, gravel roof, 2 families; cost, \$6,000; owner, Dominick Santilo, 180 Hudson av; architect, Max Hirsch, 391 Fulton st. Plan No. 2209.

SOUTH 3D ST, s s, 153.6 w Driggs av, 6-sty brick tenement, 50x82, slate roof, 35 families; cost, \$35,000; owner, Philip Schoenfeld, 210 South 3d st; architects, Sass & Springstein, 32 Union sq, Manhattan. Plan No. 2192.

SOUTH 4TH ST, s s, 118.7 w Marcy av, 6-sty brick tenement, 58.10x85.5, slate roof, 35 families; cost, \$35,000; owner, Jacob Fish, 105 West 112th st; architects, Sass & Springstein, 32 Union sq, Manhattan. Plan No. 2191.

BAY 23D ST, w s, 610.2 s 86th st, 4-sty brick tenement, 50.1x85.10, gravel roof, 16 families; cost, \$30,000; owner, Kadue Const. Co., 1903 Bath av; architects, Kollich & Lubroth, 186 Remsen st. Plan No. 2196.

STONE AV, s e cor Glenmore av, 4-sty brick tenement, 75x90, gravel roof, 32 families; cost, \$36,000; owner, Morris Weinberg, 1076 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 2190.

JUNIUS ST, w s, 100 s Livonia av, two 3-sty brick tenements, 25x75, slag roof, 6 families each; total cost, \$16,000; owner, Powell Impt. Co., 397 Snediker av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2010.

PARK PL, s s, 100 w Ralph av, 4-sty brick tenement, 50.4x90, gravel roof, 20 families; cost, \$25,000; owner, Jacob Levine, 1715 Sterling pl; architects, Cohn Bros., 361 Stone av. Plan No. 1996.

PARK PL, s s, 150.4 w Ralph av, three 4-sty brick tenements, 44x90, gravel roof, 20 families each; total cost, \$60,000; owner, Jacob Levine, 1715 Sterling pl; architects, Cohn Bros., 361 Stone av. Plan No. 1995.

EASTERN PARKWAY, n e cor Ralph av, 4-sty brick tenement, 85.10x115.4, gravel roof, 22 families; cost, \$30,000; owner, Israel Halperin, 1410 Lincoln pl; architects, Cohn Bros., 361 Stone av. Plan No. 2008.

THEATRES.

PITKIN AV, n w cor Hendrix st, 1-sty brick store and theatre, 50x100, concrete roof; cost, \$20,000; owners, Chas. Ferraro & ano, 826 Blake av; architect, W. C. Winters, 106 Van Siclen av. Plan No. 2139.

SARATOGA AV, n w cor Hancock st, open air theatre, x-x; cost, \$300; owner, Jas. H. Hart, 1028 Gates av; architect, F. W. Eisenla, 16 Court st. Plan No. 2137.

5TH AV, w s, from 43d to 44th sts, 2-sty brick theatre and store, 200.4x90, slag roof; cost, \$75,000; owner, 190th St Holding Co., 85 West 119th st, Manhattan; architect, Thos. Lamb, 644 8th av, Manhattan. Plan No. 2169.

MISCELLANEOUS.

MYRTLE AV, s s, 75 e Nostrand av, 1-sty frame shed, 20x52, slag roof; cost, \$150; owners, Belcher Bros., 49 Nostrand av; architect, A. C. Kunzi, 182 Harmon st. Plan No. 2029.

Queens.

CHURCHES.

RICHMOND HILL.—Stothoff av, e s, 150 s Brandon st, 2-sty brick Masonic Temple, 40x90, slag roof; cost, \$20,000; owner, Richmond Hill Lodge, No. 892, F. & A. M., Richmond Hill; architect, R. Ralph Squires, 2 West 33d st, Manhattan. Plan No. 902.

DWELLINGS.

COLLEGE POINT.—College av, w s, 105 n Monument av, 2-sty frame dwelling, 21x50, tin roof, 2 families; cost, \$4,200; owner, Aug Bantz, Av D and 10th st, College Point; architect, E. Leo McCracken, Manhattan Court, College Point. Plan No. 845.

FOREST HILLS.—Genneway South, n e cor Shorthill rd, 2½-sty tile dwelling, 25x38, tile roof, 1 family, steam heat; cost, \$8,500; owner, Blanche W. Smith, Forest Hills; architect, Robert M. Farrington, Forest Hills. Plan No. 853.

JAMAICA.—Canadace av, w s, 290 s Fulton st, two 2-sty brick dwellings, 20x54, tin roof, 2 families; cost, \$6,000; owner, Henry E. Grinyer, Holliswood, L. I.; architect, Saml. Grinyer, same. Plan No. 844.

JAMAICA.—Prospect st, e s, 250 s State st, four 2½-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, \$8,000; and STATE ST, s s, 25 e Prospect st, 2½-sty frame dwelling, 16x34, shingle roof, 1 family, steam heat; cost, \$2,000; owner and architect, Martin M. Wohl, 41 North Washington st, Jamaica. Plan Nos. 846-47-48-49-50.

RICHMOND HILL.—Brevort av, e s, 200 s Ashland av, three 2-sty frame dwellings, 16x29, tin roof, 1 family; cost, \$4,500; owner and architect, Dickel Construction Co., 73 Dennington av, Woodhaven. Plan No. 857.

ST. ALBANS.—Farmers' av, e s, 101 s Banks av, 2-sty frame dwelling, 22x48, tin roof, 2 families; cost, \$2,500; owner and architect, W. E. Packard, St. Albans. Plan No. 856.

BAYSIDE.—4th st, n s, 160 w Ashburton av, 2½-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Hansen Building Co., Bayside; architect, Bert. Hansen, Bayside. Plan No. 868.

DUNTON.—Broadway, n w cor Hulst st, two 2½-sty frame dwellings, 18x37, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Mrs. Helen Rehuqust, 25 10th av, L. I. City; architect, Edw. Jackson, Fulton st, Jamaica. Plan Nos. 865-66.

ELMHURST.—Jansen av, n s, 155 w Washington st, 2-sty tile dwelling, 18x45, tile roof, 2 families; cost, \$3,000; owner, Anthony Pinciotta, 278 Jansen av, Elmhurst; architect, L. Pinciotta, same. Plan No. 870.

GLEN MORRIS.—Briggs st, e s, 170 s Sutter av, two 2½-sty frame dwellings, 20x31, shingle roof, 1 family; cost, \$6,000; owner, Jacob Schad, Glen Morris; architect, H. Dein, Glen Morris. Plan Nos. 863-64.

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HOLLIS.—Woodland av, n w cor Seminole av, 2½-sty frame dwelling, 20x33, shingle roof, 1 family, steam heat; cost, \$2,500; owner, W. Elender, 355 Fulton st, Jamaica; architect, E. W. Jackson, Fulton st, Jamaica. Plan No. 867.

MASPETH.—Hull av, n s, 150 e Washington pl, 2-sty frame dwelling, 23x34, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Peter Piorowski, Jay av, Maspeth; architect, Jacob C. Kisting, 112 Perry av, Maspeth. Plan No. 878.

MORRIS PARK.—Oak st, e s, 490 s Liberty av, 2½-sty frame dwelling, 18x28, shingle roof, 1 family, steam heat; cost, \$2,000; owner, A. A. Foreman, Woodmere; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 876.

RICHMOND HILL.—Chichester av, s s, 500 e Willing st, 2-sty frame dwelling, 19x56, shingle roof, 2 families; cost, \$3,000; owner, Lydia P. Hall, Welling st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 877.

ROCKAWAY BEACH.—Beach 85th st, w s, 500 s Boulevard, 1-sty frame dwelling, 12x48, shingle roof, 1 family; cost, \$900; owner, D. Berger, Rockaway Beach; architect, H. Ho-hausler, Rockaway Beach. Plan No. 880.

WOODHAVEN.—Shipley av, n s, 175 w Van-dever av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$9,000; owner, L. L. Rubsam, 511 Lott av, Woodhaven; architect, Chas. Infanger & Son, 2634 Atlantic av, Brook-lyn. Plan No. 871.

BROOKLYN HILLS.—Chestnut st, n s, 225 e Freedom av, 2½-sty frame dwelling, 16x37, shingle roof, 1 family; cost, \$2,200; owner, Henry W. Meyers, 91 Eldert st, Brooklyn; architect, G. E. Crane, Richmond Hill. Plan No. 822.

BROOKLYN HILLS.—Norfolk av, e s, 300 s Bayside drive, 2-sty frame dwelling, 24x31, shingle roof, 1 family; cost, \$3,500; owner, W. F. Clute, 7 Skillman pl, L. I. City; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 817.

FAR ROCKAWAY.—John st, n s, 75 w Will-iam st, two 2-sty frame dwellings, 24x30, shingle roof, 1 family; cost, \$5,000; and William st, w s, 136 n John st, two 2-sty frame dwellings, 24x30, shingle roof, 1 family; cost, \$5,000; owner, E. J. Decker, Far Rockaway; architect, Paul F. Jargon, 658 Prospect pl, Brooklyn. Plan Nos. 824-5-6-7.

CORONA.—Alstyne av, s w cor Way av, three 2-sty frame dwellings, 20x33, tin roof, 1 fam-ily; cost, \$8,400; owner, Frank Mangelletti, Madison av, Ridgewood; architect, Robert W. Johnson, 60 Hunt st, Corona. Plan Nos. 832-33-34.

FOREST HILLS.—Gown st, n w cor Colonial av, 2½-sty brick dwelling, 33x31, shingle roof, 1 family, steam heat; cost, \$3,500; owners, Johnson & Gundry, 5th st, Elmhurst; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 816.

JAMAICA.—Willow st, n s, bet Wheeler and Homer Lee avs, four 2-sty frame dwellings, 20x30, tin roof, 1 family; cost, \$10,400; and Willow st, n s, Homer Lee to Cooper av, four 2-sty frame dwellings, 20x30, tin roof, 1 family; cost, \$10,400; owner, Ignatz Wohl, 102 Union Hall st, Jamaica; architect, Fred Wormberger, 30 Sne-diker av, Union Course. Plan Nos. 838-39.

JAMAICA.—Madison st, e s, 100 n King st, two 2½-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$6,400; owner, G. H. Miller, 72 Smith st, Jamaica; architect, Geo. E. Crane, Richmond Hill. Plan Nos. 818-819.

RICHMOND HILL.—Welling st, e s, 410 n Belmont av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$4,200; owner, Louis Schwab, 110 Fulton st, Jamaica; archi-tect, Fred. J. Wormberger, 30 Snediker av, Union Course. Plan Nos. 835-36.

RICHMOND HILL.—Greenwood av, w s, 125 n Belmont av, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$2,200; owner, Louis Schwab, 110 Fulton st, Jamaica; archi-tect, Fred. Wormberger, 30 Snediker av, Union Course. Plan No. 837.

RICHMOND HILL.—Jefferson av, e s, 250 s Stewart av, two 2½-sty frame dwellings, 24x31, shingle roof, 1 family, steam heat; cost, \$6,000; owner, John F. Hanfe, 16 Parkway av, Glendale; architect, G. E. Crane, Richmond Hill. Plan Nos. 820-21.

ROCKAWAY PARK.—Washington av, n e cor Fannock boulevard, 2½-sty frame dwellings, 46x39, shingle roof, 1 family, steam heat; cost, \$15,000; owner, Oden Building Co., 375 Fulton st, Jamaica; architect, P. H. Dien, same address. Plan No. 830.

WOODHAVEN.—Oakland pl, n s, 230 w Maner av, 2-sty brick dwelling, 20x59, tin roof, 2 fam-ilies; cost, \$5,000; owner, Frank E. Buckley, 59 Oakland pl, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 823.

BAYSIDE.—4th st, e s, 120 n Ashburton av, 2-sty frame dwelling, 24x28, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Han-sen Building Co., Bell av, Bayside; architect, Bert Hansen, same address. Plan No. 895.

BAYSIDE.—Maurice av, s s, 170 w Higgins av, two 2-sty frame dwellings, 13x55, tin roof, 2 families; cost, \$3,000; owner, Albert Jost, Jr., premises; architect, J. M. Baker, 9 Jack-son av, L. I. City. Plan No. 893.

ELMHURST.—22d st, e s, 352 n Woodside av, 2½-sty frame dwelling, 17x38, shingle roof, 1 family; cost, \$2,500; owner and architect, A. Barrymore, Broadway, Elmhurst. Plan No. 890.

JAMAICA.—Hutton av, n e cor Orchard av, 2½-sty tile dwelling, 24x33, tile roof, 1 family, steam heat; cost, \$3,500; owner, Minnie Foster, 175 4th st, Woodhaven; architect, Chas. W. Ross, Woodland av, Woodhaven. Plan No. 896.

MASPETH.—Elm st, s e cor Summit pl, two 2-sty frame dwellings, 21x50, tin roof, 2 fam-ilies; cost, \$6,500; owner, Mrs. Mary Fritz, 256 Franklin st, Brooklyn; architect, Frank Lurz, 7 Plain st, Elmhurst. Plan Nos. 903-4.

ROCKAWAY BEACH.—Beach 101st st, w s, 100 s L. I. R. R., 1-sty frame dwelling, 18x19, tin roof, 1 family; cost, \$600; owner, Mrs. N. P. Baker, premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 887.

SPRINGFIELD.—Richfield st, s s, 140 e Dock st, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$2,000; owner, Wm. Pallmann, Springfield. Plan No. 900.

FACTORIES AND WAREHOUSES.
L. I. CITY.—Webster av, n w cor Hancock st, 1-sty brick factory, 50x100, slag roof; cost, \$3,000; owners, Jetter & Co., 14th st and Vernon av, L. I. City. Plan No. 886.

RICHMOND HILL.—Metropolitan av, Gould st, Hillside av, 1-sty frame gasoline storage, 12x9, tin roof; cost, \$100; owner, Isabel Reid, Richmond Hill. Plan No. 885.

HOTELS.
ROCKAWAY PARK.—5th av, ft of Jamaica Bay, 2½-sty frame hotel, 36x63, shingle roof; cost, \$4,500; owners, Colton Bros., Rockaway Beach; architect, Wm. Colton, Rockaway Beach. Plan No. 869.

STABLES AND GARAGES.
CORONA.—Jackson av, n e cor 38th st, 1-sty frame barn, 16x12, gravel roof; cost, \$100; owners, Blom & Cohen, on premises. Plan No. 858.

FLUSHING.—Franklin av, s e cor Colden av, 1-sty frame garage, 27x22, shingle roof; cost, \$500; L. J. Hunter, on premises. Plan No. 855.

FOREST HILLS.—Harvest st, n s, 200 w Seminole av, 1-sty tile garage, 13x19, tile roof; cost, \$650; owner, T. J. Rick, on premises. Plan No. 860.

KEW.—Newbold pl, n s, 375 e Austin st, 1-sty frame garage, 12x18, shingle roof; cost, \$250; owner, Martha Hartman, on premises. Plan No. 854.

WOODHAVEN.—Dennington av, 11, 1-sty frame garage, 12x18, shingle roof; cost, \$157; owner, F. D. Rebenklan, on premises. Plan No. 852.

FLUSHING.—Bowne av, e s, 80 n Madison st, 3-sty frame garage, 14x20, shingle roof; cost, \$175; owner, Louisa Borges, on premises. Plan No. 872.

FOREST HILLS.—Continental av, s w cor Olive pl, 1-sty tile garage, 13x19, tile roof; cost, \$500; owner, W. S. Mayers, on premises; architect, R. N. Farrington, 489 5th av, Man-hattan. Plan No. 879.

JAMAICA.—Herriman av, e s, 132 n Shelton av, three 1-sty frame garages, 10x18, shingle roof; cost, \$600; owner, Gross Constn. Co., Lincoln av, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 873-74-75.

L. I. CITY.—Newtown rd, e s, 55 s Grand av, 1-sty brick garage, 82x32, slag roof; cost, \$2,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 13 Wicks st, Richmond Hill. Plan No. 883.

WHITESTONE.—28th st, n w cor 14th av, 1-sty steel garage, 10x18; cost, \$165; owner, O. L. Phraye, premises. Plan No. 897.

WHITESTONE.—31st st, 11, 1-sty frame ga-rage, 10x14, gravel roof; cost, \$50; owner, S. A. Chertzing, on premises. Plan No. 862.

FLUSHING.—Amity st, 481, 1-sty steel ga-rage, 10x15, tin roof; cost, \$149; owner, Mary F. Regan, premises. Plan No. 829.

L. I. CITY.—12th av, 140, steel garage, 12x 18; cost, \$175; owner, A. Ankener, premises. Plan No. 899.

RICHMOND HILL.—Jefferson av, w s, 110 n Fulton st, 1-sty frame garage, 12x16; cost, \$150; owner, Dr. P. A. Dilworth, premises. Plan No. 901.

RICHMOND HILL.—Birch st, 818, steel ga-rage, 10x16; cost, \$100; owner, J. C. Kriffing, premises. Plan No. 898.

STORES AND TENEMENTS.
L. I. CITY.—9th av, e s, 375 n Vandeventer av, 3-sty brick tenement, 25x55, slag roof, 3 fam-ilies; cost, \$7,500; owner, Jacob Kern, 556 9th av, L. I. City; architect, Geo. J. Fischer, 406 12th av, Long Island City. Plan No. 851.

L. I. CITY.—10th av, n e cor Grand av, 4-sty brick store and tenement, 45x81, slag roof, 13 families; cost, \$28,000; owner, Julian Stein, 447 10th av, L. I. City; architect, Frank W. Karf-man, 406 9th av, L. I. City. Plan No. 861.

MISCELLANEOUS.
FLUSHING.—26th st, e s, 375 n Broadway, 1-sty frame tool house, 11x18, tar roof; cost, \$150; owner, J. E. Felleppi, on premises. Plan No. 840.

MIDDLE VILLAGE.—Memorial st, 23, 1-sty frame shed, 20x10, tar roof; cost, \$100; owner, G. Krause, on premises. Plan No. 841.

MORRIS PARK.—Greenwood av, s e cor Broadway, frame tool house, 22x10; cost, \$100; H. Fleit, on premises. Plan No. 859.

BLISSVILLE.—Clay av, e s, 300 and 600 n Newtown Creek, two 1-sty brick toilets, 51x8, slag roof; cost, \$7,000; owner and architect, Nicholas Copper Co., 25 Broad st, Manhattan. Plan Nos. 881-82.

L. I. CITY.—L. I. R. R., s w cor Duryea, 1-sty frame shed, 150x13, slag roof; cost, \$800; owner and architect, Standard Oil Co., 26 Broad-way, Manhattan. Plan No. 884.

JAMAICA CREEK.—Bay av, w s, 200 n Cross st, 1-sty frame boat house, 11x24, shingle roof; cost, \$50; owner, J. F. Jackson, New York av, Jamaica. Plan No. 828.

RICHMOND HILL.—Fairview av, e s, 552 n Boulevard, 2-sty brick cable station, 25x55, slag roof; cost, \$15,000; owner, Western Union Tel. Co., 16 Dey st, Manhattan; architects, McKen-zie, Voorhees & Gmelin, 1123 Broadway, Man-hattan. Plan No. 831.

L. I. CITY.—Nott av, 101-3, 1-sty frame shed, 32x59, tin roof; cost, \$400; owner, J. J. Daly, 101 Nott av, L. I. City. Plan No. 888.

KEW.—Queens boulevard, s s, 250 e Union turnpike, frame fence; cost, \$60; and Queens boulevard, s s, 225 w Lefferts av, frame sign; cost, \$100; owner, Sarah G. Bohner, Rocky Hills, N. J., Plan Nos. 891-892.

RICHMOND HILL.—Walnut st, w s, 398 s Lulu av, 1-sty frame boat house, 18x42, tin roof; cost, \$300; owner, Paul Bartsch, 220 Troutman st, Brooklyn. Plan No. 889.

Richmond.

DWELLINGS.

BROWNELL ST, e s, 50 s Harrison st, Stapleton, two 2-sty frame dwellings, 22x50; cost, \$4,000; owner, O. Stoffreiden, Stapleton. Plan No. 191.

STH ST, n s, 320 Midland av, Midland Beach, 1-sty frame bungalow, 14x14; cost, \$175; owner, Clara L. Lame, Nicholas Terrace; architect, K. Grohman, Midland Beach. Plan No. 167.

HATFIELD AV, s s, 350 w Lafayette av, Port Richmond, 2-sty frame dwelling, 20x44; cost, \$2,800; owner, A. Michalski, Port Richmond; architect, J. O. Johnson, Port Richmond. Plan No. 168.

HILLCREST ST, s s, 150 w Nelson av, Great Kills, 1-sty frame bungalow, 16x30; cost, \$500; owner, Brad Sutton, 347 West 48th st, Manhattan; architect, L. E. Decker, Great Kills. Plan No. 188.

ROE ST, w s, 260 s Carey av, West New Brighton, 2-sty frame dwelling, 16x34; cost, \$2,000; owner, John Geyer, West New Brighton; architect, E. A. Deppe, West New Brighton. Plan No. 166.

COTTAGE AV, n s, 325 e Great Kills rd, Great Kills, 1½-sty frame dwelling, 30x24; cost, \$2,000; owner, I. Goldberg, 109 East 17th st, Manhattan; architect, P. J. Grundacher, Richmond. Plan No. 189.

CONLON AV, s s, 200 w Journeay av, Annadale, 1-sty frame bungalow, 16x21; cost, \$528; owner, A. B. Tripler, 206 Pearl st, Manhattan; architect, R. H. Kressin, Richmond. Plan No. 174.

CRESCENT AV, s w cor Crescent Beach, Great Kills, 1-sty frame bungalow, 18x35.8; cost, \$800; owner, Robt. B. Nelson, 334 St. Nicholas av, Manhattan; architect, C. E. Harle, 96 Warren st, Manhattan. Plan No. 171.

EGBERT AV, s s, 169 w Manor rd, West New Brighton, 2-sty frame dwelling, 27x28.6; cost, \$1,000; owner, Raymond Walker, West New Brighton; architect, Jas. Whitford, Tompkinsville. Plan No. 178.

GUYON AV, 1,700 s Amboy rd, Oakwood Beach, frame bungalows; cost, \$100; owner, Oakwood Bungalow Co., Oakwood. Plan No. 183.

HILLCREST AV, n s, 384 w Nelson av, Great Kills, 1-sty frame bungalow, 10x20; cost, \$250; owner, H. S. Webster, 488 Amsterdam av, Manhattan; architect, J. A. Donahue, care builder; builder, R. Stuart, Great Kills. Plan No. 165.

LINCOLN AV, s s, 500 e Manor rd, Area Park, 1-sty frame bungalow, 20x14; cost, \$120; owner, Chas. Nelson, 412 East 65th st, Manhattan. Plan No. 177.

SEASIDE BOULEVARD, s s, near Old Town rd, South Beach, 1-sty frame bungalow, 15x34; cost, \$350; owner, John C. Baatz, 2509 7th av, Manhattan. Plan No. 182.

STABLES AND GARAGES.

NEW DORP LANE, s s, 160 w Cedar Grove av, New Dorp Beach, 1-sty steel garage, 14x20; cost, \$100; owner, F. H. Poetz, New Dorp Beach. Plan No. 169.

GROVE AV, s s, 133 w Richmond av, Port Richmond, 1-sty concrete garage, 49x75; cost, \$5,000; owner, John Cappilini, Port Richmond; architect, John P. From, Port Richmond. Plan No. 180.

MISCELLANEOUS.

MADISON ST, n e cor 4th av, Tompkinsville, brick retaining wall; cost, \$400; owner, Saml. Cooper, 170 Madison av, Tompkinsville. Plan No. 172.

OLD ST, w s, 1,000 s Fisk av, Graniteville, 1-sty frame boiler house, 22x26; owner, Consolidated Fire Wks. Co., Old Stone rd; architect, Wm. H. Ellis, Port Richmond. Plan No. 170.

PENDLETON PL, n s, 400 w Franklin st, New Brighton, 1-sty frame storage, 11x17; cost, \$100; owner, L. M. Boyd, New Brighton. Plan No. 173.

RICHMOND TERRACE, e s, head of Heberton av, Port Richmond, frame grandstand; cost, \$2,000; owner, Sisco Base Ball Club, Port Richmond; architect, Jas. Whitford, Tompkinsville. Plan No. 179.

ANDERSON AV, s s, 100 w Washington pl, Port Richmond, 1-sty frame storage, 12x12; cost, \$100; owner, Mrs. Hughes, Port Richmond; architect, none. Plan No. 175.

ROSSVILLE AV, e s, 50 n Morris st, Rossville, 1-sty frame store, 14x20; cost, \$150; owner, Frederick Fisher, Rossville. Plan No. 176.

GREELEY AV, w s, 225 n Railroad, New Dorp, 1-sty frame office, 14x35; cost, \$650; owner, D. J. Tyson, Dongan Hills; architects, Grunert & Pneuman, New Dorp. Plan No. 181.

HARBOR RD, e s, 300 s Railroad, Mariners' Harbor, concrete cesspool, 7x7; cost, \$75; owner, Jos. Campitiello, Mariners' Harbor. Plan No. 192.

OLD SOUTH RD, s s, 150 e Rockland st, New Springville, 2½-sty frame barn, 29x63½; cost, \$700; owner, P. Chahrpanes, New Springville. Plan No. 193.

LYMAN AV, s s, 15 s e Ocean av, Great Kills, 1-sty frame club, 16x24; cost, \$200; owner, Asquam Club, 245 President st, Brooklyn. Plan No. 190.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROAD ST, 41 mosaic floor and white tile wainscoting and partitions (hollow tile) to 6-sty f. p. store and offices; cost, \$5,000; owner, Broad Exchange Co., president, Walter L. Rosen, 115 Broadway; architects, Horatio L. Wilson & Co., Munroe Bldg., Chicago, Ill. Plan No. 686.

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Alterations Continued.

- CATHERINE ST, 22, w s, f. p. partitions to 7-sty brick store and lofts; cost, \$1,000; owner, Jacob Abrams, 611 West 141st st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 692.
- COLUMBIA ST, 75, partitions plumbing, windows, mason work, terra cotta partitions to 5-sty brick store and tenement; cost, \$1,200; owner, Harry Salomon, 75 Columbia st; architect, Otto Reissmann, 147 4th av. Plan No. 628.
- DUANE ST, 112-114, stairs enclosed and new installed to 5-sty brick lofts; cost, \$6,000; owners, John Boyle & Co., care Pres. Chas. D. Sillecke, 112-114 Duane st; architect, John H. Knubel, 305 West 4th st. Plan No. 678.
- GREENWICH ST, 293, rear addition, full height, fireproof store front to 3-sty brick store and lofts; cost, \$2,000; owner, Alfred D. Slough, 279 Greenwich st; architect, Alexander S. Traub, 255 Greenwich st. Plan No. 649.
- HOUSTON ST, 489 East, partitions, window opening, sashes to 4-sty frame store and tenement; cost, \$500; owner, William Weiss, 820 Manhattan av, Brooklyn; architect, Chas. M. Straub, 144 4th av. Plan No. 650.
- HOWARD ST, 11-13-15-17, wooden and steel tanks (steel structures), fireproof house for tanks to 11-sty fireproof factory; cost, \$2,500; owner, American Brass & Copper Co., Wm. E. Hawkins, Pres., 132-8 Lafayette st; architects, Franklin Machine & Steam Boiler Works; supt, architect, J. S. Montgomery, 13-17 Franklin st, Brooklyn. Plan No. 633.
- HUDSON ST, 621, windows, partitions to 4-sty brick tenement; cost, \$150; owner, Everard Estate, care Farmers L & T. Co., 22 William st; architect, Robt. Teichman, 22 William st. Plan No. 625.
- MAIDEN LA, 51-53, fire escapes, doors, frames and transoms (kalamein) to 12-sty, fireproof factory; cost, \$3,000; owner, Edward G. Schmidt, care Charles B. Van Valen, 95 William st; architect, Frank H. Quinby, 99 Nassau st. Plan No. 654.
- MAIDEN LA, 47-9, erect stairs, new terra cotta wall and enclosure, fireproof doors to 12-sty fireproof store and lofts; cost, \$8,000; owner, Interstate Land Holding Co., Pres., John Markin, 1004 Oliver Building, Boston, Mass.; architect, Harry N. Paradies, 231 West 18th st. Plan No. 661.
- OLD SLIP, 37-39, w s, staircases (wood and iron), remove wall, new floor, framing, toilets and f. p. roasting room to 5-sty brick warehouse; cost, \$20,000; owners, F. Schermerhorn & E. Auchmuty, 101 University pl; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 695.
- ORCHARD ST, 153-155, fireproof s. c. door, enlargement of boiler room to 5-sty brick tenement and stores; cost, \$75; owner, Julius Bachrach, executor of estate of Solomon Bachrach, 16 East 96th st; architect, Harold L. Young, 1204 Broadway. Plan No. 652.
- PEARL ST, 440, fireproof enclosure, stairway to roof, bulkhead, door (kalamein), windows to 6-sty brick loft; cost, \$2,100; owner, Eugene Higgins, 1 Madison av; architect, Joseph M. Knopp, 544 West 43d st. Plan No. 641.
- PIKE ST, 47-51, erect wooden tank and steel structure to 7-sty brick factory; cost, \$500; owner, Morris Levy, 557 5th av; architect, Maxwell Engineering Co., 146 24th st, Brooklyn, N. Y. Plan No. 645.
- PRINCE ST, 109-11, removal of toilet and stairs, new fireproof stairs, toilets, fireproof partitions to 5-sty brick store and loft; cost, \$5,000; owner, Gordon Woodbury, 640 Broadway; architects, George A. & Henry Boehm, 7 West 42d st. Plan No. 635.
- WATTS ST, 44, fireproof windows, partitions to 6-sty brick, warehouse; cost, \$800; owner, Mrs. Jane Hyams, Hotel Netherlands, 59th st and 5th av; architect, Emery Roth, 405 Lexington av. Plan No. 642.
- 3D ST, 15-17, n s, cut floor opening, f. p. doors to 5-sty brick storage and lofts; cost, \$500; owner, Jacob Levy, 220 Broome st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 693.
- 4TH ST, 66-68 East remove two columns, install Bethlehem girder, iron and glass marquee to 2-sty brick meeting rooms and dance hall; cost, \$600; owner, Jacob Levy, 220 Broome st; architect, Samuel Cohen, 503 5th av. Plan No. 671.
- 8TH ST, 64 East, removal of stairs to 5-sty brick store and lofts; cost, \$20; owner, Sailors' Snug Harbor, John Claffin, Pres., 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 636.
- 9TH ST, 305 East, removal of partitions and w. c., bath room (tile, marble) to 5-sty brick store and dwelling; cost, \$1,500; owner, William J. Morris, 303 East 9th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 638.
- 9TH ST, 307 East, bath room, vestibule, hall (tile and marble wainscoting, glass panels) to 5-sty brick stores and dwellings; cost, \$1,000; owner, William J. Morris, 303 East 9th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 639.
- 9TH ST, 303 East, partitions (hollow tile), door (kalamein) to 5-sty brick store and dwelling; cost, \$100; owner, William J. Morris, 303 East 9th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 637.
- 11TH ST, 86 East, s s, convert rooms, partitions, door and windows to 3-sty brick dwelling; cost, \$300; owner, Meyer Davidoff, 10 East 110th st; architects, Jacob Goldner & Abraham Goldberg, 391 East 149th st. Plan No. 687.
- 23D ST, 18 East, erect fireproof bulkhead, wood stairs, partitions to 5-sty brick store, offices and loft; cost, \$250; owner, Mary O. Borden, Oceanic, N. J.; architect, Julius J. Diemer, 118 East 28th st. Plan No. 640.
- 23D ST, 552-554 West, increase height 2 stories (brick walls, steel frame and wood floors) to 3-sty brick offices and drawing rooms; cost, \$5,000; owner of land, Katherine E. Moore; of building, Levering & Garrigues Co., 552 West 23d st; architect, owner of building. Plan No. 679.
- 23D ST, 521-523 W, n s, partitions (terra cotta and brick) to 10-sty f. p. loft; cost, \$2,000; owner, Charles Simon, on premises; architect, M. Joseph Harrison, 230 Grand st. Plan No. 694.
- 24TH ST, 29-31 East, remove tier beams, toilet compartment, stairs to 3-sty brick dwelling and store; cost, \$500; owner, Frederick F. Barry, 648 Madison av. City; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 651.
- 24TH ST, 2-20 East, and 4th av, 310-16, security vault (steel supports), brick bake oven (steel constr.), fireproof pent house (used as gymnasium and toilets), new floor construction (steel tees and book tile) to 11-sty brick office building; cost, \$75,000; owner, Metropolitan Life Insurance Co., John R. Hegeman, Pres., Madison av; architect, D. Everett Waid, 1 Madison av. Plan No. 617.
- 27TH ST, 17 West, marquee (iron and glass), partition (hollow tile and terra cotta) to 4-sty brick store and loft; cost, \$500; owner, Charles Hanfield, 17 West 25th st; architect, George Hof, Jr., 371 East 158th st. Plan No. 680.
- 29TH ST, 122 West, remove driveway, re-frame with spruce, store front to 3-sty brick stores and offices; cost, \$300; owner, Robert Christie, 154 West 97th st; architect, Charles Albonesi, 308 West 20th st. Plan No. 618.
- 34TH ST, 56 East, remove front, store front, partitions to 5-sty brick, store and apartment; cost, \$10,000; owner, Henry C. Sturgis, 116 East 36th st; architects, Hoppin & Koen, 244 5th av. Plan No. 647.
- 42D ST, 223 West, ornamental iron and glass marquee to moving picture theatre, brick; cost, \$250; owner, Israel Fortgang, 223 West 42d st; architect, Samuel Levingson, 101 West 42d st. Plan No. 630.
- 44TH ST, 122 East, remove walls, partitions, windows, new fire escapes to 5-sty brick store and dwelling; cost, \$10,000; owner, Patrick J. Flannery, 651 6th av; architect, Joseph C. Cocker, 2017 5th av. Plan No. 685.
- 45TH ST, 550 West, brick up door, cut window to 4-sty brick tenement; cost, \$200; owner, John H. Knubel, 305 West 43d st; architect, private plans. Plan No. 662.
- 45TH ST, 152-4 West, erect canopy (steel and glass) to 5-sty brick stores and apartments; cost, \$50; owner, Mary Irwin Eisfeldt, care Rice & Hill, 507 5th av; architect, Edward Hisnay. Plan No. 673.
- 46TH ST, 126-30 West, f. p. partitions, f. p. doors to 12-sty brick exchange building; cost, \$2,500; owner, Leavitt Realty Co., Louis Leavitt, Pres., 130 West 46th st; architect, Michael Wolpert, 214 East 127th st. Plan No. 627.
- 50TH ST, 552 West, erect wall, new stairs and choir vestibule to 3-sty brick church and residence; cost, \$8,000; owner, St. Cyrilus & Methodius Croatian Church (a corporation), 552 West 50th st; Rev. Ambrose Sirca, rector; architect, Frederick J. Schwarz, 146 Ellison st, Paterson, N. J. Plan No. 667.
- 50TH ST, 443 West, w. c. compartment, partitions, windows, remove wall to 4-sty brick store and tenement; cost, \$500; owner, Elizabeth Metzler Estate, 443 West 50th st, care Mary Brown; architect, P. F. Brogen, 119 East 23d st. Plan No. 691.
- 51ST ST, 170-172 East, remove partition, door (fireproof) to 3-sty brick stores and dwelling; cost, \$175; owner, Kate K. Kenney, 179 East 70th st; architect, Charles Gens, 905 3d av. Plan No. 677.
- 57TH ST, 10-12 West, 1-sty addition, lavatories, stairs, extension of elevator shaft, steel to 9-sty brick lofts; cost, \$10,000; owner, Dreicer Realty Co., 560 5th av, Michael Dreicer, Pres.; architect, Henry O. Chapman, 334 5th av. Plan No. 621.
- 58TH ST, 144 East, shoring, steel girders to 4-sty brick tenement; cost, \$350; owner, Israel O. Blake, 36th st and 10th av; architect, John H. Friend, 148 Alexander av. Plan No. 624.
- 64TH ST, 152 West, divide 1-sty apartment, bathroom to 5-sty brick tenement; cost, \$200; owner, Mark L. Abrahams, 107 East 80th st; architects, George A. & Henry Boehm, 7 West 42d st. Plan No. 634.
- 69TH ST, 213 West, 1-sty extension (rear) to 3-sty brick garage; cost, \$1,000; owner, William B. Thorn, 3-5 Washington pl; architect, Harvey J. Lefler, 302 West 99th st. Plan No. 684.
- 74TH ST, 52 West, 1-sty addition (rear) to 5-sty fireproof residence; cost, \$1,000; owner, Frederick Ambrose Clark, Cooperstown, N. Y.; B. A., care W. Beach Day, 149 Broadway, N. Y. C.; architect, Lewis G. Paulding, 50 Church st. Plan No. 653.
- 78TH ST, 114 East, remove partitions, doors, closets, replace same to 4-sty brick residence; cost, \$250; owner, Jabish Holmes, 114 East 78th st; architect, Sidnev F. Oppenheim, 333 East 30th st. Plan No. 698.
- 118TH ST, 504 East, s s, enlarge toilet compartment, partitions, bath tub and w. c., floor tile, sash door to 3-sty brick tenement; cost, \$500; owner, Dora Fayen, 1026 Faile st; architect, George P. Crosier, East 23d st and White Plains av. Plan No. 699.
- 75TH ST, n e cor 1st av, remove brick front wall, new show windows, outside woodwork to be metal, to 4-sty brick moving picture house, offices and apartments; cost, \$1,000; owner, Ernest N. Adler, 1506 1st av; architects, Steyer & Vander Clute, 55 Broadway; owner superintends. Plan No. 670.
- 80TH ST & COLUMBUS AV, remove elevator, concrete flooring (steel beams), terra cotta partitions to 10-sty f. p. stores and hotel; cost, \$1,500; owner, Orleans Real Estate Co., William J. Clark, on premises; architect, M. Joseph Harrison, 230 Grand st. Plan No. 631.
- 81ST ST, 11-13 West, 1-sty fireproof extension, walls (terra cotta), floor (reinforced concrete) to 11-sty fireproof apartment house; cost, \$500; owner, Nettie Bowne, 35 West 57th st; architects, Neville & Bagge, 105 West 40th st. Plan No. 676.
- 116TH ST, 54 West, deepen cellar, erect dumb-walter shaft, flooring (hardwood, concrete) to 6-sty brick store and tenement; cost, \$300; owner, Jacob London, 28 Beekman pl; architect, Nathan Langer, 81 East 125th st. Plan No. 683.
- 116TH ST, 135 East, remove pier, install show windows to 3-sty brick dwelling and store; cost, \$500; owner, Dr. E. Harrison Griffin, 55 West 47th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 660.
- 118TH ST, 312 West, 1-sty brick extension, hand-power auto lift, brick shaft to 2-sty brick storage; cost, \$1,100; owner, Phillip Ohl, 351 West 120th st; architect, Wm. H. Paine, 126 Liberty st. Plan No. 620.
- 121ST ST, 317 East, change hall into parlors, dining and bedrooms and kitchen to 5-sty brick tenement; cost, \$100; owner, Henry Weiss, 41 Hamilton pl; architect, Maurice Braun, 904 Tiffany st. Plan No. 675.
- 125TH ST, 155 East, framing, flue lining to 2 and 4-sty brick salesrooms; cost, \$200; owner, Geo. Merle, 1958 Madison av; architect, Louis A. Hornum, 405 Lexington av. Plan No. 622.
- 131ST ST, 605 West, removal of partitions, new water closet compartments, store front to 3-sty frame store and dwelling; cost, \$1,500; owner, Peter J. Devine, 3099 Broadway; architect, John Brandt, 271 West 125th st. Plan No. 644.
- AMSTERDAM AV, 2400, divide store, toilet to 5-sty brick store and tenement; cost, \$365; owner, Hugh F. Donnelly, 428 West 163d st; architect, Henry V. Capel, 122 West 102d st. Plan No. 632.
- BROADWAY, 1596-1600, f. p. partitions, concrete duct to 10-sty f. p. store, office and factory; cost, \$1,000; owner, Mecca Realty Co., Jesse Froelich, 56th st and Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 629.
- BROADWAY, 535, removal of partitions windows, stairs, dumbwaiter to 5-sty brick store and loft; cost, \$200; owner, Louis Beel, 535 Broadway; architect, Max Muller, 115 Nassau st. Plan No. 643.
- BROADWAY, 787-791, provide firedoors to 4-sty brick lofts; cost, \$150; owner, Edith Cowenry, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 658.
- BROADWAY, 1551-1553, new stairway, c. i. girders, removal of dumbwaiters and partitions to 3-sty brick store and loft; cost, \$1,500; owner, Jean Marie Mantel, Bordeaux, France, care Emily Wood, 39 Gramercy Park, City; architect, John C. Westervelt, 36 West 34th st. Plan No. 657.
- BROADWAY, 1185-1193, build marquee to 4-sty brick stores and offices; cost, \$1,200; owner, International Amusement and Realty Co., A. Paul Keith, Pres., 1193 Broadway; architect, James J. F. Gavigan, 1123 Broadway. Plan No. 646.
- BROADWAY, 520-522, new sprinkler equipment, shift toilets to 11-sty fireproof store and lofts; cost, \$10,000; owner, Equitable Life Assurance Society, 165 Broadway, William A. Day, Pres.; architects, Maynicke & Franke, 25 Madison sq, North. Plan No. 682.
- BROADWAY, 2109 erect marquee (iron, steel, glass) to 19-sty f. p. stores, bank and hotel; cost, \$700; owner, Onward Construction Co., 264 West 72d st; president, Augustus Chandler, 264 West 72d st; architect, P. J. Rocker, 7 East 44th st. Plan No. 672.
- LEXINGTON AV, 1491, remove wall, store windows to 5-sty brick store and apartment; cost, \$2,500; owner, Sarah A. Jefferson, 174 West 72d st; architect, John Brandt, 271 West 125th st. Plan No. 681.
- LEXINGTON AV, 1062, show windows, partitions (struct. steel, f. p.), marble, plateglass and metal cornice to 3-sty brick dwelling; cost, \$4,000; owner, Max Eising, 1062 Lexington av; architect, Geo. Dress, 1436 Lexington av. Plan No. 636.
- LEXINGTON AV, 1714, new fireproof partitions to 3-sty fireproof theatre; cost, \$500; owner, William T. Keogh, 1714 Lexington av; architect, Samuel Fassler, 439 East 10th st. Plan No. 663.
- MADISON AV, 315, mason work to 2 and 4-sty brick stores and offices; cost, \$50; owner, Watson Estate, 31 Nassau st; architect, John H. Scheier, 47 West 42d st. Plan No. 626.
- PARK AV, 1082, removal of all partitions and stairways, new stairs from 2d to 5th story, elevator shaft (angle irons and t. c. block), skylight, f. p. engine room, f. p. doors, sheet iron ceiling, steel beams to 5-sty brick store and lofts; cost, \$4,000; owner, Simon Ginsberg, 1082 Park av; architect, Jas. E. Ware & Sons, 1170 Broadway. Plan No. 699.
- PARK AV, 925, extension (storage rooms), partitions to 14-sty fireproof tenement; cost, \$7,500; owner, Charles W. Pierson, 925 Park av; architects, Rouse, Goldstone & Steinam, 38 West 32d st. Plan No. 669.
- ST. NICHOLAS AV, 178, e s, extension, slag roof, metal skylights to 1-sty brick garage; cost, \$3,500; owner, Dr. Gustave Scholer, 10 Jumel terrace; architect, Adolph E. Nast, 546 5th av. Plan No. 696.
- ST. NICHOLAS AV, 1358, apartments in rear removed, replace stores to 5-sty brick tenement; cost, \$4,000; owners, Joseph Fennis & William Sinnott, 55 Liberty st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 659.
- 2D AV, 19, and 1st st, 26 East, n w c remove vent shaft wall, erect partitions, skylights to 4-sty brick store and furnished rooms; cost, \$800; owner, Isaac Hirshorn, 19 2d av; architect, Otto Reissmann, 147 4th av. Plan No. 688.
- 2D AV, 1629, removal of partitions and dumb-walter shaft to 4-sty brick tenement; cost, \$200; owner, Alfred Edelmuth, 1633 2d av; architect, Sidnev F. Oppenheim, 333 East 80th st. Plan No. 697.
- 3D AV, 972, store front (metal bulkhead) to 5-sty brick hotel and store; cost, \$1,500; owner, Duero Estate, 1 Union sq, care Francis Dugro; architect, Hiram V. Chase, 1269 Broadway. Plan No. 648.

3D AV, 1898, C. I. columns and girders, show windows, g. i. cornice to 2-sty brick stores and lofts; cost, \$1,000; owner, Thos. Barrett Estate, 500 Broome st, care Nicholas J. Barrett; architect, Michael Bernstein, 185 Madison av. Plan No. 655.

5TH AV, 487-91, steel columns, metal store front, lowering of floor beams, g. i. skylight to 7-sty brick store and offices; cost, \$1,000; owner, Albert R. W. Potter, 489 5th av; architect, Harry N. Paradis. 231 West 18th st. Plan No. 623.

5TH AV, 328-34, s w cor 33d st, cut window openings to 6-sty brick store and offices; cost, \$500; owner, Vincent Astor, 26 West 26th st; architect, David Scott, 119 West 33d st. Plan No. 690.

5TH AV, 624, remove elevator shaft, new elevator shaft, angle iron and terra cotta blocks, new stairway, fireproof sash doors, remove partitions, g. i. front to 6-sty brick studios and store; cost, \$15,000; owner, Columbia College Corp., 116th st and Broadway, care Mr. John McLean Nash, 63 Wall st; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 668.

6TH AV, 310-318, erect steel tank supports to 6-sty fireproof lofts and stores; cost, \$3,000; owner, Rhineland Real Estate Co., Pres., William R. Stewart, 31 Nassau st; architect, Royal J. Mansfield, 135 William st. Plan No. 666.

7TH AV, 2410, s w cor 141st st, windows, stairs, enclose openings to 7-sty brick tenement and stores; cost, \$1,500; owner, John Schreiner, 272 West 90th st; architect, Samuel Cohen, 503 5th av. Plan No. 689.

8TH AV, 345-47, partitions (stud and plaster), show windows, floor (tile) to 4-sty brick stores and apartment; cost, \$350; owner, Emma A. Reynolds, 437 West 147th st; architect, Geo. Mort Pollard, 127 Madison av. Plan No. 664.

9TH AV, 60, 1-sty rear extension, supports, partitions to 3-sty brick store and dwelling; cost, \$1,500; owner, John Nickles, 60 9th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 674.

10TH AV, 577, new stairs, skylights and toilets, fire escapes, windows, fireproof partitions to 3-sty brick stores and loft; cost, \$3,000; owner, John J. Manthe, 577 10th av; architect, William G. Kilian, 110 East 23d st. Plan No. 665.

Bronx.

BROOK AV, 643, new fireproof partitions to 3-sty brick warehouse; cost, \$1,000; owners, Conron Bros., 10th av and 13th st; architect, Jas. S. Maher, 431 West 14th st. Plan No. 109.

CAMBRELING AV, w s, 98.10 n Fordham rd, move 2-sty and attic frame dwelling; cost, \$1,500; owner, Terrace Const. Co., Herman Champoli, 116 West 190th st, Pres.; architect, M. W. Del Gaudio 401 Tremont av. Plan No. 110.

RIDER AV, w s, 50 s 144th st, new store front to 2-sty frame store and dwelling; cost, \$250; owner, Peter O'Neill, 806 Union av; architect, Edw. J. Byrne, 148th st and 3d av. Plan No. 111.

SOUTHERN BOULEVARD, w s, 54.10 1/2 n Fairmount pl, new partitions, &c. to 1-sty brick store; cost, \$1,000; owner, C. J. Carey, 1879 Southern Boulevard; architect, J. B. Boyland, Fordham rd and Webster av. Plan No. 113.

TELLER AV, 1324, 2-sty brick extension, 1 1/2 4, to 2-sty brick dwelling; cost, \$500; owner, Wolfgang Schunk, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 107.

WASHINGTON AV, 1987-89, new steps, new partitions to 5-sty brick tenement; cost, \$250; owner, The Acacia, Inc., 35 Nassau st; architect, Paul C. Hunter, 191 9th av. Plan No. 115.

WASHINGTON AV, 1991-93, new steps, new partitions to 5-sty brick tenement; cost, \$250; owner, The Superior Corp., 50 East 96th st; architect, Paul C. Hunter, 191 9th av. Plan No. 116.

WESTCHESTER AV, n e cor Tiffany st, remove encroachment to 4-sty brick tenement; cost, \$500; owner, Doorit Realty Co., Richard Elliott, 27 William st, Pres.; architect, Jas. S. Maher, 431 West 14th st. Plan No. 108.

WESTCHESTER AV, 609, new partitions to 4-sty brick tenement; cost, \$200; owner, Mary Selholz, on premises; architect, Henry Rudolph, 602 Bergen av. Plan No. 114.

3D AV, 2861, new partitions to 3-sty frame stores and studio; cost, \$100; owner, Lynne Hoe, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 112.

Brooklyn.

BALTIC ST, 341, interior alterations to 2-sty dwelling; cost, \$200; owner, Max Kehoe, 110 Livingston st; architect, Max Hirsch, 391 Fulton st. Plan No. 1983.

BERRY ST, 88, interior alterations to 3-sty dwelling; cost, \$700; owner, Mary Bellis, 240 North 10th st; architect, Max Hirsch, 391 Fulton st. Plan No. 2002.

BOERUM PL, 99, plumbing to 2-sty store and dwelling; cost, \$250; owner, Chas. C. Karsten, 228 Pacific st; architect, Geo. J. Ohl, 176 Atlantic av. Plan No. 2076.

BOERUM ST, 86, interior alterations to two 3-sty dwellings; total cost, \$200; owner, Jos. Fein, 80 Vernon av; architect, Glucroft & Glucroft, 671 Broadway. Plan No. 2210.

BROOME ST, 50, interior alterations to 3-sty dance hall; cost, \$300; owner, Abel Jabolsky, on premises; architect, Mathew Foley, 348 Leonard st. Plan No. 2024.

BUTLER ST, s s, 100 w Bond, extension to 2-sty store and dwelling; cost, \$300; owner, Raffaele Copertanzo, 253 Myrtle av; architect, Max Hirsch, 391 Fulton st. Plan No. 1981.

CONOVER ST, 201, interior alterations to two 3-sty tenements, total cost, \$500; owner, Timothy A. Moore, 61 Lorraine st; architect, Edw. H. Scally, 527 Henry st. Plan No. 2147.

COOK ST, 182, interior alterations to 4-sty factory; cost, \$3,500; owner, Iron Clad R. E.

Corp., 929 Flushing av; architect, Suffern Eng. Co., 149 Broadway, Manhattan. Plan No. 2052.

COOK ST, 191, interior alterations to 3-sty factory; cost, \$4,000; owner, Iron Clad R. E. Corp., 929 Flushing av; architect, Suffern Eng. Co., 149 Broadway, Manhattan. Plan No. 2051.

DEGRAUW ST, 105, extension to 3-sty store and tenement; cost, \$500; owner, Andrea Sichenza, 201 Columbia st; architect, Fremantle Imperator, 356 Hicks st. Plan No. 2090.

DELMONICO PL, 39, interior alterations to 3-sty store and tenement; cost, \$500; owner, Saul Heinitz, 546 Willoughby av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2040.

ELM PL, 9, exterior alterations to 6-sty store; cost, \$757; owner, Fredk. Loeser Co., 482 Fulton st; architect, R. J. Mansfield, 135 William st, Manhattan. Plan No. 2104.

FULTON ST, 575, exterior alterations to 5-sty store and dwelling; cost, \$1,300; owner, Georgianna Keap estate, 547 Fulton st; architect, Frank N. Sweat, 932 East 173d st, Manhattan. Plan No. 1987.

GRAND ST, 941, interior alterations to 4-sty tenement; cost, \$400; owner, Realty Associates, 186 Remsen st; architect, Tobias Goldstone, 49 Graham av. Plan No. 2204.

GRAND ST, 945, interior alterations to 4-sty tenement; cost, \$800; owner, Realty Associates, 162 Remsen st; architect, Tobias Goldstone, 49 Graham av. Plan No. 2203.

GREENE ST, 252, extension to 4-sty factory; cost, \$8,000; owner, Adolph Arkey, on premises; architect, Christian Bauer, 861 Manhattan av. Plan No. 2107.

HANSON PL, 7, interior alterations to 3-sty boarding house; cost, \$500; owner, Kath. F. Smith, 124 Midland av, Bloomfield, N. J.; architect, Pasquale Gagalaridi, 239 Navy st. Plan No. 2172.

LEONARD ST, 229, extension to 2-sty store and dwelling; cost, \$2,000; owner, Frank White, 220 Leonard st; architect, Benj. Finkensieper, 134 Broadway. Plan No. 2020.

LIVINGSTON ST, 140, interior alterations to 3-sty salesroom; cost, \$600; owner, Arthur E. Hauck, on premises; architect, Arthur E. Hauck, on premises. Plan No. 2156.

LORIMER ST, 80, interior alterations to 2-sty dwelling; cost, \$200; owner, Alex Underhill, 132 Patchen av; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 2014.

LORIMER ST, 76, interior alterations to 2-sty dwelling; cost, \$200; owner, Alex Underhill, 132 Patchen av; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 2013.

MADISON ST, 24, move 2-sty chapel; cost, \$1,000; owner, R. C. Church of the Nativity, 495 Classon av; architect, R. F. Almirall, 185 Madison av, Manhattan. Plan No. 2111.

MARION ST, 105, interior alterations to 2-sty stable; cost, \$500; owner, Putnam Coal Co., on premises; architect, Wm. Werner, 194 Ridgewood av. Plan No. 2094.

MOORE ST, 44, plumbing to 3-sty store and tenement; cost, \$250; owner, J. L. W. Realty Co., 76 Graham av; architect, H. J. Nurick, 830 Putnam av. Plan No. 2091.

MOORE ST, 168, extension, alterations to 4-sty store and tenement; cost, \$350; owner, Benj. Cohen, 69 Morrell st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2056.

MORRELL ST, 56, interior alterations to three 3-sty stores; cost, \$2,500; owner, Jacob Zirinsky, 641 Willoughby av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1992.

PRESIDENT ST, 1262, move 2-sty dwelling; cost, \$400; owner, Abr. Koepel, 330 Utica av; architects, Cohn Bros., 361 Stone av. Plan No. 2023.

RYERSON ST, 288, interior alterations to 3-sty store and dwelling; cost, \$3,500; owner, Louis Deutscher, 286 DeKalb av; architect, Jacob Langbun, 493 Willoughby av. Plan No. 1997.

SCHERMERHORN ST, 26, extension to 4-sty dwelling; cost, \$3,500; owner, Harriet F. Snyder, on premises; architect, Harriet F. Snyder, on premises. Plan No. 2050.

VARET ST, 130, extension to 1-sty stable; cost, \$800; owner, Lipman Lipshitz, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2002.

NORTH 5TH ST, 232, interior alterations to 5-sty tenement; cost, \$250; owner, Christopher Kelly, 47 Throop av; architect, W. J. Conway, 400 Union st. Plan No. 2123.

SOUTH 5TH ST, 29, interior alterations to 3-sty store and tenement; cost, \$250; owner, Empire Tin Ware Co., 35 South 5th st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2062.

EAST 19TH ST, 266, interior alterations to 2-sty dwelling; cost, \$250; owner, Bruce R. Duncan, 266 East 19th st; architects, Slee & Bryson, 154 Montague st. Plan No. 2028.

WEST 29TH ST, 2913, extension to 3-sty dwelling; cost, \$190; owner, Luga Allunativa, on premises; architect, Rocco Mega, 2857 West 5th st. Plan No. 2155.

EAST 36TH ST, 1093, plumbing to 2-sty dwelling; cost, \$300; owner, Geo. F. Simpson, Flat Iron Bldg, Manhattan; architect, Saml. Sandler, 170 Hamilton av. Plan No. 2114.

EAST 36TH ST, 1107, plumbing to 2-sty dwelling; cost, \$120; owner, Geo. F. Simpson, Flat Iron Bldg., Manhattan; architect, Saml. Sandler, 170 Hamilton av. Plan No. 2116.

EAST 36TH ST, 1117, plumbing to 2-sty dwelling; cost, \$420; owner, Geo. F. Simpson, Flat Iron Bldg, Manhattan; architect, Saml. Sandler, 170 Hamilton av. Plan No. 2115.

37TH ST, 429, interior alterations to 2-sty dwelling; cost, \$300; owner, John P. Hemmeyer, 32 Hancock st; architect, A. E. Parfitt, 1066 83d st. Plan No. 2125.

88TH ST, 601, exterior and interior alterations to 3-sty dwelling; cost, \$200; owner, Nicholas Ferrentine, on premises; architect Harry Rocker, 900 5th av. Plan No. 2070.

90TH ST, 333, move 2-sty dwelling; cost, \$3,000; owner, Edw. Nelson, 1261 81st st; architect, Harry Rocker, 9004 5th av. Plan No. 1998.

94TH ST, 403, interior alterations to 3-sty store and dwelling; cost, \$300; owner, Jas. Taylor, 2589 58th st; architect, Olaf B. Almgren, 230 95th st. Plan No. 2038.

BATH AV, 1652, extension to 2-sty store and dwelling; cost, \$2,000; owner, Jos. Newman, on premises; architect, Kallich & Lubroth, 186 Remsen st. Plan No. 2057.

BATH AV, 2045, extension to 3-sty store and dwelling; cost, \$1,200; owner, Jos. Lichman, on premises; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 2058.

BEDFORD AV, 1236, exterior alterations to 3-sty store and dwelling; cost, \$200; owner, Adolph Heineken, on premises; architect, W. T. McCarthy, 16 Court st. Plan No. 2165.

BELMONT AV, 637, extension to 2-sty store and dwelling; cost, \$350; owner, Nathan Feller, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 2105.

BLAKE AV, 647, interior alterations to 3-sty store and tenement; cost, \$300; owner, Louis Bernstein, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2041.

BROADWAY, 1519, interior alterations to two 4-sty stores and tenements; cost, \$250; owner, Hy Von Glahn, 229 Washington av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2019.

BUSHWICK AV, 368, interior alterations to 3-sty store; cost, \$1,000; owner, Jacob Zirinsky, 641 Willoughby av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1991.

CARLTON AV, 93, exterior alterations to 2-sty store and dwelling; cost, \$500; owner, Michele Pisano, 207 Prospect st; architect, W. J. Conway, 400 Union st. Plan No. 2171.

CARLTON AV, 470, interior alterations to 3-sty tenement; cost, \$400; owner, Angelo Meegre, on premises; architect, D. Salvati, 525 Grand st. Plan No. 2160.

CARLTON AV, 1-13, exterior alterations to 5-sty factory; cost, \$1,160; owner, Healy Shoe Co., on premises; architect, Royal J. Mansfield, 135 William st, Manhattan. Plan No. 2194.

CENTRAL AV, 120, extension to 3-sty tenement; cost, \$250; owner, Natale Gullotte, 120 Central av; architects, Cannella & Gallo, 60 Graham av. Plan No. 2126.

EAST NEW YORK AV, 642, move 2-sty dwelling; cost, \$50; owner, Antonio Janetto, et al, 642 East eNw York av; architect, Chas. L. Calhoun, 360 West 163d st, Manhattan. Plan No. 1986.

EVERGREEN AV, n e cor Ralph st, interior alterations to 3-sty school; cost, \$1,000; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 2022.

GRANT AV, 762, extension to 1-sty dwelling; cost, \$500; owner, Henry Gerdes, on premises; architect, Chas. H. Pfaff, 673 Enfield st. Plan No. 2037.

LAFAYETTE AV, 675, interior alterations to 3-sty dwelling; cost, \$400; owner, Nathan Simensky, 146 Jefferson st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2108.

MANHATTAN AV, 893, interior alterations to 4-sty store and tenement; cost, \$1,000; owner, Ruth A. Johnson, 428 Clermont av; architect, M. J. Harrison, 230 Grand st. Plan No. 2118.

OCEAN PARKWAY, 2830, interior alterations to 2-sty dwelling; cost, \$2,000; owner, Jos. Guffanti, on premises; architect, H. H. Holland, 38 West 32d st, Manhattan. Plan No. 2166.

OCEAN AV, 2846, extension to 2-sty restaurant; cost, \$2,000; owner, Jos. Guffanti, 2830 Ocean parkway; architect, H. H. Holland, 38 West 32d st, Manhattan. Plan No. 2165.

OCEAN AV, 3096, interior alterations to 2-sty dwelling; cost, \$1,200; owners, Ella Malone & ano, on premises; architect, Michael M. Foley, 2160 East 13th st. Plan No. 2133.

PARK AV, 476, extension to 4-sty store and tenement; cost, \$200; owner, Pasquale Cozza, 478 Park av; architect, Pasquale Gaglaridi, 239 Navy st. Plan No. 2055.

PITKIN AV, 2415, extension to 2-sty store and dwelling; cost, \$300; owner, Frank Demitto, 2413 Pitkin av; architect, Louis F. Schilling, 167 Van Sielen av. Plan No. 2086.

PITKIN AV, 1656, extension to 3-sty store and dwelling; cost, \$3,000; owner, Henry Lich, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2127.

SURF AV, 2515-29, interior alterations to 2-sty dwelling; cost, \$800; owner, Hugh P. Skelly, 646 1st av, Manhattan; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2030.

SURF AV, 2515-29, interior alterations to 2-sty dwelling; cost, \$300; owner, Hugh P. Skelly, 646 1st av, Manhattan; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2031.

SURF AV, 2515-29, plumbing to 2-sty dwelling; cost, \$300; owner, Hugh P. Skelly, 646 1st av, Manhattan; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2032.

SURF AV, 2422, extension to 1-sty store and dwelling; cost, \$1,000; owner, Geo. S. Scoville, 138 96th st; architect, Jas. F. Brewster, 2634 East 27th st. Plan No. 1980.

VERMONT AV, 266, plumbing to 2-sty dwelling; cost, \$250; owner, Albert Haller, Glenmore and New Jersey avs; architect, Louis F. Schilling, 167 Van Sielen av. Plan No. 2085.

WYTHE AV, 481, interior alterations to 4-sty tenement; cost, \$150; owner, Jas. G. McLoughlin, 800 Broadway; architect, Robt. Teichman, 22 William st. Plan No. 2053.

3D AV, 4716, interior alterations to 4-sty store and tenement; cost, \$600; owner, David Feinberg, 143 17th st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2103.

3D AV, 7223, interior alterations to 4-sty store and tenement; cost, \$500; owner, Adolph W. Mahland, 348 7th av; architect, W. H. Harrington, 510 57th st. Plan No. 2173.

Alterations (Continued).

3D AV, 82-4, interior alterations to 3-sty dairy; cost, \$5,000; owner, R. F. Stevens Milk Co., 90 3d av; architect, A. Ulrich, 371 Fulton st. Plan No. 2198.

7TH AV, 176, extension to 4-sty store and tenement; cost, \$1,000; owner, Adel Wilkens, 174 7th av; architect, Benj. Driesler, 153 Remsen st. Plan No. 2027.

Queens.

COLLEGE POINT.—4th av, 114, gas piping to dwelling; cost, \$20; owner, P. Emerich, on premises. Plan No. 613.

COLLEGE POINT.—16th st, w s, 250 s 4th av, 2-sty frame extension, 18x10, rear dwelling, tin roof, interior alterations; cost, \$1,100; owner, Adam Schasser, on premises; architect, E. Leo McCracken, College Point. Plan No. 594.

CORONA.—Central av, s w cor Railroad av, 2-sty frame extension, 6x8, rear dwelling, tin roof; cost, \$150; owner, Alfonso Pozzana, on premises. Plan No. 591.

FLUSHING.—Franklin pl, s e cor Colden av, 1-sty brick extension, 10x7, rear dwelling, tin roof; cost, \$750; owner, L. J. Hunter, on premises; architect, F. Johnson, Flushing. Plan No. 599.

FLUSHING.—Colden av, 116, plumbing to dwelling; cost, \$150; owner, J. Chapell, on premises. Plan No. 606.

FLUSHING.—Jamaica av, s w cor Maple av, plumbing to dwelling; cost, \$500; owner, S. A. Salvage, on premises. Plan No. 619.

JAMAICA.—Water st, w s, 102 s Guinsberg pl, new concrete foundation to dwelling; cost, \$600; owner, M. Berman, on premises. Plan No. 614.

JAMAICA.—Johnson av, n s, 27 w Tyndall av, 2-sty frame extension, 13x11, rear dwelling, tin roof; cost, \$400; owners, J. & T. Aukes, Jamaica; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 604.

JAMAICA.—Sutphin av, w s, 100 s Bandman av, new foundation to dwelling; cost, \$300; owner, Frank Zark, premises. Plan No. 640.

L. I. CITY.—Greenpoint av, n e cor Van Dam st, 3-sty frame extension, 13x17, front and rear of dwelling, tin roof, interior alterations; cost, \$1,250; owner, Leonard Bloomfield, 61 Greenpoint av, L. I. City; architect, Edw. Rose, Grand st, Elmhurst. Plan No. 639.

L. I. CITY.—Flushing av, n e cor 7th av, 2-sty frame extension, 74x19, side store and dwelling, tin roof, interior alterations; cost, \$2,000; owner, V. Tanza, 288 Flushing av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 644.

L. I. CITY.—9th av, 281, 1-sty brick extension, 27x12, rear dwelling, tin roof, interior alterations; cost, \$2,000; owner, H. Vanne-wald premises; architect, H. P. Pfaff, 673 Enfield st Brooklyn. Plan No. 645.

L. I. CITY.—Camelia st, 135, alterations to store to provide for 1 family; cost, \$400; owner, Mary Dooley, on premises. Plan No. 581.

L. I. CITY.—Vernon av, w s, 50 n 10th st, interior alterations to tenement; cost, \$500; owner, M. Bruchsaler, 88 Nott av, L. I. City. Plan No. 586.

L. I. CITY.—Jackson av, 338, 1-sty brick extension, 40x60, side, factory, tar roof, interior alterations; cost, \$2,500; owner, Jas. H. Beales, 32 Broadway, Manhattan; architect, J. A. Hun-ton, 32 Broadway, Manhattan. Plan No. 611.

L. I. CITY.—2d av, 643, new store front to dwelling; cost, \$50; owner, Mrs. Patk. McNally, on premises. Plan No. 612.

L. I. CITY.—Clay av, e s, 300 s Creek st, plumbing to factory; cost, \$200; Newtown Creek, n s, 200 e Clay av, plumbing to factory; cost, \$300; Hobson av, w s, 200 s Creek st, plumbing to factory; cost, \$180; Creek st, s s, 500 w Clay av, plumbing to dwelling; cost, \$350; Clay st, w s, 200 n Creek st, plumbing to factory; cost, \$200; Newtown Creek, n s, 720 s Creek st, plumbing to factory; cost, \$480; Newtown Creek, n s, 30 w Clay av, plumbing to factory; cost, \$190; Clay av, w s, 20 s Newtown Creek, plumbing to factory; cost, \$375; Hobson av, e s, 200 n Newtown Creek, plumbing to factory; cost, \$700; owner and architect, Nicholas Copper Co., 25 Broad st, Manhattan; plumber, John Holtje Plumbing Co., Manhattan. Plan Nos. 620 to 628.

L. I. CITY.—4th av, 1267, gas piping to dwelling; cost, \$20; owner, M. J. Kemp, on premises. Plan No. 629.

MIDDLE VILLAGE.—Memorial st, 23, interior alterations to dwelling; cost, \$150; owner, A. Krause, premises. Plan No. 587.

MORRIS PARK.—Stothoff av, e s, 250 s Atlantic av, plumbing to dwelling; cost, \$65; owner, E. Montgomery, on premises. Plan No. 602.

OZONE PARK.—Hatch av, w s, 155 s Jerome av, plumbing to dwelling; cost, \$65; owner, E. Betz, on premises. Plan No. 600.

OZONE PARK.—Oakley av, e s, 150 s Jerome av, plumbing to dwelling; cost, \$65; owner, Mrs. Schreiber, on premises. Plan No. 601.

OZONE PARK.—Hatch av, e s, 200 n Liberty av, repair dwelling after fire damage; cost, \$200; owner, Thos. Parks, on premises. Plan No. 582.

OZONE PARK.—Kimball av, w s, 70 s Ocean av, plumbing to dwelling; cost, \$100; owner, John Drake, on premises. Plan No. 592.

RAMBLERSVILLE.—Hawtree Creek, e s, 100 s Bridge, 1-sty frame extension, 12x9, rear boat house, tin roof; cost, \$75; owner, Alex. Fort-weiner, on premises. Plan No. 630.

RICHMOND HILL.—Freedom av, w s, 100 n Maple av, plumbing to dwelling; cost, \$65; owner, Wm. Schmidt, on premises. Plan No. 584.

RICHMOND HILL.—Oxford av, e s, 210 s Emerson st, plumbing to dwelling; cost, \$80; owner, S. Abrahams, on premises. Plan No. 603.

RICHMOND HILL.—Freedom av, e s, 70 n Maple st, plumbing to dwelling; cost, \$80; owner, M. Rose, on premises. Plan No. 609.

RICHMOND HILL.—Johnson av, e s, 250 s Jamaica av, plumbing to dwelling; cost, \$100; owner, John Schwarz, on premises. Plan No. 590.

RICHMOND HILL.—Vine st, e s, 200 n Hill-side av, plumbing to 2 dwellings; cost, \$100; owner, H. Arnold, premises. Plan Nos. 635-36.

RIDGEWOOD.—Woodward av, 652, 1-sty brick extension, 5x10, side dwelling, tin roof, interior alterations; cost, \$500; owner, Emil Reicher, on premises. Plan No. 631.

ROCKAWAY BEACH.—Eldert av, w s, 174 s Lefferts av, 2-sty frame extension, 15x12, rear dwelling, interior alterations; cost, \$200; owner, F. Brannagan, on premises. Plan No. 615.

ROCKAWAY BEACH.—Walcott av, e s, 302 n Boulevard, new foundation to dwelling; cost, \$50; owner, J. Riveria, on premises. Plan No. 610.

ROCKAWAY BEACH.—98th st, n w cor Board-walk, erect new partitions, amusement pavilion; cost, \$100; owner, Steeplechase Co., on premises. Plan No. 597.

ROCKAWAY BEACH.—Center st, n e cor Wainwright pl, repair dwelling; cost, \$250; owner, A. W. Burnham, on premises. Plan No. 605.

ROCKAWAY PARK.—3d av, e s, 319 s Wash-ington av, 2-sty frame extension, 13x20, side dwelling, interior alterations; cost, \$500; owner, E. Graniera, 174 4th st, L. I. City; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 617.

WHITESTONE.—10th av, e s, 418 e 14th st, erect piazza to dwelling; cost, \$100; owner, Anna Freidt, on premises. Plan No. 583.

Richmond.

UNION PL, s s, 50 w Bay st, Stapleton, alteration to store and dwelling; cost, \$225; owner, Emma G. Turpisch, Stapleton. Plan No. 101.

JEWETT AV, w s, 275 s Cherry lane, West New Brighton, alteration to frame dwelling; cost, \$1,100; owner, W. J. Detmar, West New Brighton. Plan No. 102.

7TH ST, w s, 400 s Ocean Prom, Midland Beach, alteration to frame dwelling; cost, \$150; owner, Chas. Hunt, Yonkers, N. Y. Plan No. 98.

BARD AV, e s, 100 n Henderson st, West New Brighton, alteration to frame dwelling; cost, \$847; owner, F. S. Ganmon, Jr., West New Brighton; architect, F. P. Whiting, Port Richmond. Plan No. 99.

FRESH KILLS RD, n s, 150 w Rossville av, Rossville, alteration to frame dwelling; cost, \$150; owner, M. M. Winant, Rossville. Plan No. 108.

BERRY AV, n s, 300 w Foster rd, Manor Heights, alteration to frame dwelling; cost, \$280; owner, Edgar Enestrom, Manor Heights. Plan No. 109.

NEWARK AV, w s, 200 n Douglas st, Elm Park, alteration to frame storage; cost, \$300; owner, Peter Watters, Elm Park. Plan No. 100.

RICHMOND RD, e s, 100 s Newberry av, Dongan Hills, alteration to frame store; cost, \$100; owner, A. L. Else, Port Richmond. Plan No. 107.

RICHMOND TURNPIKE, e s, cor Austin pl, Tompkinsville, alteration to factory; total cost, \$7,827; owner, L. Dejonge Co., Tompkinsville; architects, Valentine & Kissam, 25 Madison av, Manhattan; builder, Wm. C. Van Brun, 14th st, L. I. C. Plan No. 118.

ROMA AV, n w cor Marine way, New Dorp, alteration to brick store and dwelling; cost, \$800; owner, Marco Valenti, New Dorp; architects, Grunert & Pneuman, New Dorp. Plan No. 106.

WESTERVELT AV, 302, New Brighton, alteration to frame dwelling; cost, \$650; owner, O. E. Sperrle, New Brighton. Plan No. 103.

PLANS FILED IN NEW JERSEY**Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.**

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending March . The location is given, but not the owner's address.

MONTCLAIR.—Donato Fucco, 22-24 Glenridge av, 4-sty brick, \$17,000.

JERSEY CITY.—Christian Durstewitz, 166 Cambridge av, 3-sty brick, \$11,000; Charles Von Grief, 174 Griffith st, 3-sty frame, alteration, \$1,000; Rose Bergoff, 121-123 Garrison av, 5-sty brick, \$35,000; Pellegrino de Rose, w side Boulevard, 100 ft. n of Neptune av, 3-sty brick, \$9,000; Frank Di Turo, e side Romar av, 70 ft n of Seaview av, 3-sty brick, \$9,000; Donato Carpinelli, w side Boulevard, 25 ft n of Neptune av, 3-sty frame, \$6,000; Samuel Helfand, n e cor Princeton and Linden avs, 3-sty brick, \$9,000.

JERSEY CITY.—Albert Ammon, 2 Webster av, 3-sty brick, alteration, \$1,000; Harry J. Max, 112-116-118 Tonnele av, three 3-sty brick, \$45,000.

EAST ORANGE.—John H. McKeon, 61 Linden av, 3-sty frame, \$8,000.

EAST ORANGE.—Matteo Monica, 148 Bedford st, 3-sty brick, alteration, \$600; Morris Weniger & H. Lasser, s e cor Halstead st and Elmwood av, 3-sty brick, \$10,000.

NUTLEY.—Pietro Liloia, 7 Washington av, 3-sty brick, \$6,000.

NEWARK.—Abraham Butnesky and Isidor Portnoff, 148-150 Somerset st, 4-sty brick, \$20,000; Joseph Cicero, 52 Jefferson st, 4-sty brick, \$9,000; Jacob Gelfand, 370 Peshine av, 3-sty frame, \$5,000; Louis Fall, 51 Montgomery av, 3-sty frame, \$5,000.

NEWARK.—Elisso Iannaccone, 681 North 8th st, 2-sty brick, \$3,000; Morris Rachlin, 103-105 Elm st, two 4-sty brick, \$20,000; John Algizzo, 114 Telford st, 3-sty brick, \$7,000; Jacob Denburg, 101-103 Morton st, two 3-sty frame alteration, \$1,000; Leonardo Delciela, 293 Fairmount av, 4-sty frame, alteration, \$500.

BAYONNE.—Julius Lalewski, 15 Andrew st, 3-sty frame, alteration, \$200.

BAYONNE.—Richard Hayes, n e cor 39th st and Broadway, 2-sty brick, \$6,000.

WEST HOBOKEN.—John and Theodore Sonzogni, n w cor Monastery and West sts, two 4-sty brick, \$28,000.

WEST HOBOKEN.—Salvatore Laura, n s Demott st, 100 ft w of Spring st, 3-sty brick, \$5,000; Joseph Salderini, 604 John st, 3-sty frame, alteration, \$200; Francesco Mangano, 42 Spring, 3-sty frame, alteration, \$700.

WEST ORANGE.—Meyer Rosenbaum, 1-3 Valley rd, 3-sty brick, \$25,000.

WEST NEW YORK.—August Richter, e side Bergenline av, 75 ft n of 21st st, 3-sty brick, \$11,000.

PATERSON.—Felix Lalli, 51 Cross st, 3-sty frame, alteration, \$1,500.

PATERSON.—Giovanni Stuppiello, 123 Mill st 3-sty frame, alteration, \$600.

TOWN OF UNION.—West New York Development Co., s e cor Boulevard and Morgan st, two 4-sty brick, \$40,000.

KEARNY.—Isaac Dolgan, 96 Kearny av, 4-sty brick, \$18,000.

IRVINGTON.—Mary Keifer, 98 22d st, 3-sty frame, \$5,000; Justus Halmbrecht, 14 22d st, 3-sty frame, \$6,000.

BELLEVILLE.—James Ferrara, 6-8 Washing-ton st, 3-sty brick, \$10,000.

GARFIELD.—Joseph Gaydos, n e cor Palisade av and Grand st, 3-sty brick, \$10,000.

PERSONAL AND TRADE NOTES.

C. H. EVERITT, general contractor, has moved his offices to 295 Auburn ave., Buffalo, N. Y.

STARRETT & VAN VLECK, architects, will move their offices from 45 Union square to 8 West 40th st.

F. JACOBSON & G. W. SPITZER, architects, have moved their offices from 132 East 23d st, to 405 Lexington av.

BANKERS BUILDING BUREAU, general contractor, formerly at 106 East 19th st, has discontinued business.

THOMAS W. BIDDLE, JR., architect, has opened offices for the practice of his profession at 574 Lexington ave., Brooklyn.

E. E. HALL & CO., 80 Maiden lane, insurance brokers, have taken over the business of Henry W. Brown & Co., 100 William st.

THE MARBLEOID CO., 47 West 34th st., has recently established a branch office at 122 South Michigan Boulevard, Chicago, Ill.

RENWICK, ASPINWALL & TUCKER, architects, will move their offices from 320 Fifth ave., to 8 West 40th st., about May 1st.

CALDWELL-WINGATE COMPANY, as the general contractor, has the erection of the new Standard Arcade at 50 Broadway well started.

THE DEGNON CONTRACTING COMPANY says its work on the 4th av Subway extension is sufficiently advanced for track laying to begin.

C. HOWARD CRANE, architect, of Detroit, Mich., has opened a New York office at 500 Fifth avenue, where he is associated with Percival R. Pereira.

WILLIAM M. CALDER, former Representative, is recovering rapidly from an attack of grip that has kept him confined to his home since Sunday.

LEWIS & HILL, architects, 335 Brisbane Building, Buffalo, N. Y., desire information and catalogues on ventilating and air cooling systems.

GEORGE DRESS, architect, has moved his offices from 1436 Lexington av to 1931-33 Madison av, corner of 124th st. Telephone, Harlem 4939.

CHARLES SCOTT, New York manager of the Vapor Heating Co., will move his office from 1123 Broadway to the Scribner Building, 597 Fifth av.

H. P. KNOWLES, architect, has moved his offices from 1170 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt av. Telephone, Murray Hill 75.

THE RISING & NELSON SLATE CO., West Pawlett, Vt., has recently opened a New York office in the Singer Building under the management of Leigh Lundy.

D. J. NEWSON CONTRACTING CO., 1153 Cleveland st, Niagara Falls, N. Y., desires samples and catalogues from building material dealers and manufacturers.

C. T. HENRY, electrical contractor, 54 West 39th street, has recently opened a most artistic showroom for the display of lighting fixtures and electric hardware.

A MEMORIAL WINDOW from the Thomas Jones Decorative Glass Company, of Brooklyn, was unveiled at St. John's Lutheran Church at Bath Beach last Sunday.

J. HARRY MOUNT AND D. C. CONKLIN, JR., have formed a partnership to conduct a general contracting business under the name of Mount & Conklin at Belmar, N. J.

FRANCIS MASON, of the firm of Mason, Hilton & Co., 17 Battery place, engineers and contractors, was recently elected president of the Association of Harvard Engineers.

JOHN SYNDER, architect, formerly superintendent of construction for the late Percival M. Lloyd, will open an office for the practice of architecture in Poughkeepsie, N. Y.

ALFRED D. FLINN, deputy chief engineer of the New York City Board of Water Supply, has been elected one of the vice-presidents of the Association of Harvard Engineers.

LOUIS F. HAFFEN, former Borough President of the Bronx, will be the guest of honor at a dinner at the Bronx Hof Brau House, on Bergen avenue, next Monday evening.

LIPPE CONTRACTING CO., Herman F. Lippe, president, has moved its offices from 150 Nassau st. to the Vanderbilt Concourse Building, 52 Vanderbilt av. Telephone Murray Hill 1747.

LEWIS NIXON has resigned as acting commissioner of Public Works and consulting engineer of the Borough of Richmond. Pressure of business is given as Mr. Nixon's reason for his retirement from public service.

OLIVER MITCHELL AND WM. W. SELLEW, architects, have formed a partnership for the practice of their profession and under the name of Mitchell & Sellow have opened offices at 609 Strickland Building, Roanoke, Va.

N. B. SMYTH, of 413 East 34th st. is making a good job of sand-blasting the granite walls of the United States Postoffice, which has been a grimy and ill-looking structure in contrast to fine buildings around it these many years.

EDWARDS ELECTRICAL CONSTRUCTION CO. has moved its office to 70 East 45th st. room 4039. Telephone, Murray Hill 385.

ALFRED BEINHAUER, general contractor, has moved his offices to 44-60 East 23d st. Telephone, Gramercy 4313.

ALBERT E. DAVIS, president of the Bronx Chamber of Commerce, has invited several speakers of prominence to address the diners at the banquet of the Bronx Chamber of Commerce at Ebling's Casino, 156th st and St. Ann's av, on the evening of Tuesday, April 6.

FREDERICK FATZLER, a general contractor prominent in Newark, N. J., and vicinity, was thrown from his carriage in a collision with a trolley car at Hilton, N. J., Thursday evening, March 25, and rendered unconscious. He was taken to his home in Hilton suffering from painful bruises and shock.

CHARLES R. CRANE, the Chicago manufacturer of valves and fittings, with a branch house in New York, is spending the winter here and residing at 31 West 12th st. Hereafter his official residence will be at Woods Hole, Mass., where he has a summer home. Mr. Crane says his only reason for removing from Chicago was because of the tax laws of the State.

JOHN OAKMAN, architect, who recently returned from Europe where he drove an ambulance for the Allies in France, was the guest of honor at a dinner held at the St. Anthony Club, Monday evening, March 29. Among those present were Amos Pinchot, Townsend Morgan, A. L. Kramer, J. H. Freedlander, James Nash, H. Gotschies, J. Otis Post and George H. Payne.

ANDREW C. MCKENZIE exhibited at the University Club in Brooklyn last Friday night a new civic-center plan for Brooklyn. By the new plan the elevated railroad structures near City Hall would disappear and Washington st is widened to 110 ft. He is to draw up the new plans. Mr. McKenzie is a member of the firm of McKenzie, Voorhees & Gmelin, architects, for the new Municipal Building.

SHIRE & KAUFMAN, architects, 373 4th av. have dissolved partnership by mutual consent. Mr. Shire has assumed the unfinished work of the firm and will, until further notice, have charge of all new work undertaken by Mr. Kaufman. The plans and other documents of all work already executed by both Mr. Shire and Mr. Kaufman as well as their present offices, will be retained by Mr. Shire.

SCHENCK & MEAD, 105 West 40th st., a firm composed of two women architects, recently won the first prize in a competition held under the auspices of the City Club of Chicago, for plans for a "neighborhood center." The programme of the competition permitted the selection of any location in any city for their ideal center and the winning firm selected one square mile of the Bronx, between Washington Bridge and Macomb's Dam Park.

MORRIS EVENING HIGH SCHOOL'S course in structural drawing is now organized and the class has been divided into two groups. In the second group a few vacancies exist. The course consists of the following: Rudiments of structural design, strength of riveted connections, properties and uses of structural shapes, details of beams, columns and grillages, shop practice and detailing of entire steelwork for a simple building. The course is designed to give the student a practical knowledge of detailing in accordance with the most approved practice in the important engineering offices. The student will be expected, at the end of the first term, to be able to detail any part of the steelwork of a simple building from foundation to roof. For further information apply at Morris Evening High School, 166th st and Boston rd, Monday to Thursday, 8 to 10 p. m.

OBITUARY

JAMES M. CHATTERTON, a retired builder, died of heart disease at his home, 503 Hancock st, Brooklyn, Wednesday, March 31. He was seventy-eight years old. He is survived by his widow and six children.

HENRY HOLST, a carpenter and general contractor, died at his home, 292 Jay st, Brooklyn, Monday, March 22. He was born in Germany 68 years ago and had been a resident of Brooklyn for 45 years. He is survived by his widow.

GEORGE H. SOMMER, builder, who was engaged in the general contracting business with his father, George A. Sommer, died at his home, 599 Lafayette ave., Brooklyn, Wednesday, March 24. He was born in Brooklyn, thirty-two years ago.

WILLIAM BEYER, a retired building contractor, died of pneumonia at his home, 23 Wellington Court, Brooklyn, Tuesday, March 23,

He was born in Gudenburg Germany, 80 years ago and had lived in Brooklyn for 62 years. He is survived by two sons and two daughters.

THOMAS R. JOHNSON, an architect, for a number of years in the office of Cass Gilbert, 11 East 24th street, died at his home, 629 West 115th street, Tuesday, March 30. Mr. Johnson was formerly a resident of Mt. Vernon, N. Y., where he was a prominent member of the Siwanoy Country Club, and an expert golfer.

LOUIS BEER, a well-known builder of Brooklyn and long active in Republican politics in that borough, died at his residence, 134 Bainbridge st, from hardening of the arteries, Thursday, March 25. Mr. Beer was born in Berlin, Germany, sixty-nine years ago, and during his long residence in Brooklyn he was identified with the big building interests in the borough. Mr. Beer was the builder and owner of the Fulton Theatre.

FOSTER CROWELL, consulting engineer for the Borough of Queens, and Street Cleaning Commissioner of New York City during Mayor McClellan's administration, died at his home, 188 Franklin place, Flushing, Monday, March 29. Mr. Crowell was one of the most distinguished civil engineers in this country. He was born in West Chester, Pa., in 1848. Mr. Crowell worked in the West Indies, Central America and Canada. He was for a long time consulting engineer for the Pennsylvania Railroad, and in 1891 was consulting engineer for the City of New York. Later he studied abroad. At one time he was employed as an engineer by the Republic of Hayti. Mr. Crowell was an ex-director of the American Society of Civil Engineers, a member of the Institute of Civil Engineers and the Great Britain Geographic Society. He is survived by his widow and two sons.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW JERSEY ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Trenton, May 18-20.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

AMERICAN FEDERATION OF ARTS will hold its sixth annual convention at the new Willard Hotel, Washington, D. C., May 12 to 14.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS hold its annual convention at San Francisco, June 30-July 1.

YONKERS, N. Y., MASTER PLUMBERS' ASSOCIATION held its annual dinner at the Elks' Club, Yonkers, Wednesday evening, March 31.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Buffalo, N. Y., May 11-13, with headquarters at the Hotel Lafayette. Secretary, George D. McIlvaine, Oliver Building, Pittsburgh, Pa.

GENERAL SOCIETY OF MECHANICS AND TRADESMEN will hold the closing exercises of the school department at the Engineering Societies Building, 25 West 39th street, Thursday evening, April 15, at 8.15 o'clock. The address will be made by Albert Shiels, Litt. D.

THE MASTER BUILDERS' ASSOCIATION OF PLAINFIELD N. J., at the meeting, held Thursday, March 18, re-elected the following officers: Charles Krause, president; L. B. Woolston, vice-president; L. T. Titsworth, secretary, and Seaman Williams, treasurer.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G. Purdie, Marbridge Building, New York City.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention in conjunction with the Southern Hardware Jobbers' Association at New Orleans, La., April 20-23, inclusive. Secretary, F. D. Mitchell, Woolworth Building, New York.

CHICAGO ARCHITECTURAL EXHIBITION, given jointly by the Chicago Architectural Club, Illinois Society of Architects, the Illinois Chapter, American Institute of Architects and the Art Institute of Chicago, will be held in the galleries of the Art Institute of Chicago, April 8 to 28.

MECHANICS AND TRADERS EXCHANGE OF Brooklyn, at its annual meeting held Tuesday, March 30, re-elected the following officers for the coming year: Walter L. Castle, president; W. C. Williams, vice-president; J. J. Dalton, treasurer; D. J. Morrison, secretary. The board of managers includes Joseph A. Guider, J. Morton Halsted, Thos. B. Minter, C. E. Anslm, E. D. Newman, John McKeown and M. M. Cauda.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the New Willard Hotel, Washington, D. C., Sep-

tember 20-23 inclusive. E. S. Marlow, of the Potomac Electric Power Company, Washington, D. C., is chairman of the convention committee. The schedule of sessions, papers, etc., will be announced later.

ARCHITECTURAL LEAGUE OF NEW YORK and the National Sculpture Society, held a joint dinner at the Fine Arts Building, 215 West 57th street, Wednesday evening, March 31. About two hundred members and guests were present, all in costumes of the Latin quarter of Paris. The decorations of the room were also patterned after this section.

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.

RECENT INCORPORATIONS.

CROMPTON BUILDING CORPORATION, realty and construction, has been chartered with offices in Manhattan. The directors are Hugo H. Piesen, 409 Pearl st.; Robert G. Peters, 302 Broadway, and Nathan Rodner, 98 Manhattan av. B. Fliashnick, 302 Broadway, attorney.

THE EIGHTY-FIFTH ST & RIVERSIDE DR CO. is a \$125,000 company chartered with offices in Manhattan, to do a realty and construction business. The directors are Walter J. Rosenstein, Edwin Horwitz and Anna B. Goldfaub, all of 346 Broadway. The attorneys are Horwitz & Rosenstein, 346 Broadway.

A. DAVIS & CO., general contractors, have filed incorporation papers with \$5,000 capital stock. The directors are Adolph Davis, 499 East 170th st.; Morris Wolfson, 807 East 153d st., and Philip Wolfson, 1412 Washington av. Frank & Wolfson, 320 Broadway, attorneys.

THE EUROPEAN ASPHALTS CORPN, laying and construction asphalt and cement floors and waterproofing work, has been chartered, with offices in Manhattan, to do business with a capitalization of \$10,000. The directors are Catherine Hannigan, John J. Hannigan, both of 515 West 124th st., and C. Pollard Urquhart, 19 Crescent av, New Brighton, S. I. J. J. Hannigan, 79 Tompkins st, attorney.

THE COMMUNITY BUILDERS has filed incorporation papers with \$50,000 capital stock, to do realty building and as builders, contractors, decorators, dealers in stone, cement, brick, etc., with offices in Manhattan. The directors are Irving E. Burdick, 853 7th av, Jas. J. O'Connell, 424 West 43d st, George A. Rafferty, 100 William st, and four others. Hutchings & Burdick, 100 William st, attorneys.

NEW YORK CITY COMPOSITE BRICK CORPORATION has been incorporated with \$200,000 capital stock with offices in Manhattan, to do a general brick, concrete and construction business, china, terra cotta and ceramic ware, building materials, realty, coke, coal and wood manufacture asbestos and fireproofing. The directors are Roscoe C. Peck, Arthur McCausland, both of 111 Broadway; Louis M. Fisher, 129 Wadsworth av, and two others. The attorney is A. J. Causland, care of Alton B. Parker, 111 Broadway.

AVIATION MATERIALS CORPORATION is a \$10,000 company chartered with offices in Manhattan to produce, refine, treat tin, iron, steel and all other metals, metallic substances, chemicals, etc., coal, oil, ores, etc., quarrying, construction, apply for patents, etc. The directors are George M. Fayles, Carolyn A. Skinner and Violet M. Forrest, all of 233 Broadway. Wm. S. Haskell, 233 Broadway, attorney.

PNEUMATIC PLACING CO. has been incorporated with \$10,000 capital stock to manufacture machines for placing concrete material by pneumatic process, deal in iron, lumber, steel, stone, asbestos, realty, etc., with offices in Manhattan. The directors are Isaac Levin, 198 Rutledge st.; Philip F. Levine, 17 Varet st., both of Brooklyn, and Jas. A. Graham, 45 Broadway, Manhattan. The attorneys are Silverman & Silverman, 93 Nassau st.

VOORHEES REALTY CORPORATION has been chartered with \$25,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Harrison E. Persons, 157 Montague st, Henry A. Smith, 246 East 6th st, Frank E. Varriale, 1315 54th st, and two others, all of Brooklyn. Shelp & Brownell, 111 Broadway, attorneys.

GEORGE H. CURTIS CONSTRUCTION CORPORATION has been chartered with \$50,000 capital stock to do a realty, general construction and contracting business with offices in Manhattan. The directors are Louis E. Lannan, 125 So. 2d av, Mt. Vernon, N. Y., J. Barker Mackie, 15 Wall st, and John C. Tomlinson, Jr., 35 Wall st, Manhattan. Tomlinson, Cox & Tomlinson, 15 Broad st, attorneys.

THE BROOKE ESTATE has filed papers with \$12,000 capital stock to do a realty, construction and contracting business with offices in Manhattan. The directors are Elizabeth G. Langford, Frederick W. Langford, both of 446 Ocean av, Alice R. L. Whiting, 357 Ocean av, and three others, all of Brooklyn. Tallmadge W. Foster, 257 Broadway, attorney.

EASTERN NEW YORK MARBLE CO. has been incorporated with \$10,000 capital stock to deal in marble, tile, building materials, realty, etc., with offices in Brooklyn. The directors are Carmelo Mazzary, 131 Hindsdale st, Jos. Parisi, 309 Glenmore av, and Antonio Primo, 182 Williams av. The attorney is Benjamin Chess, 302 Broadway.

BUILDING MATERIALS AND SUPPLIES

CEMENT SITUATION MUCH IMPROVED—GREAT INCREASE
IN ACTIVE LEHIGH CAPACITY—BIG GAIN IN BUILDING

Lawmakers Retard Supply Orders
—Encouragement in Stock Market

APRIL opens the building material market with much better prospects of normal building conditions. Portland cement is much firmer. There is a general advance expected in single and double window glass. Plate glass is firm at 90-30 and 90-35 discount from May 1914 lists. Steel at Waverly is now \$1.90 with prospects of an early advance for structural material. Trap rock held its own despite a five cent decline in crushed bluestone, making the current price 85 and 95 cents. Linseed oil is one cent higher and is now quoted on card at 62 and 63 cents. Sand is 5 cents a cubic yard lower.

In the money market the tendency is to drop from 6 to 5½ per cent. in mortgage loans, and outside of lower Manhattan premiums for accommodation are low. In Manhattan below 125th street, accommodations for financing commercial buildings bring about 6 per cent. and carry with it broker's premiums of varying amounts depending upon location and character of building.

More common brick is being quoted at wholesale New York at \$5.75 a thousand and than in any time so far this year.

Prospective builders who have found it difficult to raise money on building projects during the last year are taking considerable hope in the changed condition of the local market, which in the last two days of March developed a million shares traded per day, and confirms the prediction made two months ago, that almost normal conditions would prevail in the money marts by the time builders were ready to make engagements for fall and winter construction work.

The Portland cement situation continues to show signs of clearing. The Vulcanite and Dexter companies each threw in one additional kiln this week, making 154 kilns in operation in the Lehigh district, as against 89 in the same time last year. This is within two of as many kilns as were being operated in the district in the middle of May a year ago. In other words there is 42.2 per cent. more capacity employed in the Lehigh district this year than last year. It is learned that shipments in March were 30 per cent. in excess of those for March, 1914. This is about a normal month's movement. One company not included among the larger operators, has been

making shipments at the rate of 150,000 barrels for the month just closed.

The normal supply of Portland cement for the Metropolitan district is between 6,000,000 and 7,000,000 barrels. Dealers are carrying excess of 300,000 barrels which is sufficient for only two weeks' work. If this estimate is correct it is apparent that manufacturers will not be long contented to sell cement at prices below 70 cents mill. Many have moved up already. Prices are \$1.23 and \$2.32 for current business.

Considerable work is now coming out from road contractors and for municipal improvements, requiring a large amount of cement. Railroad requirements have not been made known owing to the general feeling in their directorates that it is not wise to lay out large sums for improvements while hostile legislatures are in session. Contractors need not expect a large development from this source until after the legislatures adjourn. One man said that if legislators would heed the best interests of their constituents by using their repealer power and postponing new business-disturbing legislation for the time being, and thus permit the railroads to earn enough to make profitable securities largely held by savings banks, local shops would begin to hum with railroad orders and reconstruction would proceed. He said that until the railroads have some assurance that current business baiting legislation has ceased current orders will continue to be retarded.

Plan filings in the five boroughs for the week ending April 2 follow: In the same week last year there were 354 buildings projected at an estimated value of \$2,701,059. The total construction for New York City in the current quarter was 2,831 buildings at an estimate value of \$36,882,769, as compared with 2,479 building plans filed with the first quarter of last year at an estimated value of \$29,162,570, a gain for the first quarter of 1915 of 352 in volume and \$7,720,199.

	Week ending	
	Mar. 26	April 2
Manhattan...	15 \$ 660,800	8 \$2,189,500
Bronx.....	23 574,600	26 547,350
Brooklyn....	149 1,290,500	111 1,079,700
Queens.....	172 718,169	97 272,286
Richmond....	31 49,145	27 27,493
Total.....	390 \$3,070,430	269 \$4,116,329

COMMON BRICK.

Unloading More Active—Sales Exceed Arrivals—Prices Match 1914.

MORE common brick was moved in this city this week than at any time so far this year. Sales on the wholesale docks exceeded arrivals by two bargeloads of 600,000 brick. Prices current correspond with those ruling at the opening of the building season last year.

Official transactions for Hudson River brick covering the week ending Thursday, April 1, 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.	
	Arrived.		Sold.
Open barges, left over, Friday A. M., Mar. 26—9.	—	—	—
Friday, Mar. 26.....	2	6	6
Saturday, Mar. 27.....	12	8	8
Monday, Mar. 29.....	8	6	6
Tuesday, Mar. 30.....	9	6	6
Wednesday, Mar. 31.....	2	5	5
Thursday, April 1.....	10	14	14
Total.....	43	45	45

Reported en route, Friday, April 2—6.

Conditions of market, steady. Prices: Hudsons, \$5.50 and \$6. Raritan's, \$6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7 and — (yard). Cargoes left over Friday A. M., April 2—7.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to April 2, 1915.

Note.—Current price changes are indicated by black-face type. For comparison see Record and Guide, March 5, 1915.

Hudson common No Quotation
Hudson covered \$5.75 @
Raritan common @ 6.00
Second hand common @ 2.75
Newark (yard) 7.00 @
Front or face 18.00 @ 36.00
CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
Domestic Portland, Spot..... \$1.23 @ \$1.32
Over 30 days 1.42 @

10c. bag; returns on bags.
Mill base nom
Con. Rosendale Nat. to dealers, \$0.90 @
Dealers price to job..... 1.10 @
7½c. bag; returns on bags.

Alsen's German No Quotation
Dyckerhoff German No Quotation

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
Trap rock, 1½ in. \$0.95
Trap rock, ¾ in. 1.05
Bluestone, 1½ in. \$0.85 @ 0.95
Bluestone, ¾ in. \$5¼ @ .95

GLASS, Windows—from jobbers' list—Discounts.

Single thick 90-20
Double thick 90-25
Plate (May 1 list) 90-30 @ 90-35
GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in. \$0.85
¾ in.95
P. S. C. gravel..... 1.00

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—
4x12x12 in. \$0.06
6x12x12 in.084
8x12x12 in.102
10x12x12 in.12
12x12x12 in.15

Interior—
2x12x12 in. \$0.048
3x12x12 in.048
4x12x12 in.054
6x12x12 in.072
8x12x12 in.096

LIME (Standard 300 lb. bbls. wholesale):
Farnham Cheshire, finishing... \$1.55 @ \$1.60
Eastern common 1.25
Hydrated finishing 8.50

LINSEED OIL—
American Seed City Raw... \$0.62 @ \$0.63
American Seed City Boiled... .61 @ .62

LUBRICANTS (Mineral):
Black, refined, summer... \$0.13½ @
Black, reduced, 27 gravity,
35 @ 30 c. t.13 @ \$0.13½
Wax, crude per lb. 3½ @ 3¾
Cylinder, light filtered..... 21½ @ 23
Cylinder, dark, steam, refined... 15½ @ 25

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 in. \$22.00 @ \$27.50
14 to 16 in. 28.00 @ 33.00
Heart face siding 4-4 & 5-4 @ 28.00
Flooring, 13-16x2½ & 3 ins. 13.50 @ 26.00

Hemlock, Pa., f. o. b. N. Y. base price, per M. @ 24.00
Hemlock, W. Va. base price per M. @ 24.00
Hemlock, Eastern mixed cargoes 19.50 @ 21.50
(To mixed cargo price add freight \$1.50.)
Spruce Canadian \$24.00 @ \$25.00
Spruce (W. Va. f. o. b. N. Y., lighterage limits):

2x4, 18 and 20 ft. \$25.50
8x8 and under, 16 ft. and under..... 24.00
9 in., 16 ft. and under..... 29.00
2x6, 10 and 14 ft. 23.00
2x8, 12 and 14 ft. 23.00
2x10, 3x10, 10 to 16 ft. 29.00

Add \$1.00 per M. for each inch over 12 ins.
Add \$1.00 per M. for every 2 ft. over 20 ft. in length.
1x2 shingling lath, rough or dressed one side \$26.00

LATH (Eastern spruce f. o. b. N. Y.):
1½-in. round wood @
1½-in. slab \$4.25 @

PLASTER—(Basic dealer prices, at yard, Manhattan):
Masons finishing in 100 lb. bags, per ton \$8.50 @

BLOCKS—
2 in. (solid) per sq. ft. @ \$0.06
3 in. (hollow) @ .06½
4 in. (hollow) @ .07½
Boards ¾ in. thick, per sq. yd. @ .16

SAND—
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale..... .45
SLATE (Per Square, N. Y.):

Penn. Bangor ribbon \$4.10 @ \$4.75
Munson, Maine, No. 1..... 5.50 @ 7.75
Munson, Maine No. 2..... 4.50 @ 6.75
No. 1 red..... 10.00 @ 12.00
Unfading green 4.00 @ 6.00
Genuine Bangor (stiffening) .. 4.75 @

Pen Argyle 4.00 @ 6.00
Vermont, sea green 3.00 @ 4.20

STRUCTURAL STEEL (Waverly):
Beams & channels up to 14 in. \$1.85 @ \$1.90
Beams and channels over 14 in. 1.85 @ 1.90
Angles 3x2 up to 6x8..... 1.85 @ 1.90
Zees and tees 1.85 @ 1.90
Steel bars, half extras..... 1.80 @ 1.85

Condition of market, stiffening at top quotations. Price: Hudson, \$5.50 to \$6; Newark, yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., April 3—11.

OFFICIAL SUMMARY.
Left over Jan. 1, 1915..... 64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Apr. 1, 1915. 222
Total number of barge loads sold Jan. 1 to Apr. 1 215
Total No. bargeloads, Jan. 1 to Apr. 2, 1915 7
Total No. bargeloads left over Jan. 1, 1914 87
Total No. bargeloads arrived, including left over, Jan. 1 to Apr. 2, 1914..... 144
Total No. bargeloads sold Jan. 1 to Apr. 2, 1914 133
Total No. bargeloads left over Apr. 3, 1914. 11