

NEW YORK, APRIL 10, 1915

## HOW PORT DEVELOPMENT IS HINDERED

Shoals Block the Way to Piers for Deep Draught Vessels  
So Factories and Warehouses Cannot be Built There

By CYRUS C. MILLER

IF the charge were made against the city that it did not pursue business methods in the development of its own resources, probably a prompt contradiction would come from the average citizen, who would say that the city is spending too much money on the development of its resources.

It is a fact that the city has neglected for many years the perfectly obvious development which could be made at a comparatively small cost, and which would result in enormous increases in taxable values.

This is the development of certain of its waterways, which will be followed by renewed life and activity in those sections of the city which are losing their value because the water ways adjacent to them are not suitable for modern traffic needs. The city has not brought to bear on Congress the force that it could, nor has it spent its own money to effect this increasingly necessary work. To meet commercial needs the depth of the channel in the East River must be made at least 35 feet.

The traffic of the East River is enormous. Every obstruction in the channel or to access to the piers makes the handling of the freight on the river more hazardous and more expensive, thus affecting the interests of the whole city, and indeed, of the whole country. In the decade from 1871 to 1880 the value of the imports and exports of the port of New York as compared to those of the United States was 55.7 per cent; from 1881 to 1890, 55.1 per cent.; from 1891 to 1900, 49.6 per cent.; from 1901 to 1910, 45.9 per cent., and from 1911 to 1913, 46.2 per cent., showing a gradual decrease. This article, however, is designed more particularly to direct attention to the evil effect which these obstructions have on the development of the water front, especially on the East River, and the decrease in assessable values of neighboring property.

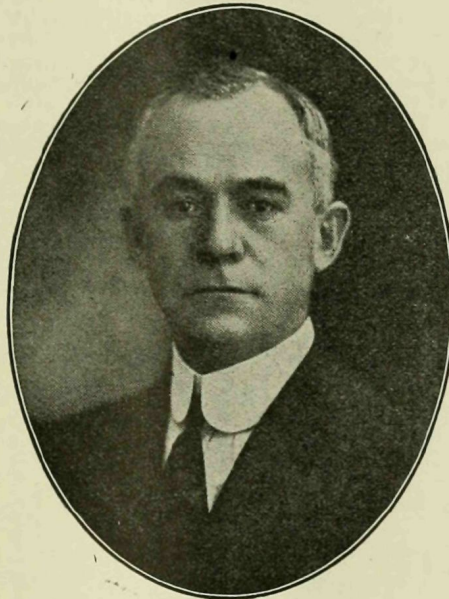
A glance at the map of the city will show that off the Battery are two shoals which interfere with ingress and egress of deep vessels to and from the shore. The larger and more important of these shoals will cost approximately \$777,223, to remove, and the other \$149,490.

### Obstructions in the Hudson.

On the West Side from the neighborhood of Pier 48 at Perry Street to Pier 62 at 22nd street, is a bar which should be dredged so as to give access to the piers in that vicinity. This will cost \$502,800. This is about the only work of the kind necessary to do on the West Side, but following the course of the East River from the Battery we find that on the Brooklyn side from Washington street to Hudson avenue, is a shoal along the shore which should be removed to give access to that locality. This will cost approximately \$31,066.

### East River Shoals.

On the Manhattan side between Gouverneur Slip and Corlears Hook is a shoal which interferes with traffic in the main channel. This would cost approximately \$451,058 to remove. Further north in the middle of the East River



HON. CYRUS C. MILLER.

running from a point about opposite Rivington street to a point opposite East 11th street is a bar which is very troublesome to river traffic for large boats. This would cost approximately \$163,396 to remove.

Along the shore front from Grand street north to East 32d street is a shoal which prevents access for larger vessels to all the piers within that district, a distance of approximately a mile. This will cost \$1,332,000 to remove. In the middle of the river likewise, between East 34th street and East 43d street, is a shoal which interferes greatly with the channel traffic. It will cost approximately \$1,030,622 to remove. On the opposite side of the river from Newtown Creek to Hallet's Cove, along the Long Island City waterfront is a shoal which must be removed before the waterfront values can be increased. This would cost \$1,966,928.

On the Manhattan side again, from East 63d street to East 85th street, along the shore front is a shoal which will cost \$450,000 to remove.

Outside the pier-head line between East 91st street and East 93d street is a shoal which will cost \$141,579 to remove. In the Hell Gate Channel between Astoria and Ward's Island are the rocks which the Government has been removing for years. The remaining obstructions are a great menace to the through traffic. They will cost \$2,936,231 to remove. Further north between the Sunken Meadow and the Long Island shore in mid-channel is a shoal which will cost \$2,768,311 to remove. East of Port Morris the dredging will cost approximately \$1,124,719.

These items and some others might be classified as follows:

1. To provide a channel 35 feet deep at mean low water...	\$8,616,780
2. To give access to wharves.	2,129,458
3. East Channel Blackwell's Island .....	2,652,281
<b>Total .....</b>	<b>\$13,398,519</b>

They are for the work which the Federal Government undertakes in its development of the navigable waterways about the city. It might be contended that the city is not responsible for such work and should not trouble itself about it, but for every day that passes with such obstructions in the rivers about the city, a loss to the traffic of the Port of New York occurs which is too great when we consider the relatively small amount of the money required for the work. The State of New York contributes much to the national treasury and the city should be unflagging in its attempts to have Congress make the necessary appropriations. Colonel William M. Black, U. S. A. Engineer Corps and Engineer in charge of the First New York District has been insistent in urging the development of the port.

### On the Harlem.

On the Harlem River it will be necessary to continue the Harlem Ship Canal from its present terminus east of the Johnson Foundry in a straight line west to the Hudson River. Arrangements are being made by the United States Government, the State of New York, and the City of New York for this work.

The pier of Highbridge is a great menace to traffic and must be removed, and the channel of the Bronx Kills which lies between Randall's Island and the Bronx shore, must be deepened.

An examination of the parts of the city on the East River where shoals prevent access to the piers will show that as modern deep draught vessels are unable to use the piers, the steamship lines have been moving to the North River. Factories and warehouses which naturally would accompany the steamships on the East River, are being abandoned and there is a very marked decrease in the values of property all along the river front on the East River from the Battery to 34th street.

### Financial Considerations.

The amount of money necessary for the Federal Government to deepen the channels and for the city to secure access to the piers is insignificant compared to the tremendous increase in values which would follow immediately upon the development of the East River water front. This increase in tax revenue would relieve property in other parts of the city.

For the past twenty-five years the attention of the financiers of the county has been concentrated on the development of railroads. The opening of the Panama Canal and the opportunity for participation by the United States in the trade of the world will force upon the public mind the necessity of developing our shipping. The Port of New York must be made ready to accommodate the increased trade which will come through it as the gateway of the continent.

It is fair to the city to say that probably it would do its part of the work if the Federal Government would carry on the work herein shown to be so necessary, but it could do no more valuable work than to urge upon the Federal Government the immediate necessity of developing the port facilities of the city by the improvements herein enumerated.

# FIRE TOWERS FOR TENEMENT HOUSES

Farewell to the Outside Fire-Escape—The New Style Exit is Built in a Recess of a Side Wall—A Fireproof Passage from Every Apartment

By ROBERT D. KOHN\*

It seems to me that the building and technical papers have not adequately noticed a real discovery. Some one has actually found a cheap and practical substitute for the ugly fire-escape that hangs on the front of almost every non-fireproof tenement house in the city. We have had improvements of other kinds, better material used in tenement house construction, better plans, less cheap imitation, less ornamentation; but the iron fire-escape was always with us. In fact, the law seemed to relish its hideous and inefficient bulk, to demand it on the face of every building. It would be a slight exaggeration to say that the Tenement House law specifies the color of paint to be used on the iron, but it is certain that the miserable exterior iron fire-escape seemed to have a strangle-hold on the non-fireproof building of this character.

Now along comes Andrew J. Thomas and works out a plan whereby he applies the principle of the fire-tower to a 50-foot tenement house. Of course, the fire-tower has been used in big buildings for years. Philadelphia has received credit for its more recent discovery, though it was used in practically the same form twenty years earlier.

We had gone so far in this city as to discourage the use of the common fire-escape on buildings other than tenements, even to prohibit its construction. That was perfectly right from the fire-protection point of view.

The old type exterior fire-escape on high buildings is a source of danger rather than a means of safety. The

Labor Law and the Fire Protection Law both favor the fire-tower stair as a means of escape. But this progressive step had not penetrated our cast-iron tenement house legislation.

Now the exterior stairs fire-escape has been practically worked out for a fifty-foot tenement. We heard at first that the Tenement House Department might graciously approve it! We hear now that it cannot do so. Even our intelligent Commissioner has not that discretion under this un-American law.

I am sending you some sketches of this scheme. It seems very simple and surely is very practical. The whole thing consists of an open fire-tower stairs built in a recess in the side wall of a tenement house in such a way that it gives direct and safe access to each apartment in the entire house and a fireproof exit passage out to the street at the foot of it.

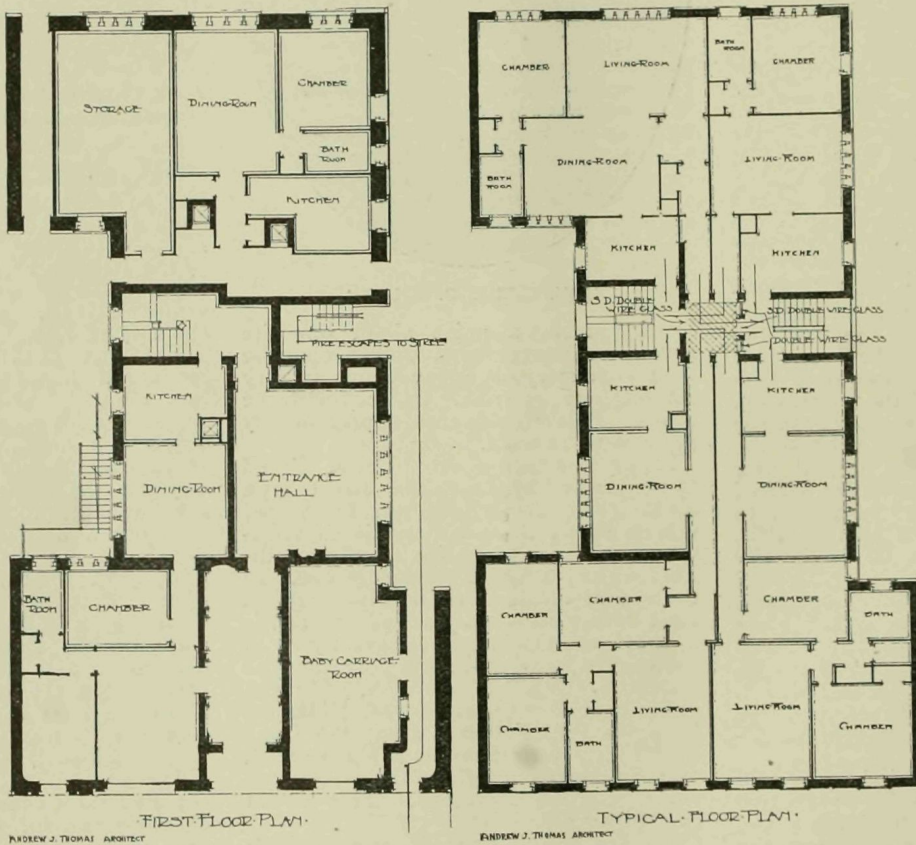
This scheme would hardly increase the cost of any 50-foot house more than \$500. It would greatly improve the appearance of the house and immensely improve its safety. I trust this letter will help to spread knowledge of this arrangement to your readers and to the public generally.

### Need of a Board of Appraisers for Tenement Plans.

I understood Mr. Thomas was hopeful at first that he could get the approval of this device from the Tenement House Department. At last accounts an amendment to the law from Albany may be necessary! Its immediate acceptance would be assured if the Tenement House law were subject to a proper board of appeal composed of qualified technical men. Such a board would not hesitate in so evident an effort to provide an

adequate and superior substitute to what is required by law.

The design and construction of public buildings and of great commercial structures are constantly being improved by the thoughtful study of our best architects. The cheaper tenement receives little skilled study. We must therefore be encouraged to find that the man who is responsible for suggesting this improvement is one who has deserved public praise on other occasions. To a tenement built from his design was awarded one of the Tenement House Medals of the New York Chapter, A. I. A., in 1912; and to another one of his houses was awarded an honorable mention in 1914. As the appearance of our city is most influenced by improvements in the design of our tenement houses, such progress is of public interest.



TYPICAL PLANS OF A FIVE-STORY BUILDING SHOWING THE ELIMINATION OF BOTH FRONT AND REAR FIRE-ESCAPES AND THE SUBSTITUTION FOR SAME OF AN INGENUOUS ARRANGEMENT OF OUTSIDE STAIRS IN CONJUNCTION WITH REGULAR STAIRS BY MEANS OF A VESTIBULE CONSTRUCTED OF BRICK WALLS, FIRE DOORS AND WIRE GLASS TO PROVIDE LIGHT.

\*Chairman City Departments Committee, N. Y. Chapter A.I.A.; President National Fire Protection Association.

## LOW BUILDINGS MORE PROFITABLE

Space Above Second Story Rarely Pays More Than Interest on Investment Plus Depreciation, Says a Big Operator

The new business building on the Astor House site will be but seven stories high. Each passing year increases the number of large property owners who share the conviction that tall buildings are less profitable proportionately than low ones. William E. Harmon, head of Wood, Harmon & Co., in a letter which he wrote not long ago to the Board of Estimate, said:

"To my mind, it has been thoroughly demonstrated that the space above the second story rarely, if ever, pays more than interest on the cost, plus depreciation of the building, and bears no part of the burden of the land. A good many years ago we decided, after the careful-

lest study, to construct no buildings over two stories in height unless we had a responsible tenant who would pay a rent sufficiently high to amortize the upper stories within the period of the lease. We build such structures on land ranging as high as \$30 or \$40 a foot, and have never seen any reason to regret our decision; in fact, the precedent we set has either been followed by, or simultaneously adopted by such men as, in my opinion, represent the shrewdest real estate investors in the country.

"Our policy, it must be admitted, is extreme, but so far far it has proven sound, for while I have been an opponent of high building investment for many

years, each year increases the number of large property owners who share our conviction. From the point of view of the city the most serious effect from high buildings, is the menace on surrounding property. If a limitation were established that would keep all the buildings to a moderate level, practically all available space would be improved.

"I think there are less than a dozen high buildings in the United States ten years old that are paying 6 per cent. on the investment, with a fair amortizing sinking fund, and as all possible increment is destroyed when such a building is constructed, 6 per cent. is a very low return to expect from the investment point of view. I think it will also be found, that such buildings as are paying in this country, are either in the extreme West, possess an exceptional control over tenants desiring space, or were built during a period of low costs."

## INDUSTRIAL BOARD'S GREED FOR POWER

The Recodified Law Gives It Authority Over Business Methods and Personal Conduct, as Well as Over Construction of Factories and Stores

THE powers of the Industrial Board of the State Department of Labor will be greatly enlarged if the recodification of the Factory Laws, which the State Factory Investigating Commission has prepared, is approved by the Legislature and the Governor. The new code is embodied in a report to the Legislature, signed by the majority members, with Senator Wagner as chairman and Abram I. Elkus as counsel. What purports to be a recodification amounts in parts to new law, and more drastic than the old; whereas the public had been led by official assurances to expect that the code would be moderated.

The general effect is to intrinch the Industrial Board so securely in the statute law, and to arm it so completely as to constitute it practically the sole arbiter over the construction, alteration equipment and maintenance of factory buildings and mercantile establishments in the entire State of New York.

To the Commissioner of Labor is given the unique prerogative of passing upon appeals from his own orders, inasmuch as he is constituted the chairman of the Industrial Board, which is the only court an aggrieved property owner may appeal to under the law. The board, being generally directed by the new law "to provide reasonable and adequate protection to the lives, health and safety of all persons employed in and frequenting factories and mercantile establishments," it is empowered to make rules in accordance with this policy.

### Extraordinary Authority.

That is, it may make, amend and repeal rules for sanitation in factories and stores; also rules for the arrangement and guarding of machinery, the storing and keeping of property and articles, the methods and operations by which trades and occupations may be conducted and rules for the conduct of employers and employees, as well as rules for the construction, alteration and maintenance of all such places.

The rules may be made to apply either to existing establishments and buildings or to those to be erected in the future, as the board wills. No such authority over fellow men and business interests was ever before conferred in the American Republic, it is declared.

### A Minority Report.

Laurence M. D. McGuire, as a member of the State Factory Investigating Commission, has presented to the Legislature a minority report on the proposed recodification of the Labor Law. Mr. McGuire differs radically from his colleagues. He recommends, among other things, that the principle of Home Rule be approved so as to leave to cities of the first class jurisdiction over their own buildings.

The report is in part as follows:

"A majority of the New York State Factory Investigating Commission presented to your honorable body on February 15, 1915, a report of their work for your consideration together with a bill 'recodifying the labor law.'

"As a member of the commission I carefully studied the reports submitted and while in the main I agree that the report fairly states the work done by the commission I cannot concur in all the conclusions, and I more particularly dissent to the recommendations as to recodify the labor law and as to the consolidation of various inspection departments in the city of New York.

"It may be that my close connection with business enables me to see matters

affecting labor and capital in a different light than that in which my associates view them. I feel, personally, that sufficient consideration has not been given to the serious disturbance of all branches of legitimate business which has resulted through excessive governmental interference and regulation.

"It has also seemed to me that, apparently my colleagues believed that the end justified the means. The safety, convenience and comfort of labor, desirable it is true, appears to them to be absolutely essential regardless of whether the methods employed to obtain such safety, convenience and comfort would seriously affect business and possibly make it unproductive, discourage investment, and lead to the ultimate unemployment of labor.

### Business Opportunities.

"There are many who believe that opportunity can no longer be grasped by the laboring man and that his condition is a serious one. These people believe that the great combinations of capital have made it impossible for the laboring man to rise from the ranks and become an employer, and to them there is, apparently, an impassable gulf between the employer and the laborer. My viewpoint and belief are different. I believe that labor has as many opportunities to rise to-day as it ever had and that the future of this country holds just as much promise for the individual as it ever did.

"It has seemed to me that the very objects for which the commission is striving will be defeated by the laws they seek to enact. If unnecessary and burdensome regulations are placed upon the employer they will ultimately affect injuriously the laborer.

"It is, therefore, my opinion that while the rights of labor should be safeguarded to the utmost, it is important that nothing should be done to discourage the employer or to impair seriously his investment, for this would cause ultimate unemployment and consequent hardship and distress.

### Building Operations Discouraged.

"As an instance, the enactment of rigid and drastic regulation as the result of what is known as the Asch fire in New York City has had the effect of seriously impeding building operations in that community. While it cannot be positively shown that the measures enacted as a result of the agitation which followed this fire, excellent though these measures may be, have resulted in saving a single life, their rigid enforcement has seriously discouraged building operations in the city.

"Last year's record and that of the year previous were lower than the record of the year of the Asch fire. It is true that part of this loss can be ascribed to the general business depression, yet, the percentage of loss in Greater New York was, I believe, larger than in other cities throughout the country where the same business depression existed, but where the investor and builder were not harrassed and interfered with by unnecessary regulations. In consequence of this slack in building operations thousands of workmen are without employment and it would be difficult to accurately estimate the privation and hardship which has resulted therefrom."

### Specific Objections.

Objecting specifically to the report of his colleagues, Mr. McGuire says:

"1. That it is not a recodification but is a revision of the labor law.

"2. That the proposed additions to the law are drastic and in many instances unnecessary and if enacted business and real property interests will be seriously affected.

"3. That the proposed bill does not give sufficient consideration to the request and suggestions of witnesses who testified before the commission in relation to the requirements for factories and mercantile establishments.

"4. That the enlarging of the definition of the term 'factory' so that it will include almost every building in the State except those used exclusively for dwelling purposes, is contrary to the purpose for which the law was intended.

"5. The attempt to relieve conditions in reference to structural changes in buildings, by stating that provisions of the law will not apply where only four persons are employed in manufacturing, is frustrated by the clause which gives to the Industrial Board power to order any changes which it may require, regardless of the number of people employed.

### Perplexity of Owners.

"This change would make it impossible for an owner to know from one day to another what the Industrial Board may demand.

"6. That the bill allows the construction and alteration provisions of the law to be varied by a board, whose members are admittedly not experts in building construction.

"7. That the new provision of the bill to make 'the law flexible in its application' gives the same board the right to specify building material and forms of construction of buildings. It is unwise to vest this enormous responsibility in persons who are not experts.

"In New York City this work is done by building experts in the employ of the city and their work is reviewable by a Board of Examiners, composed of experts on building construction.

"The transfer of this jurisdiction I believe would be a serious mistake.

"8. That the provision which makes 'an agent in charge of property' criminally liable for failing to do something which he may be unauthorized to do is unfair, and I believe unconstitutional.

"9. That the provision requiring the employment of not less than 125 inspectors regardless of the work to be done is not in accord with business principles of economy.

### New York City Should Be Exempted.

"10. That the bill should exempt cities of the first class, which maintain building departments or bureaus from its provisions in all matters which relate to the construction or alteration of buildings. This exemption might be extended to other cities maintaining efficient building bureaus or departments. In New York City there are building bureaus in each borough, the heads of which are required to be builders or architects of at least ten years' experience and the employees in these bureaus are experts in building construction. The efficiency of the bureaus and the capability of the employees are conceded facts.

"The requirements in New York City are of high standard. Health and life are adequately safeguarded. It would seem to be unfair to take away from New York City and other cities of the first class the jurisdiction over the construction of its own buildings and place it in the State Department which is not as well equipped to pass upon work involving vast sums of money yearly."

## VITAL LEGISLATION PENDING AT ALBANY

### An Annual Mortgage Tax Proposed by Bankers in Retaliation for Repeal of Secured Debt Tax—Lockwood Bill Passes Senate Fight Over Instalment Payments

THE bill to relieve New York City property owners from over-regulation by an over-manned municipal government passed the State Senate with only three votes in opposition. So decided a victory was unexpected, in view of the opposition from City Hall. The understanding is that the Assembly will also pass the bill, and the question will then be squarely up to the Mayor, who has been standing out for a more centralized form of administration.

#### Secured Debt Tax.

The bill introduced in the Assembly by Mr. Talmage (Int. No. 1605, printed No. 1957), which repeals the present secured debt tax on certain securities and places a tax of twenty cents per hundred dollars on various kinds of intangible property, was opposed by the New York Tax Reform Association and the national banking interests at the hearing at Albany. The new tax will apply to the same class of securities that now come under the Secured Debt Law. These are chiefly bonds and mortgages located in other States, and the State and municipal bonds of other States and counties. The bill also subjects to taxation all shares in corporations incorporated under the laws of other States. The estimated amount of revenue is \$10,000,000.

The bill is substantially the measure which has been advocated by the Real Estate Association of the State of New York and other real property interests. The bill exempts from its provisions corporations which pay taxes to the State under Article 9 of the Tax Law. Every owner or custodian of property taxable under its provisions is required to make an annual return to the State Comptroller. The Record and Guide, of March 6, contained the report of an interview with President Morgenthau of the State R. E. Association, outlining reasons for this measure.

#### Annual Mortgage Tax Opposed.

The Advisory Council of Real Estate Interests has registered a strong objection to the passage of any bill which will impose an annual tax on mortgages, thereby repealing the Recording Tax Law which provides for a tax of fifty cents for each one hundred dollars upon any obligation based on real property. This law was passed in 1906. The tax is imposed upon every mortgage at its creation, after which the mortgage is exempted from further taxation. A recent statement issued by the Investment Bankers' Association in opposition to the passage of the Talmage Bill now before the State Legislature which proposes an annual tax upon all debts, except those upon New York State real property, was to the effect that an amendment should be made to this bill providing that mortgages should be taxed equally with other debts if continued in force after maturity. It was claimed that the bill is unequal in its operation in that it favors the real estate interests at the expense of the owners of other bonds. Therefore it was urged by the Investment Bankers' Association that mortgages be taxed at the same rate as proposed for other forms of bonded indebtedness.

The Advisory Council feels that all real estate associations and property owners should communicate immediately with their representatives at Albany and with the Governor in opposition to any such proposed tax on mortgages.

"The incident of such a tax," says a statement from the council, "would fall immediately on the borrower on bond and mortgage. With the increasing city

budget and the possibility of a direct State tax, the burdens upon property owners will become intolerable, if the Recording Tax Law is repealed. While the delegates to the Constitutional Convention are discussing an investigation into New York City finances simultaneously picturing the deplorable condition of New York real estate owners, as a result of over-taxation and over-regulation, it is difficult to understand that the members of the Legislature should seriously contemplate the passage of any law which would impose increased taxation upon these property owners."

#### About Instalment Payments.

Real estate operators and developers are divided over the bill introduced at Albany by Assemblyman Oliver in the lower house and by Senator Simpson in the upper house, making it a misdemeanor for suburban land sellers to use any of the instalment payments made by a buyer of real property until the seller has given a deed to the buyer. The proposed amendment to the penal law reads as follows: "Instalments paid on purchase of real property. Whenever any real property shall be sold under an instalment contract, all moneys paid by the purchaser on account of the purchase price of such property shall be held in trust by the seller, for the benefit of the purchaser until all the liens of encumbrances upon the property purchased shall be satisfied, or a deed to such property has been accepted by the purchaser. Upon default of the seller in giving a deed as agreed by him, to the purchaser, he must on demand forthwith return the instalments to the purchaser and upon his failure to do so he shall be guilty of a misdemeanor."

Opponents of the bill say it is unconstitutional, in that it would restrict the power of contract, and that it would harass mortgagors. When suburban property is bought on time mortgages remain until the purchaser pays the total price, whereupon the seller obtains a release of the mortgage. Few, if any, of the suburban developers, it is alleged, could afford to pay for releases until final payments are made, and they would be exposing themselves to the wiles of tricky buyers if they did.

A correspondent writes: "It is asserted that as the bill is worded, an unscrupulous buyer might immediately upon making his last payment demand a deed free from the mortgage. Every real estate owner knows that it takes time for the developer and builder to get a release. It is asserted that if this bill becomes law a purchaser could upon his demand and failure to receive his instalments back immediately obtain a warrant in criminal proceedings against the seller. Many developers assert that the effect of such a law would be to seriously retard the development and improvement of Nassau, Westchester, Rockland and Richmond counties and that it would inure to the advantage of suburban New Jersey and Connecticut entirely."

Another correspondent writes: "Although framed to eliminate dishonesty, in instalment contracts, it is so drafted that its purpose would not be accomplished. At a time when over regulation is harrasing property owners any attempt to augment such conditions should be opposed by them. Undoubtedly the intention behind this bill is good, but it is questionable whether such regulatory measures should be enacted into law at the present time."

The Governor has signed the Simpson-Lockwood bill which permits the use of cement blocks in the construction of

hallway partitions in tenement houses; where only terra cotta is now used. The Smith aqueduct tax bill (printed No. 2030) has been advanced to third reading in the Assembly.

#### New Assembly Bills.

A. 1663 (Macdonald). Authorizing the commission on new prisons to construct a new prison plant on the Wingdale prison site, in Dutchess county. The commission may modify in such respects as it deems advisable the plans and specifications selected by the board of award as its first choice for such new prison plant, subject to the approval of the state architect. The new prison is to be known as the "Harlem" prison. Prison labor may be employed in the construction of the prison. \$300,000 is appropriated.

#### New Senate Bills.

S. 1402 (Walker). Amending the Tax Law (Subdiv. 7 of Section 4), by striking out the provision exempting from taxation the real property of a charitable, benevolent or eleemosynary corporation, not in use by the corporation, if the erection of a building or improvement on such property is contemplated in good faith. To Tax. & Ret. Committee.

S. 1404 (Walker). Amending the Greater New York Charter (Section 926), by providing that if a tax on personal property shall remain unpaid on August 15th succeeding the receipt by the tax receiver of the tax roll, he may collect such unpaid personal tax by distress and sale. The present law provides for distress and sale in case of non-payment of tax on the 15th day of January succeeding the receipt of the tax rolls. To Cities Committee.

S. 1405 (Walker). Amending the Tax Law (Section 12), by providing for the assessment of all the capital stock of a corporation at its actual value. The present law provides that all over 10 per cent of its capital stock shall be so assessed. The value of such a corporation's real estate is first to be deducted. The present law provides for the deduction of the assessed value of such real estate. To Tax & Ret. Com.

S. 1418 (Spring). Amending the Labor Law (New subdiv. 5 of Section 51), by authorizing the industrial board to suspend enforcement of any mandatory requirement of the Labor Law, or any rule or regulation adopted by the board, if there shall be practical difficulties or unnecessary hardship in carrying out such requirement or rule, and if the spirit of the Labor Law be observed and public safety secured, until the next regular session of the Legislature when the board shall make written recommendations for the repeal, modification or other alteration of such requirement or rule.

S. 1443 (Sage). Amending the Executive Law (New sections 77, 78 and 79), by establishing a State Bureau of Standards in the office of the state engineer and surveyor.

S. 1454 (Boylan). Empowering the Public Service Commission of the First District to adopt plans and profiles showing changes in the railroad and railroad structures, yards, stations and terminal facilities owned or operated by the New York Central and Hudson River R. R. Co., in the section between the northern boundary of the city and Battery Park, as may be necessary to discontinue the use at grade of the streets within such district. Such plans and profiles shall require the railroad company to make such changes, and shall require the city of New York to permit such changes, as in the judgment of the Public Service Commission may be deemed necessary.

## SUBSTRUCTURES IN QUEENS

President Connolly Outlines Plan to Care  
for Locations of Pipes and Ducts in Borough

**B**OROUGH President Connolly is about to submit to the Board of Estimate and Apportionment a plan for standard locations of all substructures in the Borough of Queens within city streets. The plan has been worked out by the Substructure Division of the Topographical Bureau, after considerable study and consultation with all public service corporations operating within the borough, and numerous city officials.

Heretofore it has been the practice of the company installing substructures in the street to select any convenient position in which to locate their pipes or ducts, thereby monopolizing and wasting, unnecessarily, so much space that when later comers began to construct their lines it could be done only at considerable expense.

### Matter Considered.

This matter was considered in Manhattan some years ago, when the first subway was built, and it was proposed to construct pipe galleries on the sides of the subway. When the preliminary plans were drawn, it was found that they interfered with existing vault spaces under sidewalks and added considerable to the cost of the subway, and were therefore abandoned. This bureau considered the proposition of pipe galleries for the streets in Queens, and came to the conclusion that the great expense involved would be greatly out of proportion to the immediate advantage.

The first substructures built in a street are placed there when only a few houses exist and property would be of little value. A pipe gallery built at this period would cost more than the total value of all the real estate along the street. If the pipe gallery were built after the territory had grown up, it could be done only at considerable expense and would necessitate an entire change of existing substructures; so it was therefore decided that the practical solution was to assign definite spaces or lanes within the street limits for each individual city or public service substructures.

The plan proposes that a certain space or "lane" be reserved for each public utility, so that even the last comer will find an unobstructed route for the construction of his line. The plan shows a standard layout for a street upon which there is or which may have a double car track line and on streets that have no double car track line. According to the ruling of the Board of Estimate, any street occupied by a double car track line must have a roadway at least forty feet in width, and it is fair to assume that no street under sixty feet in width will be occupied by a double car track line.

### Unknown Problems.

As it is impossible to determine in advance which streets wider than sixty feet will contain a double car track line, it is necessary to work on the assumption that all streets more than sixty feet in width may possibly have a double car track line; therefore these streets will be given a substructure treatment that will permit the building of a double car track line. It being impossible to anticipate where the rapid transit subways will be built, this matter will be entirely ignored, especially as subways are now built with their roofs or top surface at least five feet below the surface of the street; and, as they are always placed on wide avenues, this will not cause as great a change as might be supposed.

The matter of money saved by the adoption of this arrangement has been considered, and a comparison made with

the Borough of Brooklyn, which is more thoroughly developed than Queens and is about two-thirds as large in area; and it is fair to assume that the Borough of Queens will grow somewhat on the lines that the Borough of Brooklyn has grown. In other words, it will be largely residential, with its factory areas near the river fronts. It has been found that at the present time the Borough of Brooklyn installs, exclusive of sewers, about \$1,300,000,000 worth of substructures each year. Representatives of the different corporations laying mains and duct lines in Brooklyn have estimated that such a standard substructure arrangement would save their companies in this work between ten and twenty per cent. of the cost of construction each year. This would mean a saving of between \$100,000 and \$200,000 a year. This saving would mainly affect corporations, but it would also interest the taxpayer by lessening the cost of construction, whereby the price charged for water, gas or electricity could be reduced. The mutilation of pavement, moreover, would be greatly reduced by a systematic location of substructures.

### President Connolly's Opinion.

Referring to the subject, President Connolly said recently: "In a suburban street in the Borough of Queens, after a few houses had been built, the first substructure to be installed would be water mains. These mains would be placed in their assigned lane in a permanent location. An adequately sized pipe would be put in that would supply the street for all time. Later, the gas main would be placed in the street in its assigned location. Then the sewer would be built. Perhaps these structures would be all that would be built for several years; but the telephone company and electric light and power company would know that there was a lane assigned to them in which to place their substructures, which would be kept free of all obstructions.

"As the city finally grew up solid, high pressure water mains for fire purposes would be put in; the location for these has also been reserved. Other spaces would be preserved for pneumatic mail tubes, steam pipes or other public utilities. In other words, the underground portion of the street would grow on definitely planned lines in the same manner that a city should grow above ground, on systematically planned lines.

### To Submit Map.

"The maps showing this standard arrangement would be submitted for approval to the Board of Consulting Engineers, City of New York, and, after meeting their approval, will be brought before the Board of Estimate and Apportionment for their recommendation. After this step it would be part of the duty of the Substructure Division, under President Connolly, to see that this system was carried out.

"This method of standardizing the location for substructures has never been used before in the city of New York, and every engineer in Manhattan sees the necessity for such a thing but realizes that Manhattan has grown too far in the haphazard way to start such a system at this late date. It is my idea that as Queens is a young and partly undeveloped borough to profit by the errors made in the older city, and see Queens Borough, in substructure matters, grow along regulated lines.

"Serious damage from explosions has occurred, due to workmen accidentally breaking through a duct line, the location of which was not definitely known. The dangers from explosions, due to gas

mains coming in contact with high tension power lines, will be greatly minimized, under the proposed standard layout, as they will be placed a safe distance apart.

"In case of an accident, due to a break, blowout of a water or gas line, or a short circuit in an electric line, a shut-off or repair could probably be made more quickly, as workmen, firemen, policemen, etc., would be more familiar with the location of the pipes, gates, switches, etc., due to the standard arrangement."

## ARCHITECTURAL PROJECTIONS.

### A New Ordinance Tentatively Drafted Follows Manhattan Practice.

Ex-Supt. Rudolph P. Miller and the Committee of the Board of Aldermen engaged in revising the Building Code, have prepared a preliminary draft of an ordinance relative to projections of buildings beyond the building line, for the City of New York.

The new article embodies the present practice in the Borough of Manhattan with respect to encroachments. The other boroughs have substantially adopted the Manhattan practice, though in the Borough of the Bronx it seems to be felt that the permissible encroachments are too liberal.

The ordinance specifies in detail what projections outside the building line will be permitted and under what conditions. It permits the continuance of existing encroachments until the space occupied by them is required for public use, when the Board of Aldermen or the Board of Estimate may order the removal of such encroachments. It also provides that any permission to construct outside the building line is revocable.

The ordinance also contemplates changes in other parts of the Code of Ordinances to make the different provisions with respect to projections consistent. The projections that are definitely referred to in the ordinance are as follows:

### Areas and Steps.

Areas are prohibited outside the building line unless covered by a grating or incombustible material of sufficient strength to carry the pedestrian traffic. When so covered they are permitted to project as heretofore 1-15 of the width of the street, but not more than 5 feet.

Courtyards inclosed with railings or balustrades are not permitted to come outside the building line except on certain park streets.

Steps are limited to a projection of 2½ per cent. of the width of the street, and not more than 18 inches, provided they are placed between ornamental columns, pilasters or cheek pieces at least 3 feet high. The maximum width of such steps is limited to 20 per cent. of the actual street frontage when such frontage is 25 feet or more, and to 5 feet when such frontage is less than 25 feet. An exception is made for certain streets under the jurisdiction of the Park Department.

Ornamental projections, such as columns and pilasters are limited to 2½ per cent. of the width of the street and not more than 2 feet in any case.

### Balconies.

Balconies of an ornamental character may project not more than 5 per cent. of the width of the street with a maximum projection of 3 feet, but no balcony shall be less than 10 feet above the sidewalk.

Mouldings, belt courses, cornices, lintels, and similar projections of a decorative character, are limited to 1¼ per cent. of the width of the street and 10 inches as a maximum; except that the main cornice at or near the top of any building more than 20 feet high may project 5 per cent. of the width of the street with a maximum limit of 5 feet.

Base courses not exceeding 5 feet in height above the sidewalk shall not project beyond the building line more than 1¼ per cent. of the width of the street and not more than 10 inches.

Rustications and quoins are limited to 4 inches.

Show windows and bay windows are

(Continued on Page 596.)

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management  
in the Metropolitan District

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## TABLE OF CONTENTS (Section One.)

	Page.
How Port Development Is Hindered; Cyrus C. Miller .....	589
Fire Towers for Tenement Houses; Robert D. Kohn .....	590
Industrial Board's Greed for Power.....	591
Low Buildings More Profitable.....	591
Vital Legislation Pending at Albany.....	592
Substructures in Queens.....	593
Wiring for Office Buildings; J. D. Bullard.....	611
Quarterly Reports of Plans Filed.....	613
Advertised Legal Sales .....	604
Auction Sales of the Week.....	602
Attachments .....	609
Building Loan Contracts.....	609
Building Management .....	611
Building Material Market.....	626
Chattel Mortgages .....	609
Classified List of Advertisers.....	Third Cover
Current Building Operations.....	613
Departmental Rulings.....	610
Directory of Real Estate Brokers.....	605
Foreclosure Suits .....	606
Judgments in Foreclosure Suits.....	607
Leases .....	598
Lis Pendens .....	607
Mechanics' Liens .....	608
Orders .....	610
Personal and Trade Notes.....	610
Private Realty Sales of the Week.....	597
Real Estate Notes .....	602
Real Estate Appraisals .....	601
Useful Appliances .....	612
Satisfied Mechanics' Liens .....	609
Statistical Table of the Week.....	601
Voluntary Auction Sales .....	604

"Save the Tenement House Law."—N. Y. Tribune.

Nobody is attacking the law. Read the letter of Mr. Kirkus on the next page.

Property owners don't mind being called "land speculators" by Socialists and such.

With every taxpayer and business organization in the whole city praying for relief from over-regulation of buildings, through the means provided by the Lockwood-Ellenbogen bills, the issue ought to be very clear to the State Legislature and the path of duty unmistakable.

Co-operation between the officers of the municipal government and the taxpayers should not have to proceed all from one side. It strikes us that most of the compromises that have been made between what the citizen feels is owing to him and what the administration is willing to concede him have so far come from the citizen.

If there are certain departments which want to continue sending around inspectors to see that "good housekeeping" is maintained in factories, stores and tenements, that no rubbish is allowed to collect, that the fire-escapes are kept clear and the common rules of sanitation observed, there is nothing in the pending Lockwood-Ellenbogen bill to hinder them.

There wouldn't be the slightest excuse for licensing any mechanical trade in New York City if there were not so many incompetent and untrustworthy fellows trying to impose upon the public.—The alien labor troubles are not confined to the subway alone. New York City is confronted by economic questions that other cities have no conception of. One of these days the whole question of open shop or closed shop (with a license for every trade or license for none) is going to be taken up and settled once for all.

### The State Constitutional Convention.

The duty of the State Constitutional Convention, which this week assembled at the State capital, is to revise the fundamental law of the State. The constitution of a State is its supreme law so far as the authority of the State goes. All laws passed by the State Legislature must be in line with the constitution and not transgress it, or the courts will pronounce them null and void. The last previous constitutional convention met on May 8, 1894, and continued until September 29. Over four hundred amendments were considered but only thirty-three were submitted to the people for their approval at the general election in November of that year. All the amendments adopted by the present convention will likewise be submitted to the people.

One of the important questions that will come before the convention will be whether the privilege of voting shall be extended. This will bring up the opposite question, if it would not be better for the State to restrict rather than extend the privilege. There is nothing in the Constitution of the United States to hinder any State from excluding people from voting on the ground that they hold no property, or cannot read or write, or are otherwise unfit. There is a growing sentiment that, with immigration pouring in upon us as it is, the voting privilege should be limited to those who have a stake in the country. If a city is to be largely a charity institution, is it sound policy to let it be run by the beneficiaries?

Another subject that will be considered by the convention will be whether we should have a short ballot instead of the long one we are now using—and consequently fewer officers to vote for on election day? A phase of the question is, Why should the electors be asked to vote for a Chief Engineer and Surveyor, a State Treasurer, a Secretary of State, a Commissioner of Public Works, and other executives, when these could be appointed by the Governor and made to form his cabinet, according to the plan of the national government at Washington? If the ballot cannot be taken from the ignorant and shiftless, it can at least be made less dangerous in their hands.

The simplification of the State government will be the object of many suggested amendments. There is a great waste of taxes by city governments throughout the country. Our governmental machinery is so complex with its checks and balances that it is difficult to prevent the multiplication of needless offices for the sake of the salaries to be derived. Scores of cities have turned to the commission form of government, some have appointed city business managers, and many other cities are searching for a plan of government that will save their responsible citizens from the grafter, the socialistic uplifter and the spender. The convention will be asked to restore local authority, to lessen the opportunities for overmuch law-making, to reduce the number of representatives in legislative bodies, and in short to arrange for less extravagant and more efficient forms of local administration. The Legislature's power to amend the charters of cities should in some degree be curbed by a constitutional provision, and the seat of local government therein kept where it belongs—at home. Moreover, legislative bodies have grown to such a size as to be unwieldy, and aldermen, assemblymen, congressmen, counting only as so many voting units in party plans, are little more under present conditions than business agents for their respective districts.

Another big question before the convention will be that of taxation. The chief tax burdens fall upon real estate. While the cost of government remained small and prosperity continued, the owners didn't much mind. But now when so much institutional real estate and personal property is exempt and the cost of everything is being heaped upon the houseowner, his strength is giving out, and ownership in real estate is consequently being discouraged. The convention will no doubt undertake to re-

construct the system of taxation. Other things that it will be asked to do is to adopt measures that will put in operation the principles of the Initiative, Referendum and Recall; that will reform judicial procedure, that will introduce system in city budget making, that will control the granting of franchises and regulate public service corporations.

Never in the history of the State of New York was there a time when a constitutional convention could do more for the people. Seven years of business depression have raised formidable doubts in the public mind as to the sufficiency of the organic law. Unquestionably a large part of the economic discomfort follows from over-regulation, a term which could serve as a general designation for most of the subjects the convention will consider under other names. Judging from recent public addresses of Senator Root and other members, the convention is or will be fully alive to this fact, and there is very good reason to believe that there will be a decided change for the better in governmental affairs as the result of the work of this convention.

### Improving Virgin Soil.

So little virgin soil still remains unimproved in Manhattan that a building movement of size affecting this class of realty cannot help but attract particular attention. During the last two years many multi-family structures have been erected in the Fort Washington avenue section. Of recent months the south section has come into special prominence. The large holdings of the estate of Loyal L. Smith were disposed of to operators, who in turn resold to speculative builders for apartment house improvement. At the present time, what will be one of the largest six-story structures in the city is about to be commenced, and provision has been made for the housing of more than fifty families. The entire operation involves about \$1,000,000. The location is admirably adapted to this class of construction, and its success is fairly well assured, if other buildings of like character in the immediate neighborhood can be taken as criterions. Topographically the section has every advantage. The land is high; expansive views over the Hudson River and Palisades can be obtained; transit facilities are good, and shops adequate for the immediate needs of the householder are in the vicinity. When the building movement farther north on Fort Washington avenue, around 181st street, started, some years ago, the Record and Guide dwelt at length upon the advantages of the locality and drew attention to the fact that Fort Washington avenue was destined to be a residential thoroughfare. At that time a large quantity of property came into the market, through the auction sale of the holdings of the Fort Washington and Buena Vista syndicates. Practically all these parcels were immediately improved, and have been uniformly successful, though obstacles had to be overcome, principal among which was the disinclination of people to go "so far north." Several factors served to hinder the continued development of the thoroughfare. The baseball ground at 167th street was a barrier to the south, and to the north the fact that estates and individuals held large tracts precluded the possibility of expansion in that direction. The first of these objections has been removed, but the other still holds good. Messrs. C. K. G. Billings, James Gordon Bennett and several others are the owners of large tracts which are not on the market, and it would seem as though north of 181st street the district would remain in its present state, for many years to come. To the south, however, it should be only a comparatively short time before Fort Washington avenue is solidly built up. Never before has there been such a demand for small apartments as exists today. Every year business encroachments crowd out residents, who are forced to seek quarters elsewhere, and the opening of the new section should ease the situation in no little measure.

**Conditions for Local Improvements.**

*Editor of the RECORD AND GUIDE:*

The question of determining the urgency of local improvements requested by the local boards, has been the subject of considerable discussion in the Board of Estimate and Apportionment. At their meeting on February 26 this board adopted conditions, the existence of any one or more of which would justify the treatment of a local improvement as sufficiently urgent to warrant its immediate authorization. These conditions are as follows:

1. Where it is necessary for improving sanitary conditions.
2. Where it is needed to eliminate danger or insure the safety of public travel.
3. Where substantial improvement of the abutting property by the owners is clearly shown to be contingent upon the proposed improvement and will follow it.
4. Where the street to be improved will serve as a needed connecting link for traffic.
5. Where the improvement is favored by the owners of 50 per cent. or more of the abutting property.
6. Where 50 per cent. or more of the abutting property has been improved, the percentage so improved to be determined not by the existence of single buildings on large plots but by allowing for each building a plot of frontage suitable to its character.

To insure prompt consideration, property owners are requested to make every effort to meet one or more of the above conditions, and in submitting new petitions I would especially advise that the signatures of a majority of the owners directly affected be obtained before presenting same to the local board.

DOUGLAS MATHEWSON,  
President of the Borough of the Bronx.

**Land Title Registration.**

*Editor of the RECORD AND GUIDE:*

I desire to call the attention of the public, through the columns of your paper, to the fact that there are now pending in Albany certain amendments to the Torrens land title registration law which are, or should be, of great interest to property owners throughout the State.

We have had for several years a Torrens title registration law in this State, but the law as it reads at present is, and has been proved to be absolutely impracticable, and the public have failed to take advantage of it. Consequently, great advantages under the land title registration which have been enjoyed by the property owners in the States of Illinois, Massachusetts and others, have been denied us here.

There are, at this time, pending before the Judiciary Committee of the State Senate, certain amendments which propose to render the present law more practicable, and after having thoroughly examined the proposed amendments contained in the various measures, I am convinced that the bill known as the Hamilton-Fertig bill is the most practicable.

The opposition to the bill at the hearing at Albany on March 30 was not at all convincing. Even such a well known authority as Professor Reeves dwelt only on glittering generalities when he stated that the Boylan-Ahearn bill furnished the amendments necessary to properly correct the present act so as to make it practicable; and all of the arguments of the opponents of the bill, especially relating to the question of jurisdiction of the courts, and relating to the waiver of objections by parties who default, emphasized my impression that the Hamilton-Fertig bill is really necessary, because these gentlemen, in their argument, quoted the decisions of the courts showing that the courts have been always jealous of the rights of property owners and have always protected them; and this bill, in providing for the "Title Part" of the Supreme Court for the purpose of placing the actual control of the workings of this law under the "Title Part" of the Supreme Court, recognized the efficacy of the court in the protection of property interests.

The objections, therefore, which are directed by the opponents of the bill to the amendment relating to the jurisdic-

tion of the court, and to the default of parties served, overlooked the jealous interest of the court in property rights of individuals, as these amendments make no changes except those which provide for the exercise of the absolute and sound discretion of the court.

Aside from the technically legal amendments to the present bill, which are intended to meet the objections raised by the court in the various proceedings conducted under the law, three features of the proposed bill, which especially appeal to me as necessary for the practical workings of the bill, are:

- (1) The compulsory assurance fund provided for by the amendment to section 426;
- (2) The inability of the property owner to withdraw a parcel of property which has been duly registered under the Torrens law, as provided for in the amendment to section 434; and
- (3) The amendment to section 374 of the bill, which provides for the appointment of official examiners who will be in reality official examiners of title.

As to the amendment to section 404 of the bill relative to the use of the residue of the capital and surplus monies of domestic insurance companies above its capital and deposits, and regarding the investment of savings banks, it is my opinion that this amendment, instead of being compulsory, should be changed so as not to prevent the investment of the aforesaid monies in bonds and mortgages on real property whose title may not have been registered under the Torrens act; but I do believe that the law should so read that investments in bonds and mortgages on real property, whose title had been registered under the Torrens law, could be made without leaving the question as to whether or not the investment could or might be made to the discretion of any individual or individuals.

Believing that the Hamilton-Fertig bill with the slight change as above suggested is the best measure pending in the Legislature for a practical working of the Torrens law, I hope it will receive the hearty support of the real property owners of the State of New York.

EDWARD POLAK,  
Register, County of the Bronx.

**The Real Joker in the Mayor's Opposition to the Lockwood-Ellenbogen Bill.**

*Editor of the RECORD AND GUIDE:*

The editorials and articles in the papers regarding the Lockwood-Ellenbogen bill are so incorrect that they must have been inspired by parties who wish to befog and misrepresent the facts to the public.

No one reading the bill can fail to notice that as regards tenement houses it relates only to the physical construction of new buildings and the physical alteration of old ones, and the transfer of jurisdiction to the Bureau of Buildings. Any change in the mandatory Tenement House Law in relation to said construction is impossible. The bill provides (section 410, page 14) that plans and specifications filed with a Bureau of Buildings for the construction of a tenement house shall be subject to the inspection of the Tenement House Commissioner, his deputy or other subordinate designated by him for such purpose; and within five days after the approval by the Superintendent of Buildings, the Tenement House Commissioner may appeal from said order of approval to the Board of Standards and Appeals (which is to be appointed by the Mayor) and pending such appeal such plans shall be deemed disapproved (see section 406 B, pages 10-11).

The Mayor and everyone interested knows that the opposition to the bill arises only from the fact that the advocates of it will not stand for the Mayor's pet scheme of organizing an entirely new department.

The Mayor has agreed to approve the bill if we will take from it the Tenement House Department entirely, and also take away the present jurisdiction of the Building Bureaus over tenements and create in the Tenement House Department a new Building Department

with the enormous increase in expense that this would occasion.

He has said at other times that he desires economy and retrenchment, and yet at this time he desires to create under his own supervision and appointment a new bureau with experts, inspectors, etc., for tenements, when our Building Bureaus are competent to supervise the erection of a Woolworth or an Equitable building, or buildings like the Bush terminal stores.

Because we will not stand for this the Mayor claims the bill is "vicious," and that it is trying "to restore the shocking conditions of life in the tenement houses a generation ago," etc., etc. Let the facts be known—they are capable of proof. We are hiding nothing. Can the Mayor, Mr. Vieller and Mr. Binkerd say as much?

It is claimed that the Mayor said in a lecture at Columbia University yesterday, that the bill is a "vicious piece of legislation," that the "land speculators" are sponsors of this measure to "raid the Tenement House Department." Are The Merchants' Association, the Brooklyn League and such organizations "land speculators" or "raiders"?

His further statement that it divests the Tenement House Commissioner of the power to see that adequate light, air and exit facilities are provided, is absolutely disproved by the foregoing quotations from the bill.

He also stated that inspectorial and regulatory functions now exercised by the Tenement House, Fire, Water, License, Health and State Labor Departments are transferred to the Building Superintendents of the Boroughs. The bill says (Section 406 A), "The jurisdiction now vested in a department, board, bureau or officer conferred by section 406 on a superintendent of buildings shall not interfere with the jurisdiction of such department, board, bureau or officer over the occupancy and use of a building after construction or the inspection thereof in respect of matters other than as specified in such section."

Why does not the Mayor read the law before he talks?

ALFRED R. KIRKUS.  
(Of the Executive Committee of Conference of Real Estate and Allied Organizations.)

**That \$12,000,000 Tax.**

Reports came from Albany during the week that in all probability the amount of the direct State tax this year will total at least \$12,000,000. This statement was made by Senator Elon R. Brown, Republican leader of the Legislature, to Mayor Mitchel, Controller Prendergast, George McAneny and Borough Presidents Pounds and Mathewson.

Senator Brown scored the municipal extravagance in New York City, and contended that the local legislators were largely responsible for the so-called extravagance of the State Legislature.

Mayor Mitchel in speaking of the conference said: "I do not care to say anything until we have assembled and reviewed the information received from the State officials. I cannot say now what can be done."

—Samuel Gompers, president of the Central Federated Union, was a member of the State Factory Investigating Commission and signed the report favoring the consolidation of building inspection departments, including the State Labor Department, in so far as the enforcement of the Labor Law in this city is concerned. As soon as Mr. Gompers learned through the investigations which his commission carried on the extent to which property owners were being ragged his sympathies were at once aroused.

—Jersey City, following the example of Newark, is about to enact an ordinance which will prohibit the spoilation of strictly residential blocks by business buildings. City Clerk Fagen says it is due to the absence of such a development policy that Jersey City has in the past lost many wealthy and prominent citizens to the Oranges.

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## REAL ESTATE NEWS OF THE WEEK

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

### STANDARDIZATION OF FORMS.

#### Committee Makes Suggestions Which Should Simplify Work at Hall of Records.

LAST November a conference was held in the office of John J. Hopper, Register of New York County, in order to determine whether some system could not be adopted which would lead to the standardization of forms, used in instruments, filed at the Hall of Records, pertaining to real estate. On November 21, the Record and Guide printed a full report of the meeting, which dealt with the present cumbersome system, and how a change could be made which would simplify the work of the department and be a direct aid to those who have occasion to refer to the records.

Before the close of the session, a committee, comprising Walter Lindner, of the Title Guarantee & Trust Company; Henry R. Chittick, of the Lawyers Title Insurance & Trust Company, and Cyril H. Burdett, of the New York Title Insurance Company, was appointed to see if some equitable solutions of the problem could not be devised.

#### Committee Makes Report.

The committee has just made its report to Mr. Hopper, furnishing forms, short in character, which cover all the usual points to be found in the various documents, and arranged in such a way as to make future copying as little cumbersome as possible.

The report of the committee standardized sixteen forms of instruments, which include the following, generally, for both individuals and corporations: Full covenant and warrantee deed; bargain and sale deed, with and without covenants against grantor; quit claim deed; executor's deed; referee's deed, both in foreclosure and in partition; assignment of lease; assignment of mortgage, with and without covenants; release of mortgage, and satisfaction of mortgage.

In speaking of the results of the work of the committee, Mr. Hopper said this week: "The committee reports as to mortgages that it will be all right to use the statutory form and as to the forms of mortgages leaves the subject in the same position as it is now. Considering the time, with respect to the date of the probable adjournment of the Legislature, it is not practical to now give it further attention.

"The report of the committee states as to leases that the Gilsey long and short forms are all right; further, as there will be a large number of leases, particularly those drawn for long terms, which will be drawn up without regard to forms, that it determined to take no action regarding forms for leases; and as to subordination agreements and participation agreements, that it did not consider it practicable to agree upon such forms, especially as to the latter, as very few of them are now being used.

#### Amend Present Law.

"My consideration of the means of putting in force the use of the forms standardized by the committee leads me to believe that the course to pursue is to amend Section 258, of the Real Property Law, by the inclusion of the additional forms standardized by the report of the committee other than those now constituting part of Section 258; that as Section 258 applies to the entire State, that it would probably not be well to endeavor to change the character of the section in having the forms to be added to the law to apply to New York County only, but that they should

apply to the entire State as do those forms now set forth in that section; and, further, that any attempt to compulsorily require the use of these forms, either through prohibiting the use of others—if such were constitutional—or by the imposition of a penalty, would involve the subject, when presented to the Legislature, in a controversy which would undoubtedly preclude the possibility of favorable consideration. I have therefore concluded that the policy, at this time, should be that these forms simply be made additions to Section 258, and to be subject to the first provision of that section, where it states that 'the use of the following forms of instruments for the conveyance of mortgage and real property is lawful, but this section does not prevent or invalidate the use of other forms.'

"Should a majority of the members of the conference approve, a bill covering the amendments will be introduced in the Legislature. This must be done immediately, as the session will only last about one more month."

#### The Taxation Controversy.

Much discussion, relative to the imposing of an annual tax of two mills on secured debts, has been going on for several weeks, and, at the present time, there is a division, in the forces of realty interests, as to whether a change from the single recording tax to the new system is advisable.

A. E. Holcomb, representing the National Tax Association, holds that, under the present system, the State is deprived of considerable income. A. C. Pleydell, of the Tax Reform Association, considers that the annual tax is a hardship and that his association is opposed to the change. E. R. Finch, appearing for some realty interests, thinks that having an annual tax would increase the State revenue about \$10,000,000 annually.

Allan Robinson, president of the Allied Real Estate Interests, said this week: "Reports that the Investment Bankers' Association would insist upon a tax upon mortgages does not come as a surprise. Bonds are simply mortgages split up, and any activity on our part to bring bonds within the operation of an annual tax would result in retaliatory measures and would subject real estate to the added burden of an annual tax upon mortgages."

#### ARCHITECTURAL PROJECTIONS.

(Continued from Page 593.)

not permitted to extend beyond the building line at any point within 10 feet of the sidewalk. All such limitations that are fixed by the Bay Window Ordinance have been continued for Bay Windows and show windows above the first story.

The limitations now fixed for awnings and Marquises by the orders of the Borough President are made to apply generally. Fire escapes that do not continue to the street level may project 4 feet beyond the building line.

The present requirements as to storm doors and vaults are continued.

It is proposed that fresh air inlets and outside hose connections for standpipes and other fire equipment shall be kept within the building line in recesses in the building, except that where there is an ornamental column or cheek piece for the stair they may be placed in the angle formed with the front wall, provided they do not come out more than 18 inches from either side of such angle.

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**Big Bankers Favor a Personal Tax.**

Chas. E. Mannien, one of the Citizens' Committee which has been interested in securing a revision of the tax laws so as to procure revenue from the owners of personal property throughout the State and to represent these interests at the Albany hearing on the Talmage bill for an annual tax of two mills on securities, said, in reply to the statement issued by the Investment Bankers' Association:

"We are glad to note that the Investment Bankers are in favor of this form of legislation, and do not consider their objection to the exemption of mortgages and domestic corporations very serious. We are willing to leave this whole matter, which is, after all, a detail, to the judgment of the Legislature. The gentlemen whom I represent, the majority of whom, by the way, are not largely interested in real estate, are primarily concerned with securing a larger body of taxpayers in this State. After a very careful study of the whole situation, covering many weeks, they concluded that it was only fair and equitable that the holders of personal property, both tangible and intangible, who have a taxpaying ability, should bear a fair share of the cost of running our government.

"Such bankers as Mr. Jacob H. Schiff, of Kuhn, Loeb & Co., and Mr. F. J. Lisman, of F. J. Lisman & Co., have been in touch with our work and have been constantly consulted, and their judgment has been followed when it has conflicted with ideas of the real estate men on our committee. Mr. Jacob H. Schiff wrote to me before he left for California and authorized me to use his name in support of personal property taxation. He is particularly anxious that individuals should be taxed, is in favor of a listing system and has advocated a rate of from two to two and one-half mills. He telegraphed from California yesterday and authorized us to publish his letters, and I shall gladly show them to anyone who is interested."

**Large Recording Tax.**

Register Polak of Bronx County has been notified by the State Board of Tax Commissioners, that the first installment of fees for the recording of the mortgage executed by the New York Central and Hudson River R. R. Co., to the Guaranty Trust Co., amounting to \$19,133.90, has been optioned to Bronx County. The total amount of the mortgage is \$500,000,000, on which there has been an advancement of \$40,000,000, as each further advancement is made, up to the amount of the original sum obtained of \$500,000,000, there will be an additional mortgage tax fee paid thereon. The proportionate share of the recording fees for Bronx County will amount to \$240,000. The assessed valuation of the company's property in Bronx County is \$17,350,079.

In a statement issued by Register Polak the number of mortgages and conveyances recorded and papers filed for the first quarter of the current year totals 10,755, as compared with 9,138 in 1914, while the folios show an increase of 910, and amounted to 61,197. The mortgage tax indebtedness recorded amounts to \$6,309,425; consideration of conveyances \$1,259,419, and mortgage extensions \$3,549,905. The sum of \$23,470.81 was expended in salaries, supplies, equipment, etc., while the fees received (not including the mortgage tax fee of the N. Y. C. & H. R. R. R.) amounted to \$39,935.28.

**PRIVATE REALTY SALES.**

The effect of pedestrian traffic on leasing values was demonstrated this week by the grant of the vending privileges under the stairway at the north end of the Brooklyn Bridge, at an approximate rental of \$18 a square foot, which compares favorably with prevailing prices in the most exclusive and fashionable business districts in the city. The rental may be regarded as an unusual one, also, when it is considered that the tenant has available for occu-

pancy only 165 square feet, from which he must derive an income of \$260.41 a month to pay for his rent alone. The traffic at this point, however, into the subway and the Brooklyn elevated and trolley system, is enormous and well-maintained at practically all hours. Just how venturesome some business men are in these times is indicated by the bid of \$30 a month by one aspirant for the location.

Other transactions of interest concerned the acquisition of building sites for apartment houses on the upper west Side; an East Side project where a "walk-up" apartment building will replace a row of dwellings, and a contemplated Brooklyn moving picture theatre which is to have an unusually large seating capacity.

The business, generally, proceeded along the same course as outlined last week, tending toward general activity, rather than local. There continued to be buying of various kinds of properties and residential holdings figured as prominently as commercial structures.

The total number of sales reported and not recorded in Manhattan this week was 20 as against 28 last week and 26 a year ago.

The number of sales south of 59th street was 6 as compared with 11 last week and 10 a year ago.

The sales north of 59th street aggregated 14 as compared with 17 last week and 16 a year ago.

The total number of conveyances in Manhattan was 143, as against 157 last week, 29 having stated considerations totaling \$960,700. Mortgages recorded this week number 96, involving \$1,064,416, as against 83 last week, totaling \$1,590,229.

From the Bronx 14 sales at private contract were recorded, as against 20 last week and 17 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,047,840, compared with \$747,932 last week, making a total for the year of \$13,754,922. The figures for the corresponding week last year were \$518,077, and the total from Jan. 1, 1914, to April 11, 1914 was \$11,620,524.

**New Apartments for Drive.**

The Melvin Construction Company, Henry Friedman, president, has purchased from Harris & Maurice Mandelbaum, through the J. Romaine Brown Company, the plot 125x100, at the north corner of Riverside drive and 161st street. The sellers recently acquired the property from the Loyal L. Smith estate. The buyer in the present deal gave in part payment the three five-story apartment houses, 942-960 Avenue St. John, covering the block front between Kelly and Beck streets, with a frontage of 250 feet. On the Riverside drive corner the Melvin Construction Company will erect a six-story apartment house, from plans by Harold L. Young and Steward Wagner.

**New Brooklyn Theatre.**

Edward Bull and Gerard R. Kern have sold for Spencer C. Cary the plot 95x147, at the southeast corner of Flatbush avenue and Canarsie avenue, Brooklyn, for a reported price of \$49,000. The buyer is A. W. Schwartz, of the Carlton Amusement Company, now operating the Linden Theatre, on Flatbush avenue, near Linden avenue. He expects to begin on May 1 the erection of a high class moving picture theatre, with a seating capacity of about 1,600. Plans for the structure, which will involve an estimated cost of \$150,000, are being prepared by R. Thomas Short.

**Fifth Avenue Deal Pending.**

Negotiations are said to be well advanced for the sale of the one-time Dinsmore property at the northwest corner of Fifth avenue and 31st street, on plot 29.4x100, and the adjoining house in the street, 25x98.9, by Jacob H. Schiff and others, as trustees, to Harry

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and Joseph Falk. If the deal is closed the buyers will improve with a twelve-story loft and office building from plans by George and Edward Blum, now being prepared. The sellers acquired the property at auction several months ago, in a foreclosure proceeding, for \$350,000.

**"Walk-Up" Replaces Dwellings.**

Louis J. Marx bought from Sarah J. Lynch, through Victor Freund & Son, the four three-story dwellings, on plot 59x100.5, at 213-219 East 48th street. The buyer will demolish the present structures and erect a six-story "walk-up" apartment house. He recently completed a house of this type on the plot 71x100.5, at 235-241 East 50th street, acquired last year through the same brokers.

**Dyckman Building Operation.**

Sonn Brothers sold to the Haven Construction Company, Charles Flaum, president, the plot 201x192, at the southwest corner of Broadway and Ellwood street. The brokers were W. S. Baker and H. J. Kantowitz. The plot will be improved with three five-story apartment houses. The same company recently bought the southwest corner of Broadway and 215th street for a similar operation.

**Builders Buy in Fort George.**

Mrs. Gertrude A. Gorman sold to the S. B. Building Corporation, Samuel Behrmann, president, through George V. McNally and M. I. Strunsky & Company, the plot 100x100, in the south side of West 189th street, 150 feet east of St. Nicholas avenue. The buyer will improve with two five-story apartment houses.

**Bronx Apartments Sold.**

M. Morgenthau, Jr., Company sold for the Stability Realty Company, 1553-1555 Minford place, two five-story apartment houses, each on plot 37.6x100. They were built two years ago by the seller on lots which it acquired in 1905, at the Bathgate-Beck auction sale. The houses are fully rented.

**Manhattan—South of 59th St.**

CORLEARS ST.—Ellery O. Anderson sold through J. V. Graham and G. P. Butterly, the 7-sty factory, at the northwest corner of Corlears and Cherry sts, on lot 21x50.

GOLD ST.—Charles F. Noyes Co. and Horace S. Ely & Co. sold for the Isham Estate, 93 Gold st, a 5-sty building, on lot 25x104, to William D. Kilpatrick. This is the first sale of the property since 1857. It was formerly occupied by the Volunteer Hospital and was just leased through Horace S. Ely & Co. to a leather firm.

27TH ST.—James N. Wells Sons sold for the Patrick Campbell estate the 3 and 4-sty buildings 516-518 West 27th st, on plot 50x98.9, to A. Striker, who may improve with a modern structure. Negotiations are reported to be pending for its leasing by a milk concern.

30TH ST.—E. H. Ludlow & Co. sold for Mary B. Scott of Paris, France, represented by Alexander & Green, attorneys, the two 5-sty tenements, 437-439 West 30th st, on plot 50x109xirreg. to William D. Kilpatrick.

**Manhattan—North of 59th St.**

69TH ST.—Douglas L. Elliman & Co. sold for the estate of Harvey S. Ladew, 161 East 69th st, a 3-sty private stable on lot 25x100. The property has been held at \$45,000. The buyer will erect a private garage.

88TH ST.—Frederick Zittel & Sons sold for Edyth Grant and Nettie Baker, 174 West 88th st, a 3-sty dwelling, to John N. Everitt, who gave in part payment, 209 West 131st st, a 3-sty dwelling, on lot 16.8x99.11.

100TH ST.—Frederick Brown bought from Harriet Cohen, 22-24 West 100th st, a 6-sty new law tenement, on plot 40x100.

116TH ST.—Charles A. Ashmead sold through Brooks & Momand, 129 West 116th st, a 5-sty flat, on lot 25x100.

118TH ST.—Houghton Co. sold for Mary S. White the 3-sty dwelling, 83 West 118th st, on lot 20x100.11.

121ST ST.—A. Kane & Co. sold for Stephen Y. R. Martling the 3-sty dwelling, 242 West 121st st, on lot 16.8x100.11.

179TH ST.—Charles R. Siemann bought from the George Coburn Construction Co., 705 West 179th st, a 5-sty apartment house, on plot 55x100.

MADISON AV.—John J. Kavanagh sold for Joseph M. Daggert, 1296 Madison av, a 3-sty dwelling, on lot 20.4x73, at the northwest corner of 92d st.

POST AV.—Hudson Investing Co., Frederick S. French, president, purchased from William H. Ralston the plot 100x100 at the northwest corner of Post av and Academy st, as a site for two 5-sty apartment houses.

VERMILYEA AV.—Max Marx sold to H. Ber- man, through William S. Baker, the plot 50x150, on the west side of Vermilyea av, 225 ft north of Academy st. A 5-sty apartment house will be erected.

**Bronx.**

187TH ST.—J. S. Maxwell sold for Elizabeth Smythe, 768 East 187th st, a 4-sty flat, on plot 34x70, opposite the Zoological Gardens.

225TH ST.—William C. and A. Edward Lester sold to Henry R. Miller, the lot 25x114, adjoining his residence at 849 East 225th st.

BEAUMONT AV.—Paul A. McGolrick has re- sold 2304 Beaumont av, the 4-sty, 16-family flat, on plot 37.6x100, which he acquired last month from David Stein.

BELMONT AV.—A. J. Madden sold for John Dertinger, the 3-fam. house, 1990 Belmont av, on plot 27x94.

BURKE AV.—Carrie E. Sawyer bought from Sol Rogers, the plot 100x100, at the northwest corner of Burke av and Cruger av.

CRESTON AV.—W. E. & W. I. Brown (Inc.) sold for the estate of Elizabeth Clifford the 1-fam dwelling 2011 Creston av, on a lot 19x100.

GRAND AV.—Charles H. Van Delsen sold 2591 Grand av, a 2½-sty dwelling, on plot 50x106, at the northwest corner of 192d st.

HOE AV.—Samuel Cowen sold for the Utility Realty Co. the five, 3-fam. dwellings, 1533, 1535, 1537, 1539 and 1543 Hoe av, each on lot 20x100.

MARTHA AV.—J. Clarence Davies has sold for Herman Heidelberg to St. Marks Evangelical Lutheran Church, as a site for its new edifice, the plot 102x50 at the northwest corner of Martin av and 242d st. The property is at the boundary lines of the cities of New York and Yonkers.

MORRIS PARK AV.—M. Morgenthau, Jr., Co., sold for N. Serracino, the vacant plot, 53x101, at the northeast corner of Morris Park av and Van Buren st.

TOPPING AV.—M. B. Larkin has sold, 1699 Topping av, a 3-sty dwelling, on plot 50x100.

UNION AV.—A. J. Madden sold for the K. & R. Construction Co., the plot 100x98, on the east side of Union av, 25 ft. north of Freeman st, for improvement with apartment houses.

**Brooklyn.**

HALL ST.—Bulkeley & Horton Co. sold the 3-sty dwelling, 159½ Hall st, for Catherine J. Rustin to Frances F. Ford.

13TH ST.—Jerome Property Corporation sold to K. Luca the 2-sty dwelling, in the south side of 13th st, on lot 17x100, 139.6 ft west of 5th av.

52D ST, ETC.—I. Salzberg sold for Israel Albert to John H. Connelly the plot 37.6x100, in the north side of 52d st, 277.6 ft. east of 16th av, and the plot 37.6x100, in the south side of 50th st, 225 ft. west of 17th av.

85TH ST.—Frank A. Seaver & Co. sold 2422 85th st, a 1-fam. house, for the Gibraltar Construction Co.

BAYSIDE.—S. Osgood Pell & Co. sold a plot of 9 water front lots in Bayview pl.

**Queens.**

FLUSHING.—John B. Campbell has sold to Mrs. Ellen Fanning the dwelling on plot 44x100 at 36 Monroe st.

JAMAICA.—Jamaica Lodge of the Loyal Order of Moose has purchased a club house site on Flushing av, between Hillside av and Willet st, from Mrs. Adelaide M. McLaughlin. On the plot, 50x132, a 2-sty building is to be erected.

LONG ISLAND CITY.—The Bank of Long Island bought through the Cross & Brown Co. a plot on the north side of the Bridge Plaza, between Jackson and Hunter avs, from Henry Elkins. It is understood that plans are being prepared for a building which will house a branch of the bank.

RICHMOND HILL.—Edward M. Bassett has purchased 25 lots on the east and west sides of Herald av, north of the Liberty av elevated railroad station.

ROSEDALE.—New York Suburban Land Co. sold 40x100, on Park av to J. McKaig and 60x100 on President av to J. Richmond.

**Rural and Suburban.**

ARLINGTON, N. J.—Nehring Co. and E. A. Strong sold for the William Bachmann estate, Louis Nungesser, Jr., exr, the residence, at the southeast corner of Stuyvesant av and Argyle pl, on plot 50x100.

BAY SHORE, L. I.—August Belmont, Jr., has purchased an estate from Mrs. Edward S. Knapp, through the Douglas Robinson, Charles S. Brown Co. It contains nine acres, with a large dwelling, cottage, garage, and outbuildings, and a navigable creek runs through the grounds giving direct access to the Great South Bay. It was held at \$50,000.

BRONXVILLE, N. Y.—Fish & Marvin sold for the Lawrence Park Realty Co., a property at Lawrence Park to Otto Faelten, who will improve with a residence.

GARWOOD, N. J.—New York Suburban Land Co. sold 25x100 on Willow av to Mrs. R. Schmidt and 40x100 on Locust av to Charles V. Turner.

**LEASES.****Important Union Square Lease.**

Sweet, Orr & Company, men's clothing, overalls, etc., have leased through Stephen H. Tyng, Jr., & Company and Albert B. Ashforth the entire fourth floor, comprising about 13,000 square feet, in the building at the south corner of Union Square West and 15th street, formerly occupied by Tiffany & Company. Recent leasing of large space in

Union Square properties by prominent toy, lace and other firms has attracted considerable attention to that neighborhood within the last few months. Sweet, Orr & Company will use this space for executive offices and show rooms.

**Record Bridge Rental.**

F. J. H. Kracke, Commissioner of Bridges, has leased to John D. Antonopolous, the highest bidder, the vending privilege for the space about 9.9x15.9 feet, under the stairway at the north end of the Brooklyn Bridge, together with a small additional storage area. The rental will be \$260.41 a month, or about \$3,125 a year for approximately 165 square feet of space, or more than \$18 a square foot. These figures are said to establish a new record for space in that neighborhood.

**Reported Fifth Avenue Removal.**

It was reported yesterday that Lebolt & Company, jewellers, now at the southwest corner of Fifth avenue and 23d street, had leased the store, basement and parlor floor in 534 Fifth avenue, just north of 44th street, from Moses Sahlein, for ten years. This space is said to have been held at \$30,000 a year.

**Leases Market Site.**

Hopkins & Boyd leased for the Mary G. Pinkney estate, to Samuel Debinney, fourteen lots in Manhattan street, west of Amsterdam avenue, and through to 126th street. The lessee is to open a public market.

**Manhattan.**

ALBERT B. ASHFORTH and Spear & Co. leased for the Polo Construction Co. the 6th loft in 329-331 4th av to the Phoenix Knitting Works of Milwaukee, Wis.

ROBERT F. BONSALL and Stephen S. Johnson leased the rear half of the 8th floor in the Underhill Building, 436-438 West 37th st to the Union Bindery.

BRETT & GOODE Co. rented the top floor in 141-147 5th av to the Philadelphia Tapestry Mills and the 7th floor corner containing about 5,000 sq. ft. to Charles W. Lyford & Son.

GUSTAV BRITT leased the 3-sty building, 161 8th av, for the estate of Washington Smith, to the Stephen Merritt Burial & Cremation Co.; also the dwellings 291 West 4th st for the estate of Paul Hoffman to G. Boggio; 26 Bank st for Louis W. Pearsall to W. J. Donner; 341 West 20th st for Belle G. Budd to Henry Gurst; 816 Greenwich st for the estate of J. J. Randolph to Louis Bartel; and 35 8th av for Martha A. Gaines to Duboise H. Weymer.

LOUIS CARREAU leased the 5 upper floors in 384-386 6th av for 10 years, at an aggregate rental of about \$45,000, to A. Reinhardt.

CARSTEIN & Linnekin leased the 12th floor at 239 4th av to the Modern Publishing Co. of 32 Union sq; the parlor floor at 4 West 29th st to Jacob Hofman; space in 229 4th av to Leo Moskowitz; and offices in 347 5th av to the Matinee Waist Co., of 200 5th av; Charles H. Koch, Sydney Adler and the United Holding Co., of 1328 Broadway.

CROSS & BROWN CO. leased offices in 30 East 42d st to John G. Farrington; space in 136-146 West 52d st to the Steel Pneumatic Tube & Tire Co. of 1853 Broadway; and offices in the U. S. Rubber Co. Building to the Ahlberg Bearing Co. of 1790 Broadway.

CROSS & BROWN CO. leased for the Columbia Trust Co. the entire building 128 West 52d st to P. J. Durcan, Inc., of 142 East 43d st; also 83 West End av for Thomas Devine to the Kelly-Springfield Motor Truck Co. of 481 Park av.

DOUGLAS L. ELLIMAN & CO. leased apartments in 43 East 62d st to Henry F. Parmelee; in 399 Park av to William C. Cox; in 103 East 86th st for the State Construction Co. to Mrs. Benjamin Harrison and renewed the lease of an apartment in 969 Park av with Walter G. Chard and in 122 East 82d st with Millard F. Koch.

DOUGLAS L. ELLIMAN & CO. leased 1140 Park av, a 4-sty dwelling on plot 38.8x37, at the northwest corner of 91st st for Mrs. Adrian Iselin to Alexander D. B. Pratt. This residence was formed by remodelling two old houses into one.

DOUGLAS L. ELLIMAN & CO. leased an apartment in the building under construction at 399 Park av for the Horatio Realty Co. to Thomas F. Gilroy; and in conjunction with Ewing, Bacon & Henry, one to Leeming Walker; also in 103 East 86th st to Edward Stevens; in 246 West End av to Mrs. I. H. Ely; in 43 East 62d st to Mrs. M. E. Guild; in 27 Washington Sq North for Cruikshank Co. to Thomas W. Ashwell.

DOUGLAS L. ELLIMAN & CO. leased large space on the 16th floor of the new Equitable Building to the Manhattan Rubber Manufacturing Co. for many years at 18 Vesey st; also an apartment in 40 East 83d st for the Fort Green Co. to Col. William Hayward, and in conjunction with Van Norden & Wilson the 4-sty house 20 East 74th st for Mrs. William Strauss to Mrs. Alexander Rubel.

BENJAMIN ENGLANDER leased for the Antler Realty Co. the 4th loft in 57-61 West 38th st to the Randa Hat Co. of 656 Broadway.

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In the Matter of the Assignment of  
**BANKERS BUILDING BUREAU**

to Herman B. Goodstein, Assignee  
**SAMUEL MARX, AUCTIONEER**

**Sells Tuesday, April 13th, 1915, at 10:30 A. M.**  
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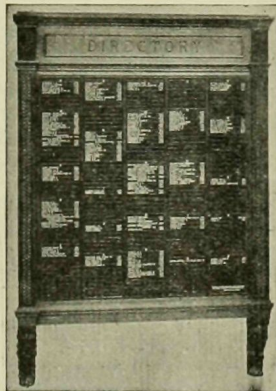
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**HOUSES  
FACTORY  
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**Queens Borough Real Estate**

FOLSOM BROTHERS, INC. leased for the estate of William H. Gebhard, the 4-sty dwelling, 16 5th av, to the 20 5th av. Hotel Co.

A. A. HAGEMAN has leased the store 65 West 39th st to James O'Neill, and the store 628 6th av to John Groll.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Catharine Furcht to Leon Martin the northerly store at 805-807 Lexington av.

## 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.

UPRIGHT BUSINESS MAN with social and financial standing, managing own properties in the city, would like to associate himself with a high class individual, estate or firm in the real estate business. Box 558, Record and Guide.

WANTED,  
2,000 2x9x12 spruce  
mason's planks.  
Box 556, 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 17, 1915. Record and Guide Company, 119 W. 40th Street.

**The Columbia**  
**Storage**  
**Ware-Houses**

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90 ST AND  
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LONGACRE BUILDING, entire 11th floor  
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## JAMES L. BRUMLEY

ESTABLISHED 1888

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189 MONTAGUE ST.

Telephone BROOKLYN, N. Y.

## KETCHAM BROS.

ESTABLISHED 1891

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Real Estate Business

Broadway Stuyvesant  
Section Properties Our Specialty

129 RALPH AVENUE

Telephone, 86 Bushwick

BROOKLYN

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Walter F. Kingsland, of Paris, to Ernest Verenkamp, the store and basement at 1330 3d av.

M. & L. HESS (INC.), leased to the Carbondale Mills, Inc., about 1500 ft of office space on the 9th floor of the Victoria Building, 232 5th av; also the store at 162 W 23rd st to Anton Berg, jeweler, and rooms 502-3 at 49-53 E 21st st to Perlman & Schnall.

HOUGHTON CO. leased for Mary Heydecker the 4-sty dwelling 4 West 90th st to Berthilde Landy.

HUBERTH & HUBERTH have rented offices in the New York American Building to Samuel G. Rains, of 225 5th av; S. I. Skinner and The Carbon-Not Co.

HUBERTH & HUBERTH have rented offices in the Circle Building at Columbus Circle, which will be completed May 1st, to Ahrens & Joseph, of 136 West 42d st; Henry M. Rubenstone; Michael J. Daly; Miss Lulu B. Wildman; Coll & Lynch; Columbus Circle Construction Co.; Nathaniel Bernstein and Henry Mandel.

KLEIN & JACKSON leased the two 4-sty residences they are erecting on part of the one time Altman plot at Riverside drive and 88th st to Henry W. Boettger and Hiram R. Mallinson.

HARRY N. KOHN leased to Lohman & Eisen, for 8 years, the store, bake-shop and kitchen in 442 10th av, recently remodeled by Mr. Kohn.

SOL LOWENFELD leased the property 219-221 East 97th st, for the Doty Realty Co. to Joseph Wolfson for 3 years.

F. E. MALONE leased 5,000 sq ft in the Wendel Building, Broadway northwest corner of 50th st, to the Goodyear Tire & Rubber Co.

J. HERBERT MORGANSTERN has leased for Bush Terminal Buildings Co. 5,000 sq. ft. in 327-35 East 29th st to D. S. Hess & Co. of 3 East 40th st for a factory and workroom.

CHARLES F. NOYES CO. leased for the U. S. Trust Co. space in 75 Beekman st to the Joseph H. Bearnson Co. of 10 Hubert st for 5 years at an aggregate rental of about \$18,000.

CHARLES F. NOYES CO. leased the 2d floor at 535-537 Pearl st and 30-32 Elm st for the C. & M. Envelope Co. to William A. Force & Co., of 59 Beekman st, for 10 years, at a rental of about \$20,000; also a large portion of the 17th floor in 71 West 23d st to the Reliance Motion Picture Corporation of 29 Union sq and the Majestic Picture Co., for 3 years.

CHARLES F. NOYES CO. has leased the store and basement, 196 Canal st for the estate of Benjamin B. Edwards to Moses Price for 3 years; the store and basement at 25 Walker st for the St. John's Park Realty Co. to R. Berman & Co.; the 2d floor of 52 Water st for Francis L. Glover to George Grosselinger of 83 Water st; the four lofts at 356 Pearl st to Frank Cella & Co.; the lofts at 43 Fulton st for the Van Schaik Estates to the Empire Print; a portion of the 4th floor in 30-38 Ferry st to the Fred Reupping Leather Co.; and the 6th loft at 32-34 Frankfort st for John V. Black to Henry Zuhr.

CHARLES F. NOYES CO. leased in 160 Broadway for the Lawyers Title Insurance & Trust Co. a portion of the 11th floor to Edwin S. Merrill of 52 Broadway; also offices in 6 Maiden la to S. Berger and I. T. Planick; in 71 West 23d st to Milton Trueheart of 200 5th av; a portion of the 2d floor in 72-74 Beaver st for the estate of E. L. Townsend to the American District Telegraph Co. of 18 Dey st; space in 37 Liberty st to Dreyer Moritz Mfg. Co., and in 170 Broadway to Robert S. Gatter of 35 Maiden la.

OGDEN & CLARKSON leased for the estate of Walden Pell the store and basement at 24-26 West 30th st to L. A. Feldman.

PEASE & ELLIMAN rented for the Cornell estate to Mrs. C. E. Wheelock, the 4-sty dwelling, 26 West 49th st; also for James Boyd to Madame Luisa Monteverdi, for a restaurant, the 4-sty house, 139 West 41st st and apartments in the "Astor," Broadway and 76th st to W. H. Batcheller; in 150 West 86th st to C. C. Billings; in 535 Park av to C. E. Dickinson; and in 995 Park av, for Bing & Bing, to M. E. Regensburg.

PEASE & ELLIMAN rented the store at 5 West 31st st to E. Lehman; also for the Century Holding Co. large office space in 25 West 45th st to the C. S. Paine Co. of Grand Rapids, Mich., and apartments in 24 West 59th st to Rudolph Block; in 607 West 136th st to Dr. Albert Inclam; in 213 West 86th st to Mrs. T. E. Lawler; in "Marquand House," Madison av and 68th st, to Mrs. Julius Ellinger, and in 563 Park av to Rodney Proctor.

S. OSGOOD PELL & CO. leased for Jeremiah P. Campion, the store at 1862 Broadway, to the A. L. M. Motor Sales Co., sales agents of the Westcott Carr.

S. OSGOOD PELL & CO. leased for 3 years, the 2d floor of 10 East 50th st to Maison de Verrier of 588 5th av also for Albert B. Ashforth, as agent, the store and basement in 290 5th av to Samuel Schwartz Sons & Co. and an apartment at 124 West 55th st to Thomas Sliddell, and the store at 10 West 46th st to Madame Melville.

S. OSGOOD PELL & CO. leased for the Narada Realty Co. the 2d floor in 27 West 38th st to A. H. Fox & Co., an apartment in 10 East 50th st to Miss de Lima, and a studio in Carnegie Hall to a Mr. Watson.

PEPE & BRO. leased for Louis H. Muller, the private house, 15 King st.

LEWIS B. PRESTON, INC., leased for the estate of J. B. Hoggins offices in 377 Broadway to A. J. Del Mar & Co. and H. Cohen & Co.; and in 487 Broadway offices on the 6th floor to Charles Raber.

HIRAM RINALDO leased the building at 242 Grand st for Harry Schlosser to Harry Ostrov, and 141 Bowery for M. T. Burke to the Manhattan Enameled Ware Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased for the Vanderbilt Concourse Corporation, represented by Messimer & Carreau and Dean Widner, space on the 17th floor of the Vanderbilt Concourse Building to the B. F. Sturtevant Co. of 50 Church st.

HERBERT C. SCHLEY leased at 212 5th av the two stores occupying the 5th av frontage to Miller & Co., of the New York Stock Exchange, whose uptown branch has been in 200 5th av; also leased in 212 5th av show rooms to the Texti Leather Co., Herman A. Metz, president, which completes the leasing of the building; the same broker leased space in the new Victoria Building, Broadway and 27th st, to Max Fischel, of 114 5th av; Edward Pearson, of 31 Union sq; A. Rosen, of 114 5th av, and Charles R. Mc-

LOUIS SCHRAG leased for William F. Donnelly, the 2d loft in 153-159 West 27th st, to Abraham Freed, also for Maurice W. Halpin, the 4th loft in 40-42 West 22d street and with Cross & Brown, the 10th loft in 151 West 36th st.

JOSEPH F. SEITZ leased stores at 732 Lexington av for the Country and City Corporation to Herman Lehmutz; at 754 Lexington av for Abraham Siegel to M. Casimir; at 747 Lexington av for Charles Romo to Isidor Bloch; at 123 East 59th st, for G. McGinley to Emma Linck; at 125 East 63d st for John Devine to Mrs. Anna Hoffman and Joseph Falson and two offices in the northeast corner of Lexington av and 60th st for Henry F. Deane to the Public Service Commission.

SHAW & CO. leased for Edward L. Clarkson, the store at 342 Lenox av to Oscar Schein and for Katherine Traux Stryker, the 4-sty dwelling, 2034 5th av, to Rosa Gross.

SHAW & CO. leased for John T. Oussani the 3-sty dwelling 257 West 127th st to Richard S. Love.

LOTON H. SLAWSON CO. leased space in 171 Madison av, to the Harris-Dibble Co., newspaper brokers, of 71 West 23d st, for New York headquarters.

TUCKER, SPEYERS & CO. leased space at 29-33 West 38th st for Eli B Springs to Hans Brassler.

E. A. TURNER leased for Mrs. J. W. Perkins her residence, 61 East 52d st to H. P. Tappe.

UNGER & WATSON, INC., leased for William Bartels, the parlor floor store in 718 Lexington av to Charles A. Seaholm, of 409 4th av.

WALL REAL ESTATE CORPORATION has leased for the Central Trust Co., of N. Y., the 1st loft of 204 Green st, for 3 years, to Curti & Morel, Inc., of 38 West 3d st; to A. Shemel & Co., the store at 58-60 East 116th st, for 5 years, and for the Colgate Estate, to the Hungarian Republican Club of 108 West 116th st, for 5 years, the house at 192 Lenox av.

SIDNEY L. WARSAWER leased the store at 217 West 42d st for A. Glazeroff to S. Roman.

WM. H. WHITING & CO. leased for the Civic Center Co. half of the 6th floor in 54-60 Lafayette st, to the Samuel C. Tatum Co. of 180 Fulton st, at an aggregate rental of about \$10,000; also the store at 60 Beekman st to the New York Machinery Co. of 101 Beekman st.

### Bronx.

FREDERICK FOX & CO. leased for the Fox Hall Realty Co. the theatre building property 2811-13 Webster to Rosenzweig & Brown. It will be operated as a moving picture house and open air theatre.

### Brooklyn.

CHARLES E. RICKERSON leased to Sereno S. Pratt the 3-sty dwelling 781 Carroll st and to Josephine B. Kroger 16 Fiske pl, a 3-sty dwelling.

### Suburban.

JULIA BEVERLEY HIGGINS rented for John C. Hunt "Feather Farm," Bedford Hills, N. Y., to Cabot Ward.

COCKS & WILLETS leased to Mrs. Joseph T. Thompson the George Thompson residence at Oyster Bay, L. I.

FISH & MARVIN rented, at Briarcliff Manor, for Mrs. F. S. Marshall, the "Dysart" cottage to Mrs. R. B. Palmer, for the summer and for Mrs. Mary E. Dow, her estate and country house, furnished, to Daniel A. Loring; "Pocantico Cottage," furnished, to A. J. Newberry; for Walter W. Law, Jr., a property to Mrs. Anson G. McCook; and at Scarsdale, N. Y., for Miss Emily Ogden Butler, her property, "Farm End," at Fenimore and Scarsdale rds, to Harold E. Porter.

G. L. GILSEY & CO. leased the Clinton Mackenzie estate on Centre Island, Oyster Bay, L. I., to Stephen H. Brown.

KENNETH IVES & CO. rented at Rye, N. Y., for Elizabeth Kelly residence on the Post rd to Jacques Kahn; also for Kathryn F. Churchill residence on Highland rd to Joseph Plaut; for Charles J. Smith cottage on Rye Beach av to Frederic McCoun; for Ellsworth Ford cottage on Rye Beach av to Anna B. Westermann, and for Christ Episcopal Church the dwelling on Milton rd to T. H. Watkins; at Mamaroneck for John W. Sterling the Mitchell house in Taylor's la, and at Larchmont for the estate of Bridget C. Kane the residence on Beach av to Ben Teal.

L'ECLUSE, WASHBURN & CO. rented the Mason property at Plandome, L. I., to W. K. Elliott.

S. OSGOOD PELL & CO. has leased for the Wampage Realty Co. to William Hodge, the large Colonial house at "Wampage," Sands Point, L. I.

S. OSGOOD PELL & CO. leased for E. S. Reynal and Howard N. Potter 80 acres of the property at White Plains, formerly occupied by the Westchester Hunt Club.

SCARSDALE ESTATES rented the Walter H. King place on Sherbrooke rd to Claude W. Kress; at White Plains, the Robert E. Farley Organization rented a residence on Fisher av, to Levi S. Hulse.

**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.

- BENJAMIN BARNETT.—118 East 17th st, 872-67, 5-sty flat, 20x81, \$32,000.  
 JOHN R. COSTEN.—243 East 19th st, 900-26, 4-sty dw. 16.6x92, \$11,500.  
 CATHERINE FINNERON.—62 East 127th st, 1751-47½, 3-sty dwelling, 18.9x99.11, \$10,000.  
 JANE M. JAMES.—208 West 42d st. 1013-36½, 4-sty dw. 20x49.5, \$60,000.  
 JOSEPHINE LOWENFELD.—15 West 111th st, 1595-27, 5-sty ten. 27x100.11, \$28,000; 17 West 111th st, 1595-26, 5-sty ten. 27x100.11, \$28,000.  
 JAMES MITTY.—457 West 24th st, 722-7, 3-sty dw. 20.10x98.9, \$11,000.  
 RICHARD E. SAGER.—246 East 30th st, 910-38, 4-sty ten., 17.5x88.5, \$10,000.  
 JOSEPH STAFFE.—102 Mott st, 204-5, 5-sty ten. 25.7x94, \$32,000; 173 Mulberry st, 471-16, 5-sty ten. 24x70, \$26,000; 8 Centre market pl. 471-8, 5-sty ten, 24x70, \$16,000.  
 WILLIAM H. B. TOTTE.—150 West 94th st, 1224-52, 3-sty dw. 18x100, \$18,000.  
 JAKOBINA YOUNG.—63 Amsterdam av. 1134-2, 5-sty ten. 25.3x75, \$29,500; 2237 8th av. 1947-33, 5-sty ten. 25x100, \$38,000.

**REAL ESTATE STATISTICS**

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

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

**MANHATTAN Conveyances.**

	1915 April 2 to 8	1914 April 3 to 9
Total No.....	143	146
Assessed value.....	\$6,489,400	\$9,883,170
No. with consideration..	29	17
Consideration.....	\$960,700	\$519,950
Assessed value.....	\$1,056,000	\$619,500
<b>Jan. 1 to April 8 Jan. 1 to April 9</b>		
Total No.....	1,869	2,016
Assessed value.....	\$103,749,910	\$119,157,783
No. with consideration..	253	209
Consideration.....	\$13,939,692	\$8,117,778
Assessed value.....	\$14,485,750	\$8,677,517

**Mortgages.**

	1915 April 2 to 8	1914 April 3 to 9
Total No.....	96	95
Amount.....	\$1,064,416	\$1,793,585
To Banks & Ins. Cos....	7	26
Amount.....	\$73,500	\$1,004,900
No. at 6%.....	41	44
Amount.....	\$347,893	\$477,835
No. at 5½%.....	4	1
Amount.....	\$26,000	\$175,000
No. at 5%.....	11	28
Amount.....	\$209,000	\$758,100
No. at 4½%.....	.....	1
Amount.....	.....	\$30,000
No. at 4%.....	1	.....
Amount.....	\$5,000	.....
Unusual rates.....	19	.....
Amount.....	\$117,044	.....
Interest not given.....	20	21
Amount.....	\$299,479	\$352,650
<b>Jan. 1 to April 8 Jan. 1 to April 9</b>		
Total No.....	1,098	1,208
Amount.....	\$23,642,316	\$36,285,003
To Banks & Ins. Cos....	203	283
Amount.....	\$8,873,182	\$20,791,600

**Mortgage Extensions.**

	1915 April 2 to 8	1914 April 3 to 9
Total No.....	37	30
Amount.....	\$3,573,700	\$4,740,250
To Banks & Ins. Cos....	19	18
Amount.....	\$2,688,600	\$4,410,000
<b>Jan. 1 to April 8 Jan. 1 to April 9</b>		
Total No.....	522	619
Amount.....	\$24,943,243	\$29,402,085
To Banks & Ins. Cos....	182	194
Amount.....	\$14,651,850	\$18,335,450

**Building Permits.**

	1915 April 3 to 9	1914 April 4 to 10
New buildings.....	14	8
Cost.....	\$146,200	\$1,042,500
Alterations.....	\$202,777	\$278,866
<b>Jan. 1 to April 9 Jan. 1 to April 10</b>		
New buildings.....	122	134
Cost.....	\$16,244,225	\$12,637,790
Alterations.....	\$3,281,981	\$3,962,041

**BRONX. Conveyances.**

	1915 April 2 to 8	1914 April 3 to 9
Total No.....	149	108
No. with consideration..	14	13
Consideration.....	\$72,735	\$71,451
<b>Jan. 1 to April 8 Jan. 1 to April 9</b>		
Total No.....	1,613	1,576
No. with consideration..	165	195
Consideration.....	\$1,391,054	\$1,961,940

**Mortgages.**

	1915 April 2 to 8	1914 April 3 to 9
Total No.....	72	69
Amount.....	\$922,728	\$648,862
To Banks & Ins. Cos....	8	8
Amount.....	\$127,000	\$65,050
No. at 6%.....	33	27
Amount.....	\$531,770	\$244,232
No. at 5½%.....	9	12
Amount.....	\$51,550	\$44,700
No. at 5%.....	10	12
Amount.....	\$139,100	\$79,825
Unusual rates.....	4	2
Amount.....	\$3,008	\$9,255
Interest not given.....	16	16
Amount.....	\$197,300	\$270,850
<b>Jan. 1 to April 8 Jan. 1 to April 9</b>		
Total No.....	861	957
Amount.....	\$7,290,922	\$8,510,324
To Banks & Ins. Cos....	57	121
Amount.....	\$1,512,550	\$2,344,851

**Mortgage Extensions**

	1915 April 2 to 8	1914 April 3 to 9
Total No.....	15	20
Amount.....	\$528,800	\$379,300
To Banks & Ins. Co....	5	5
Amount.....	\$259,300	\$92,500
<b>Jan. 1 to April 8 Jan. 1 to April 9</b>		
Total No.....	232	226
Amount.....	\$4,684,405	\$4,022,600
To Banks & Ins. Cos....	57	36
Amount.....	\$1,482,750	\$950,500

**Building Permits**

	1915 April 2 to 8	1914 April 3 to 9
New buildings.....	19	22
Cost.....	\$507,500	\$680,200
Alterations.....	\$28,725	\$16,650
<b>Jan. 1 to April 8 Jan. 1 to April 9</b>		
New buildings.....	264	214
Cost.....	\$7,770,475	\$4,860,655
Alterations.....	\$225,460	\$329,530

**BROOKLYN. Conveyances.**

	1915 April 1 to 7	1914 April 2 to 8
Total No.....	440	450
No. with consideration..	39	38
Consideration.....	\$241,838	\$162,147
<b>Jan. 1 to April 7 Jan. 1 to April 8</b>		
Total No.....	5,581	6,191
No. with consideration..	586	682
Consideration.....	\$3,041,969	\$5,112,527

**Mortgages.**

	1915 April 1 to 7	1914 April 2 to 8
Total No.....	355	326
Amount.....	\$1,196,460	\$2,067,495
To Banks & Ins. Cos....	74	77
Amount.....	\$381,950	\$811,641
No. at 6%.....	194	171
Amount.....	\$453,555	\$461,494
No. at 5½%.....	112	78
Amount.....	\$523,800	\$840,950
No. at 5%.....	27	56
Amount.....	\$168,562	\$224,560
Unusual rates.....	2	3
Amount.....	\$1,700	\$8,600
Interest not given.....	20	18
Amount.....	\$48,843	\$531,891
<b>Jan. 1 to April 7 Jan. 1 to April 8</b>		
Total No.....	4,031	4,211
Amount.....	\$14,095,481	\$17,872,333
To Banks & Ins. Cos....	627	840
Amount.....	\$3,684,391	\$7,045,141

**Building Permits.**

	1915 April 2 to 8	1914 April 3 to 9
New buildings.....	133	153
Cost.....	\$909,880	\$816,300
Alterations.....	\$50,675	\$52,995
<b>Jan. 1 to April 8 Jan. 1 to April 9</b>		
New buildings.....	1,367	1,169
Cost.....	\$10,642,365	\$11,091,985
Alterations.....	\$991,539	\$725,109

**QUEENS. Building Permits.**

	1915 April 2 to 8	1914 April 3 to 9
New buildings.....	139	80
Cost.....	\$450,820	\$344,025
Alterations.....	\$27,273	\$21,356
<b>Jan. 1 to April 8 Jan. 1 to April 9</b>		
New buildings.....	1,209	1,134
Cost.....	\$4,024,431	\$4,710,112
Alterations.....	\$246,272	\$269,166

**RICHMOND. Building Permits.**

	1915 April 2 to 8	1914 April 3 to 9
New buildings.....	.....	23
Cost.....	.....	\$19,105
Alterations.....	.....	\$9,050
<b>Jan. 1 to April 8 Jan. 1 to April 9</b>		
New Buildings.....	171	186
Cost.....	\$405,173	\$295,555
Alterations.....	\$30,449	\$57,252

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H. H. CAMMANN, Vice-President

HENRY W. REIGHLEY, 2d Vice-President  
CHARLES M. VAN KLECK, Secretary.

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AND MANAGEMENT OF ESTATES

**OBITUARY**

RICHARD N. ARNOW, a deputy tax commissioner of Queens County and former city magistrate, died on Monday. He was sixty-four years old and a member of Alma Lodge, F and A. M., of the Royal Arcanum, the Press Club and the Harlem Yacht Club. He is survived by a widow and one daughter.

WOLF BRAND, retired real estate dealer, died on Sunday, at his home, 1801 7th av, aged fifty-seven. He was born in Austria and had been a resident of this city for more than thirty-five years.

D. PHOENIX INGRAHAM died, on Wednesday, of pneumonia, at his residence, 620 West 122d st. He had been a real estate broker and auctioneer for the last forty years and vice-president and secretary of the Real Estate Auctioneers' Association, for several years, and at the time of his decease. Born seventy years ago in New York City, he was a direct descendant of D. Phoenix Ingraham, the first City Chamberlain of New York City in about 1797. His widow, one son and one daughter, survive him.

**REAL ESTATE NOTES.**

SPEAR & CO. have been appointed agents for 4 West 16th st and 10 West 18th st.

SOL LOWENFELD has been appointed agent for 219-221 East 97th st.

NEHRING CO. has been appointed agent of 706 and 710 West 179th st.

M. & L. HESS (INC.) have been appointed agents for the 11-sty building at 81-95 University pl, northeast corner of 11th st.

WM. A. WHITE & SONS take possession, today, of their new offices on the 12th floor at 46 Cedar st.

KURZ & UREN, INC. will move on May 1, to the Title Guarantee & Trust Co. Building, 370 East 149th st.

S. OSGOOD PELL & CO. have been appointed agents for 11 West 34th st; 311 West 50th st; 41-43 East 28th st; 1819 Broadway; 10 East 50th st, and 34 West 37th st.

WESCHLER & JACOBS will engage in a general real estate and insurance business, with a main office at 4307 Broadway and a branch at 42 Broadway.

GEORGE KEAN & CO. were the brokers in the recently recorded sale of the 5-sty tenement, 629 9th av, for H. M. Greenberg to Charles Jeck. The reported price was \$25,500.

M. MORGENTHAU, JR., CO. has placed a 1st mortgage of \$40,000 for 5 years on the 6-sty apartment house, 536 East 168th st, for William J. Diamond.

FRANK STEVENS sold at auction on Thursday under partition proceedings for the Robert Davis estate, 18 dwellings and 58 vacant lots in Jersey City for a total of \$121,695.

LOUIS SCHRAG negotiated the recently recorded sale of 216-218 East 38th st, on plot 42x84, for the Jane L. Ahearn estate to the J. Chris G. Huppel Brewing Co., which will build a garage for its trucks.

SAMUEL GOLDSTICKER, who has been identified with the real estate brokerage business for the last forty years, will move his office to-day from 149 Broadway to 37 Pine st.

SAMUEL MARX, auctioneer, will sell on Tuesday, April 13, on the premises at 106 East 19th st the entire assets of the Bankers Building Bureau. Additional details will be found elsewhere in the Record and Guide.

ROBERT S. CLARK, of Cooperstown, N. Y., acquired title this week from Ella A. Rogers and John Gellatly to the plot 100x100 at the south corner of 5th av and 99th st, assessed at \$140,000.

PEASE & ELLIMAN have been appointed by John W. Simpson, agents for the Biltmore at 58-58 West 58th st, Soncy at 49 West 57th st, and the Blenheim at 60-62 West 58th st.

LEWIS H. MAY CO. and M. M. Ringler of Ames & Co. were the brokers in the sale recorded Thursday, for J. H. Benjamin, of the two 5-sty flats, 229-231 West 60th st, to Joseph H. Halperin, who gave in exchange a stucco cottage on Rochester av, Edgemere, L. I.

PORTER & CO. were the brokers who negotiated the recently reported sale of 16 lots for the John B. Haskin Estates, Inc., on the Grand Boulevard and Concourse, 203 ft. south of 192d st, and through to Creston av. The purchaser, the Gaines-Roberts Co., will break ground immediately and improve the property with high-class apartment houses.

ERNEST HAVIER, for many years identified with real estate in Manhattan, said this week that the outlook in real estate was most promising. The fact that real estate interests are now more united than for many years should have the tendency to get favorable legislation passed, which ought to relieve realty from some of its excessive burdens.

THE 601 WEST END AV CO., Albert Saxe, William H. Freese and Samuel L. Jackson, incorporated with a capital of \$50,000, is the buyer of the plot 44x90, at the northwest corner of West End av and 89th st, sold recently by Henry I. Cooper and Louis Kempner & Son. A 13-sty apartment house is to be erected, as previously announced in these columns.

L. A. KERNGOOD, M. F. Steinberger and C. S. Cosgrove have opened offices at 7 Pine st, under the firm name of the L. A. Kerngood Co., for the transaction of a general real estate and mortgage business. Mr. Kerngood was formerly connected with the McVickar-Gaillard Realty Co. and Francis B. Robert. Messrs. Steinberger and Cosgrove have also been associated with the McVickar-Gaillard Realty Co., and latterly with the Gross & Gross Co.

**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.**

The offerings at the voluntary auction sales on Thursday resulted in a good attendance and keen competition. Outside buyers figured in the bidding and acquired several properties. The five-story building at 305 Washington street, in the market district, was bought by James J. McCarran for \$47,500. Clara J. Nathan paid \$14,000 for the four-story tenement at 2184 Amsterdam avenue, assessed last year for \$23,000. In the Bronx, John Fink acquired the plot 25x90.2, at the southwest corner of Heath avenue and Summit place, for \$1,200.

**Manhattan.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 9, 1915, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

Duane st, 196-8, sec Washington, 305.  
Essex st, 27½, ws, 50 n Hester, 25x43.9  
x25x43.6, 6-sty bk tnt & str; due, \$5-  
846.61; T&c, \$388; sub to 1st mtg \$10,000;  
William Lustgarten Co. 21,075

Washington st, 305, sec Duane (Nos  
196-8), 25.5x50, 6-sty bk loft & str bldg;  
partition; Jas J McCarran. 47,500

10TH st, 13-9 E (\*), ns, 100 w University  
pl, runs w97.6xn60xe25.5xn27.7xe73.3x  
s94.9 to beg, 6-sty bk tnt; due, \$24,408.13;  
T&c, \$2,169; Columbia Trust Co. 193,000

14TH st, 316-8 E (\*), ss, 172.6 e 2 av,  
45x103.3; due, \$68,291.73; T&c, \$1,981.40;  
Jas W Halstead, trste. 64,000

11TH st, 203-5 W (\*), ns, 100 w 7 av,  
50x100.11, 6-sty bk tnt; due, \$63,145.37; T&c,  
\$1,547.40; German Savgs Bank in City  
N Y. 62,000

113TH st, 223 W, ns, 166.8 w 7 av, 16.8x  
100.11, 3-sty & b bk & stn dwg, with 2-sty  
ext in rear (exrs); bid in at \$10,500.

152D st, 625 W, ns, 375 w Bway, 25.5x  
199.10, 2-sty fr dwg; due, \$10,695.51; T&c,  
\$399.82; Martin H Goodkind. 17,150

162D st, 615 W, nec Ft Washing av,  
184.10x68.9x187.10x98.11, 6-sty bk tnt; due,  
\$211,236.22; T&c, \$403; withdrawn.

172D st, 503-5 W (\*), ns, 100 w Ams av,  
43.9x94.6, 5-sty bk tnt; due, \$26,878.04; T&c,  
\$—; sub to mtg \$32,000; Union Bank  
of Bklyn. 32,500

188TH st W (\*), ss, 100 w Ams av, 175x  
95, vacant; due, \$9,413.47; T&c, \$625; sub  
to a pr mtg \$25,000; Geo H Montrose. 34,492

Amsterdam av, 2184, ws, 50 n 168th, 25  
x100, 4-sty bk tnt & str (exrs); Clara J  
Nathan. 14,000

Amsterdam av, ws, 74.11 n 188th, 25x  
100, vacant (vol); bid in at \$6,500.

Fort Washington av, nec 162d, see 162d,  
615 W.

Riverside dr, 342, es, 58.11 n 106th, 22x  
89, 5-sty & b stn dwg (vol); bid in at  
\$45,000.

West End av, 348 (\*), es, 82.4 n 76th,  
19.10x90, 4-sty & b stn dwg; due, \$33-  
479.30; T&c, \$672.80; Greenwich Savgs  
Bank. 24,000

7TH av, 2257 (\*), es, 25 s 133d, 25x100,  
5-sty bk tnt & str; due, \$26,464.51; T&c,  
\$1,163.10; Metropolitan Life Ins Co. 20,000

7TH av, 2255 (\*), es, 50 s 133d, 24.11x  
100, 5-sty bk tnt & str; due, \$26,280.67;  
T&c, \$1,161.10; Metropolitan Life Ins Co.  
20,000

M. MORGENTHAU JR. CO.

120TH st, 117 W (\*), ns, 250 w Lenox  
av, 20x100.11, 3-sty & b stn dwg; due, \$19-  
144.52; T&c, \$712.25; City Real Estate Co.  
18,000

Madison av, 1935 (\*), es, 44 n 124th, 22x  
85, 3-sty stn tnt & str; due, \$18,578.64; T  
&c, \$566.80; Henry L Cammann. 17,000

D. PHOENIX INGRAHAM.

135TH st, 495 W, sec Amsterdam av,  
1519-23.

178TH st, 604-10 W (\*), ss, 100 w St  
Nicholas av, 100x99.10, 2-5-sty bk tnts;  
due, \$32,606.15; T&c, \$996.80; sub to 4 pr  
mtgs aggregating \$104,000; Ellen A Stew-  
art et al. 120,412

Amsterdam av, 1519-23 (\*), nec 135th  
(No 495), 56x100, 6-sty bk tnt & str; due,  
\$14,986.35; T&c, \$2,685; sub to 2 pr mtgs  
aggregating \$123,000; Mary E Horton.  
114,851

BRYAN L. KENNELLY.

112TH st, 212 W, ss, 150 w 7 av, 17x  
100.11, 3-sty & b stn dwg; due, \$10,914.26;  
T&c, \$209.15; Jno L Walsh, a party in in-  
terest. 7,160

120TH st, 141 W (\*), ns, 237 e 7 av, 20  
x100.11, 3-sty & b stn dwg; due, \$16-  
582.15; T&c, \$340.80; N Y Life Ins Co.  
14,000

Amsterdam av, 1930, ws, 49 s 156th, 25x  
100, 3-sty bk tnt & str (vol); bid in at  
\$18,300.

DANIEL GREENWALD.

1ST av, 635, ws, 98.9 s 37th, 24.8x80, 5-  
sty bk tnt & str; adj Apr 20.

Total ..... \$841,140

Corresponding week 1914..... 545,463

Jan 1, 1915 to date..... 11,967,816

Corresponding period 1914... 10,106,805

**Bronx.**

The following are the sales that have taken place during the week ending April 9, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**Melville st, 1743 (\*)**, ws, 400 n Van Nest av, 18.9x100; due, \$4,282.48; T&c, \$231.07; Fishkill Savings Institute. 4,000

**198TH st, 270 E**, ss, 105.7 w Bainbridge av, 25x98, 2-sty & b bk & fr dwg (vol); bid in at \$6,400.

**Heath av**, swc Summit pl, 25x90.2, vacant (exrs); Jno Fink. 1,200

HENRY BRADY.

**Fox st (\*)**, es, 193.11 w Westchester av, 226.11x107.11x227x105, vacant; due, \$51,686.83; T&c, \$885; Hendrik Hudson Co. 40,000

JACOB H. MAYERS.

**Home st, 890**, see Intervale av, 1200.

**Kelly st, 717**, see Leggett av, 926.

**Cambreling av, 2459 (\*)**, ws, 50 s 189th, 25x100, 2-sty fr dwg; due, \$5,642.91; T&c, \$190; Cath Tutorius. 6,025

**Intervale av, 1200 (\*)**, see Home (No 890), 69.6x32.7x45.5x21.11, 3-sty bk tnt & str; due, \$3,647.92; T&c, \$130; sub to 1st mtg \$12,000; Anna Scheer et al. 12,100

**Leggett av, 918**, see Leggett av, 926.

**Leggett av, 926 (\*)**, nwc Kelly (No 717), 40x110, 4-sty bk tnt; also LEGGETT AV, 918, ws, 80 n Kelly, 38.8x110.10x52.5x110, 4-sty bk tnt; due, \$7,610.29; T&c, \$83; sub to 2 mtgs aggregating \$60,000; Herman L Krieger. 65,000

M. MORGENTHAU JR. CO.

**Alexander av, 134 (\*)**, es, 22 s 134th, 19.6 x89.6, 4-sty bk tnt & str; due, \$7,803.29; T&c, \$225; College Point Savgs Bank. 5,000

JAMES J. DONOVAN.

**Dawson st, 856 (\*)**, es, 537.4 n Longwood av, 40.7x100, 5-sty bk tnt; due, \$4,242.28; T&c, \$—; sub to 1st mtg \$25,000; Josephine H Blau. 27,500

**160TH st E, nwc Courtlandt av**, see Courtlandt av, 855-9.

**Courtlandt av, 855-9 (\*)**, nwc 160th, 51.6 x88, 2-3-sty fr tnts & str; due, \$8,071.07; T&c, \$125; Marie Wilhelm, extr. 5,200

JAMES L. WELLS.

**Parcel of land**, beg at a point on north line N Y City, 200.11 w Webster av, 50.7x 119.9x50.2x123.10; due, \$386.55; T&c, \$54.97; Jno T Badarracco. 425

GEORGE PRICE.

**3D av, 2503 (\*)**, ws, 150.7 n 136th, 25x 100, 2-sty fr dwg & str; due, \$1,134.31; T &c, \$25; sub to 1st mtg \$7,500; Addie A Sullivan. 8,000

SAMUEL GOLDSTICKER.

**228TH st E**, ns, 405 e Bronxwood av, 100 x114; due, \$1,169.50; T&c, \$712.51; Herbert Reeves. 2,150

BRYAN L. KENNELLY.

**Prospect av, 2444**, es, 440 n 187th, 20x 98.5, 2-sty & b bk dwg (vol); bid in at \$6,825.

**Prospect av, 626-8 (\*)**, es, 100 s Kelly, 37.6x100, 5-sty bk tnt; due, \$4,264.47; T&c, \$594.94; sub to mtg \$30,000; Nathan Friedman. 30,100

Total .....	\$206,700
Corresponding week 1914.....	35,614
Jan 1, 1915 to date.....	1,787,106
Corresponding period 1914.....	1,513,719

**Brooklyn.**

The following are the sales that have taken place during the week ending April 7, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

**COURT ST**, nec State, 25x80; Robert L Waterbury ..... 25,500.00

**DEAN ST**, sec Rochester av, 100x50; also ROCHESTER AV, es, 50 s Dean, 2.6x100; Lafayette Trust Co. .... 18,499.00

**HAMPTON PL (\*)**, es, 170 s Sterling pl, 20x95; Bklyn Savgs Bank ..... 7,500.00

**LIVINGSTON ST**, 291, ns, 160 Hanover pl, runs e20xn125xw40xs45xe20 xs80 to beg; Cath F Murphy ..... 24,600.00

**EAST 18TH ST (\*)**, es, 400 s Av Q 40 x100; Mathilda Charleton ..... 6,450.00

**52D ST**, sws, 199.6 nw 5 av, 20.6x 100.2; Ida A Stringer ..... 7,875.00

**PITKIN AV (\*)**, ns, 25 e Jerome, 50x 100; Frances E Carl ..... 1,000.00

**SUTTER AV (\*)**, nec Thatford av, 100 x25; Jennie Ratzkin ..... 3,750.00

**UNDERHILL AV**, nwc St John's pl, runs n47xw72.6xse81xe30 to beg; vacant (vol); Jos Horowitz ..... 5,050.00

**5TH AV**, ses, 41.8 ne 72d, 20x100.5; Jno E Sullivan et al; ..... 10,140.00

**6TH AV**, ses, 20 ne 52d, 20x80; withdrawn ..... —

**LOT 19**, Block 147, 24th Ward; People of the State of N Y ..... 250.000

WILLIAM J. McPHILLIAMY & CO.

**CORNELIA ST**, ses, 215 ne Irving av, 20x100; James A Caulfield ..... 5,700.00

**DOBBIN ST (\*)**, ws, 175 n Nassau av, 25x100; Williamsburgh Savgs Bank.. 500.00

**UNION ST**, ns, 115 w 7 av, 20x90; withdrawn ..... —

**EAST 26TH ST (\*)**, es, 220 s Newkirk av, 40x100; Home Title Ins Co ..... 1,000.00

**42D ST (\*)**, ss, 120 w 13 av, 20x100.2; Mary B Francisco ..... 3,000.00

**42D ST (\*)**, ss, 140 w 13 av, 20x100.2; same ..... 3,000.00

**54TH ST**, sws, 195 nw 4 av, 20x100.2; Michael Raphael et al ..... 3,400.00

**HIGHWAY** from Gravesend Beach to Gravesend Village, nec, runs nw383.3x se313.11xne349.6xne183 to beg; LOT 1 and Highway from Gravesend Beach to Gravesend Village, adj above, runs nw503.9xse504.11xne515.10 x n w313.11 to beg; withdrawn ..... —

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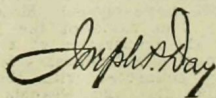
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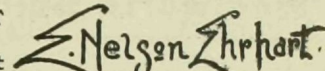
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Auction Sales—Brooklyn—Continued.

KINGSTON AV (*), ws, 18.6 s Bergen, 27x94; Sara R Compton et al.....	12,700.00
SNYDER AV, nec E 32d, 102.6x100; withdrawn .....	—
TILDEN AV, sec Bklyn av, 104.7x108.5; withdrawn .....	—
NATHANIEL SHUTER.	
BERGEN ST (*), ns, 144 w Utica av, 16 x107.2; Ella R Bemis .....	5,500.00
74TH ST (*), ss, 106.2 w 18 av, 20x100; Harry Bruss .....	300.00
76TH ST (*), sws, 311 nw 18 av, 80x100; Francis U Johnstone .....	6,250.00
CORTELYOU RD (*), nec E 17th, 108.1 x37.4x100x78.5; Henry Lankenau.....	9,600.00
SUTTER AV (*), ss, 75 e Barbey, 25x100; Saml Patrick .....	3,500.00
JAMES L. BRUMLEY.	
EAST 32D ST, ws, 120 n Tilden av, 20x100; withdrawn .....	—
JOSEPH P. DAY.	
MONTGOMERY PL (*), sws, 278.10 se 8 av, 16.9x100; Ess Ess Realty Co....	10,000.00
PENN ST, 93, ns, 75 w Bedford av, 18.6x100, 3-sty & bk & stn dwg (vol) .....	—
JEFFERSON AV, swc Franklin av, 125 x100, 6-sty bk & stn tnt (vol).....	—
Total .....	\$175,064.00
Corresponding week 1914 .....	254,315.00

VOLUNTARY AUCTION SALES.

Manhattan.  
JOSEPH P. DAY.

**APR. 17.**  
Bankruptcy sale of the holdings of the New York Real Estate Security Co at the County Court House at 10 a. m.

77TH ST, 66-72 E.  
78TH ST, 101 W.  
93D ST, 4-6 W.  
111TH ST, 136 W.  
111TH ST, 140 W.  
111TH ST, 507 W.  
111TH ST, 507 W.  
111TH ST, 517-21 W.  
114TH ST, 122 W.  
114TH ST, 609 W.  
135TH ST, 506 W.  
136TH ST, 522 W.  
136TH ST, 530 W.  
140TH ST, 601 W.  
141ST ST, 476 W.  
141ST ST, 600 W.  
142D ST, 605 W.  
144TH ST, 560 W.  
145TH ST, 155-7 W.  
145TH ST, 159-61 W.  
150TH ST, 462-80 W.  
162D ST, 565 W.  
162D ST, 615 W.  
176TH ST, 500 W.  
177T HST, 502-4 W.  
AUDUBON AV, 220 & 228.  
BROADWAY, 42.  
BROADWAY, 3099-3103.  
BROADWAY, 3132.  
BROADWAY, 3134.  
CLAREMONT AV, 180.  
CLAREMONT AV, 182.  
CLAREMONT AV, 190.  
CENTRAL PARK WEST, 418.  
CENTRAL PARK WEST, 447-8.  
COLUMBUS AV, 386, leasehold.  
MT MORRIS PARK WEST, 35.  
RIVERSIDE DR, 448.  
RIVERSIDE DR, 468.  
RIVERSIDE DR, 583.  
ST NICHOLAS AV, 60.  
ST NICHOLAS AV, 961.

Bronx.  
JOSEPH P. DAY.

138TH ST, 590 E.  
145TH ST, 546 & 550 E.  
BATHGATE AV, 2029.  
BROOK AV, 278.  
BROOK AV, 282.  
FOREST AV, 1044-48.  
WASHINGTON AV, 1477.

Brooklyn.

JERE JOHNSON, JR., CO.

**APR. 14.**  
PACIFIC ST, 465, ns, 125 e Nevins, 25x70, 2-sty fr dwg (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. 10.**  
No Legal Sales advertised for this day.

**APR. 12.**  
STUYVESANT ST, 42, ss, 86.7 w 10th, 17x70.5x17.2x75.5, 4-sty bk tnt; 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.  
29TH ST, 217-9 W, see 35th st, 217-9 W.  
35TH ST, 217-9 W, ns, 147.1 w 7 av, 42.1x98.9, 2-4-sty bk tnts & str & 2-5-sty bk rear tnts; 8TH AV, 783, ws, 57.9 s 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 (503), 49.4x55, 2-4-sty bk tnts & str; Sheriff's Sale of all right, title, &c, which Helena M Richter had on Oct 30, 1914 or since; Ferguson & Ferguson (A), 41 Park Row; Max S. Grifenhagen, sheriff; Daniel Greenwald.

38TH ST, 250 W, see 35th st, 217-9 W.  
38TH ST, 354-8 W, see 35th st, 217-9 W.  
77TH ST, 12 W, ss, 225 w Central Park W, 25x102.2; 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, \$4,843.71; mtg recorded Sept 4, 1908; Joseph P Day.  
85TH ST, 102 W, ss, 30 w Col av, 35x102.2, 5-sty bk tnt; Lillie Siegbert et al; exrs & trstes—Robt Lawrence et al; Elkus, Gleason & Proskauer (A), 170 Bway; Jno H Rogan (R); due, \$43,259.99; T&c, \$2,818.40; mtg recorded Dec 28, 1909; M Morgenthau, Jr, Co.  
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.  
AMSTERDAM AV, 1969-71, es, 49.11 s 158th, 50x100, 6-sty bk tnt & str; Fee Simple Realty Co—Middleton 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. 13.**  
109TH ST, 300-2 E, see 2 av, 2118.  
132D ST, 122 W, ss, 250 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Metropolitan Savgs Bank—Margt E Napier et al; A S & W Hutchins (A), 84 William; Henry D Patton (R); due, \$5,124.80; T&c, \$313; Chas A Berrian.  
2D AV, 2118, sec 109th (No 300-2), 17x86, 3-sty fr bk ft tnt & str; City Real Estate Co—Rose M Coyle et al; Harold Swain (A), 176 Bway; Irving Washburn (R); due, \$5,446.29; T&c, \$168.30; Joseph P Day.

**APR. 14.**  
GREENE ST, 78, es, 101.2 s Spring, 25x100.1, 6-sty bk loft & str bldg; Greenville L Winthrop et al, exrs—Sol Cohen et al; Chalmers Wood (A), 52 William; Lafayette B Gleason (R); due, \$47,111.02; T&c, \$370; Joseph P Day.  
SUFFOLK ST, 12; es, 75 n Hester, 25x50, 5-sty bk tnt & str; Wm M Martin, exr—Morris Simon et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Horace E Deming (R); due, \$19,065.00; T&c, \$504.50; Joseph P Day.  
56TH ST, 216 W, see Broadway, 1744-8.  
60TH ST, 210 E, ss, 142.2 e 3 av, 19.2x100.5, 3-sty & b stn dwg; Jas A Trowbridge—Rose Abrahams et al; Thos H Baskerville (A); 46 Cedar; Enos S Booth (R); due, \$9,269.92; T&c, \$863.10; Joseph P Day.

82D ST, 518 E, ss, 273 e Av A, 18.9x102.2, 4-sty stn tnt & str; Ernst Zipse et al, exrs—Jos Scher et al; Geo H Hyde (A), 41 Park Row; Isidore D Morrison (R); due, \$7,796.78; T&c, \$353.55; Herbert A Sherman.  
84TH ST, 507 E, ns, 117.6 e Av A, 19.6x102.2, 3-sty & b stn dwg; Arnold J D Heins—Mary A Smith et al; Salter & Steinkamp (A), 140 Nassau; Jas Dunne (R); due, \$3,457.08; T&c, \$400.16; Herbert A Sherman.  
118TH ST, 63 & 65 E, ns, 140 w Park av, 50x100.11, 6-sty bk tnt; Baron de Hirsch Fund—Annie Koplik et al; M S & I S Isaacs (A), 52 William; Wilbur Larremore (R); due, \$47,378.66; T&c, \$705.90; D Phoenix Ingraham.  
125TH ST, 29 W, ns, 350 w 5 av, 20x99.11, 5-sty bk loft & str bldg; Bartow S Weeks, trst—Jas Dailey et al; Chas J McDermott (A), 2 Rector; Meyer M Friend (R); due, \$38,608.84; T&c, \$2,372.27; Joseph P Day.

AMSTERDAM AV, 2107, es, 75 n 164th, 25x100, 4-sty bk tnt & str; Mary J Mondorf—Arthur Otten et al; Wm F Clare (A), 135 Bway; Hal Bell (R); due, \$11,152.31; T&c, \$612.75; mtg recorded May 6, 1904; Joseph P Day.  
BROADWAY, 1744-8, sec 56th (No 216), 131.9x122.7x120.2x88.7, 7-sty bk tnt; Edmund L Mooney et al—David W Harkness et al; Blandy, Mooney & Shipman (A), 37 Wall; Chas L Hoffman (R); partition; Joseph P Day.

**APR. 15.**  
60TH ST, 229 E, ns, 255 w 2 av, 20x100.5, 4-sty & b stn dwg; Jno M Bowers, trst, &c—Eliza Manlo et al; Middleton S Borland (A), 46 Cedar; Jno H Corwin (R); due, \$11,162.74; T&c, \$625.30; Joseph P Day.  
116TH ST, 207 E, ns, 115 e 3 av, 30x100.10, 5-sty bk tnt & str; Minna G Goddard—Beatrice S O'Connor et al; Frederic de P Fester (A), 44 Wall; Chas E Heydt (R); due, \$26,724.74; T&c, \$1,341.70; Henry Brady.  
116TH ST, 350 E, ss, 125 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Saml Frankentheim et al—Josephine Clauter et al; Kankowitz & Esberg (A), 320 Bway; Max Altmayer (R); due, \$7,620.96; T&c, \$178.19; Joseph P Day.  
132D ST, 227 W, ns, 245 w 7 av, 15x99.11, 3-sty & b stn dwg; Mary Woytisek—Jas H Cruikshank et al; L S Lewkowitz (A), 299 Bway; Harry A Goidel (R); due, \$8,935.23; T&c, \$205.70; J H Mayers.

**APR. 16.**  
54TH ST, 223-29 E, ns, 200 w 2 av, 125x100.5, 2 & 3-sty bk bldgs of brewery; Mutual Life Ins Co of N Y—Jos Doelger et al; Fredk L Allen (A), 55 Cedar; Melvin N Dalberg (R); due, \$64,968.62; T&c, \$157.60; mtg recorded Apr 13, 1912; Joseph P Day.  
55TH ST, 237 to 243 E, ns, 100 w 2 av, 100x100.5, 4-5-sty bk tnts; Wm Burroughs—Ambrosé Realty Co et al; Lese & Connolly (A), 35 Nassau; Maurice Marks (R); due, \$14,175.67; T&c, \$995.60; Joseph P Day.  
119TH ST, 86 W, see Lenox av, 170-8.  
LENOX AV, 170-8, sec 119th (No 86), 100.11x85, 8-sty bk tnt & str; Bank for Savgs in City N Y—Harris Pomerantz et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Chas H Murray (R); due, \$210,197.02; T&c, \$2,285.55; mtg recorded Sept 22, 1902; Joseph P Day.  
MANHATTAN AV, 527, ws, 20.11 s 122d, 18x90, 3-sty & b stn dwg; Henry L Morris, trst—Henry A Brann et al; Cary & Carroll (A), 59 Wall; Winston H Hagen (R); due, \$11,190.03; T&c, \$594.25; mtg recorded Aug 8, 1907; Joseph P Day.

**APR. 17.**  
No Legal Sales advertised for this day.

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**APR. 19.**  
103D ST, 111 E, ns, 80 e Park av, 15x100.11, 3-sty & b stn dwg; Anna Goldman—Jno H Bodine et al; Arnstein & Levy (A), 128 Bway; Phelan Beale (R); due, \$5,085.02; T&c, \$186.15; mtg recorded Mar 18, 1905; Joseph P Day.  
5TH AV, 257, es, 74.2 n 28th, 24.7x100, 5-sty stn str; Windham Realization Co—Bryan L Kennelly et al; Alexander & Green (A), 165 Bway; Bernard Rabbino (R); due, \$219,559.01; T&c, \$12,511.70; 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. 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, strs 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 \$80,000; Joseph P Day.  
3D AV, 4463, see 182d, 544-50 E.

**APR. 13.**  
KEPLER AV, 4205, ws, 75 s 235th, 25x100, 2-sty fr dwg; City Real Estate Co—Eliz A Wilhelm et al; Harold Swain (A), 176 Bway; Edw D Bolton (R); due, \$2,698.98; T&c, \$68.15; James J Donovan.

**APR. 14.**  
ROCKWOOD ST, ss, 84.2 e Walton av, 30.9x45x 25x55, vacant; Anna B Crossin—Jas A Woolf et al; Action 3; Harold Swain (A), 176 Bway; Chas H Murray (R); due, \$1,498.58; T&c, \$75; Henry Brady.

148TH ST, 368 E, ss, 121.5 w 3 av, runs w 25xs 112.11xe25xn30xe.04xn83.6; 7-sty stn loft & str bldg; Lincoln Mtg Co—Bronx Publishing Co et al; Henry A Blumenthal (A), 233 Bway; Jos R Truesdale (R); due, \$9,001.51; T&c, \$1,250.85; sub to 1st mtg \$48,000; J H Mayers.  
237TH ST, E, nwc Katonah av, see Katonah av, 4311.

EDENWALD AV, sec Monticello av, see Monticello av, sec Edenwald.  
KATONAH AV, 4311; nwc 237th, 25x85, 2-sty fr dwg; Mary E Lowry—Hibbert C Simmonds et al; Dean, Tracy & McBarron (A), 160 Bway; N Taylor Phillips (R); due, \$5,486.00; T&c, \$354.24; Henry Brady.

KATONAH AV, 4313, ws, 25 n 237th, 25x85, 2-sty fr dwg; Rebecca B Gourlie et al, extrxs—Stanley L Marran et al; Action 1; Dean, Tracy & McBarron (A), 169 Bway; Francis S McAvoy (R); lue, \$5,827.78; T&c, \$744.22; Joseph P Day.

KATONAH AV, 4315, ws, 50 n 237th, 25x85, 2-sty fr dwg; same—same; Action 2; same (A); same (R); due, \$5,827.78; T&c, \$744.22; Henry Brady.

MONTICELLO AV, sec Edenwald av, 175x100; Jno C Eidd et al—Chas S Terrett et al; Collier & Collier (A), 1 Liberty; Clarence Y Pallitz (R); due, \$6,527.07; T&c, \$1,277.42; J H Mayers.

MORRIS AV, 1046, es, 130 n 165th, 20x92.6, 3-sty bk tnt; Imogene Whittlesey et al, extrxs—Meyer Harrison et al; Danl Burke (A), 44 Pine; Isidor Wels (R); due, \$8,249.12; T&c, \$750; Herbert A Sherman.

**APR. 15.**  
BETTNER'S LA, ses, Lot 88 to 90, 300x290, to cl Independence av, 329x32x196x219 and Lots 94 & 95, 113x352 to cl Independence av x114x 367; ROADWAY, leading to Sigma pl, at beg thereof and on ws Independence av, runs s125x e120xn125xw120 to beg, being Lot 1; INDEPENDENCE AV, cl, adj Lot 1 on n, runs n 75xe172.9xs100.3 x w 73.5 x n — x w 105 to beg; ROADWAY to Sigma pl, Lot 4, 135x174x125x 77; INDEPENDENCE AV, ws, Lot 82, 101x 257x100.3x238; INDEPENDENCE AV, Lot 74 & 75, 134x158.3x134.6x179.6; PARLINGTON AV, cl, Lot 73, 136.3x150x131.5x210.6; PARLINGTON AV, cl, Lots 61 & 62, 200.6x200x 100.3x73.5x100x266; PARLINGTON AV, cl, Lots 88 to 49 and 51 to 60, 1267.3x222x162.3 to cl Netherland av, x1202.3x222; NETHERLAND AV, cl, Lots 28 to 31, 350x88x350x121.3; NETHERLAND AV, cl, LOT 27, 75x105.6x75x 93.5, and Lot 25, 104x269.1 to Riverdale av x 100x39x130.5; RIVERDALE AV, ws, 124 scl 259th, 50x100; RIVERDALE AV, ws, intersec cl 259th, 76x100; RIVERDALE AV, ws, 226 ncl 259th, 100x100; RIVERDALE AV, ws, 426 ncl 259th, 50x100, vacant; Wm L Condit—Maurice Rose et al; Elkhuis, Gleason & Proskauer (A), 170 Bway; Jos S Klein (R); due, \$67,390.43; T&c, \$4,622.29; Joseph P Day.

SCHOFIELD ST, 189, ns, — e City Island av, 50x118; Louis F W Seifert—Mary A Byles et al; Frees & McEveety (A), 3029 3 av; M S Schector (R); due, \$2,982.26; T&c, \$510.00; George Price.  
135TH ST, 285 E, ns, 125 e Lincoln av, 25x100, 5-sty bk tnt; August W Dell et al—Jennie Tackney et al; Herbert M Teets (A), 530 5 av; Joseph P Day.

INDEPENDENCE AV, see Bettner's la.  
NETHERLAND AV, see Bettner's la.  
PARLINGTON AV, see Bettner's la.  
RIVERDALE AV, see Bettner's la.  
ROADWAY leading to Sigma pl, see Bettner's la.

**APR. 16.**  
181ST ST, W, sec Davidson av, see Davidson av, sec 181st.  
DAVIDSON AV, sec 181st, 87.4x94.8x77.9x79.5, 1-sty bk factory & vacant; Wm H Caldwell, Jr—Rothkirch Bldg Co et al; Arthur Knox (A), 198 Bway; Jno Davis (R); due, \$6,738.01; T&c, \$475; George Price.  
PROSPECT AV, ws, 100 n 180th, 35.3x66.1, vacant; Nathan Kurtzka—Antonio Galiani et al; Schwartzman & Schwartzman (A), 44 Court, Bklyn; Leo J Curren (R); due, \$707.46; T&c, \$465; James Donovan.  
SHAKESPEARE AV, 1260, es, 175.5 s 169th, 25x 100.10, 2-sty bk tnt & str; Jos Kugler—Bell Realty & Constn Co et al; Jacob Tuck (A), 38 Park Row; Otto J Kalt (R); due, \$1,836.28; T&c, \$50.03; sub to 1st mtg \$2,000; Henry Brady.

**APR. 17 & 19.**  
No Legal Sales advertised for these days.

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**Brooklyn.**

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**APR. 10.**

No Legal Sales advertised for this day.

**APR. 12.**

3D ST, nes 228.8 nw 5 av, 26.8x95; Fredk L Ostergren—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 Slawey et al; Simon Berg (A), 714 Bway; J Theodore Robbins (R); Wm J McPhilliemy & Co.

**APR. 13.**

BALTIC ST, nwe Hoyt, 25x100; Julia W Costello—Brown Realty Co et al; Jas E Duross (A), 100 Bway, Manhattan; Richmond L Brown (R); Wm J McPhilliemy & Co.

BUTLER PL, sec, 50.3 sw Sterling pl, 100x128.6x102.4x134.11; Jno Connor et al—Chas K Doyle et al; Isidor F Greene (A), 44 Court; Gilbert H Rhoades (R); Nathaniel Shuter.

CLARKSON ST, ss, 115 e Flatbush av, 20.2x114.9xirreg; Elijah W Sells—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Leon Sachs (R); Nathaniel Shuter.

LINCOLN PL, ns, 321.2 e Brooklyn av, 140x102.8xirreg; Lawyers' Realty Co—Geo F Parmelee et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Calvin McClelland (R); Wm P Rae.

QUINCY ST, ss, 175 e Bedford av, 50x100; Dime Savgs Bank of Williamsburgh—Arthur G Schaffner et al; Otto F Struse (A), 260 Bway; Harry L Thompson (R); Wm J McPhilliemy & Co.

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

45TH ST, sws, intersec nws 16 av, 60x100.2; also 45TH ST, sws, 220 se 15 av, 80x100.2; Rachel Buckman—State National Bank of Ft Worth et al; Harry L Thompson (A), 175 Remsen; W Frank Harrington (R); Wm P Rae.

53D ST, ns, 160 w 5 av, 40.6x90; Augusta B Intyre—Louis Miner et al; Duncan A MacIntyre (A), 141 Bway, Manhattan; Wm D Niper (R); James L Brumley.

75TH ST, ss, 100 w 13 av, 60x100; also 13TH AV, ws, 60 s 75th, 40x100; Thos H Heffron—Rio De Janiero Realty Co, Inc, et al; Suffern Humphreys & Orr (A), 215 Montague; Frank E Johnson, Jr (R); Wm J McPhilliemy & Co.

79TH ST, nec 12 av, 440x200 to 78th; Fred H Pouch et al—Moe Levy et al; Henry J Davenport (A), 375 Pearl; Henry B Ketcham (R); Wm J McPhilliemy & Co.

BROADWAY, ss, 200 e Bedford av, 95.7x74.1; Anna M Nelson—Chas B Myers et al; J A Seidman (A), 63 Park Row, Manhattan; Arthur E Goddard (R); Wm P Rae.

5TH AV, sec 75th, 21.11x95.9; Jno M Heidelberg—Jno E Sullivan Co et al; Weisman & Hertz (A), 391 Fulton; Jno A Valentine (R); Nathaniel Shuter.

15TH AV, sec, intersec nes 65th, 16.4x100; Ellen A Fitzsimmons—Michl J Grady et al; McGuire, Delaney, Niper & Connolly (A), 189 Montague; Herbert B Gruber (R); Wm J McPhilliemy & Co.

18TH AV, ws, 600 s 86th, 50x96.8; Nellie Connors—Danl Almond Co et al; Henry J Davenport (A), 375 Pearl; Richmond L Brown (R); Wm J McPhilliemy & Co.

24TH AV, nec 82d, —x— to Stillwell av; Bernard V Lott—Abram F Bucher et al; Henry J Davenport (A), 375 Pearl; Mortimer W Byers (R); Wm J McPhilliemy & Co.

**APR. 14.**

WARREN ST, ss, 287.2 e 5 av, 16.8x100; Edw A Everit—Fahie Berkeley, Sr, et al; Wm Pearsall (A), 49 Court; Walter M Effross (R); Wm P Rae.

17TH ST, sws, 150 se 3 av, 25x100; Wm Forger—Israel J Rosenstein et al; McGuire, Horner & Smith (A), 16 Exchange pl; Horatio C King (R); Wm J McPhilliemy & Co.

70TH ST, nes, intersec, sec 12 av, 600x200; 73D ST, nes, intersec ses 12 av, 100x480; 74TH ST, nes, intersec ses 11 av, 240x200; 74TH ST, sws, intersec nws 11 av, 85.11x97.2; 73D ST, sws, intersec nws 11 av, 67.10x200; 72D ST, sws, intersec nws 11 av, 49x100; Margt McCarty—Wm K Dickerson et al; Bacon & Rorty (A), Goshen, N. Y.; Philip A Brennan (R); Wm J McPhilliemy & Co.

79TH ST, ns, 155.6 w 14 av, 18.6x100; Arthur C Wadley—Sim Realty Co et al; Action 1; Douglas, Armitage & McCann (A), 233 Bway; Geo Roberts (R); Henry Brady.

79TH ST, ns, 137 w 14 av, 18.6x100; same—same; Action 2; same (A); same (R); Henry Brady.

FLATLANDS NECK RD, es, adj land of August G Graue, & 147.8 n Mill la, runs e150.7xs40.1 xw40.3xw47xw70xp64 to beg; Sarah V Ryder et al—Jorgen K Jorgensen et al; Leander B Faber (A), Jamaica, L I; Fortescue C Metcalfe (R); Wm P Rae.

FORBELL AV, ws, 109 n Magenta, 17.9x120; Emma Thalen—Magenta Development Corp et al; Abraham Rockmore (A), 26 Court; Jas M Fawcett (R); Nathaniel Shuter.

KINGSTON AV, es, 33.9 s St John's pl, 19.4x80; David Klein—Konrad Bantle et al; Max Arens (A), 271 Bway; Peter W Ostrander (R); James L Brumley.

KINGS HIGHWAY, sec, right of way, runs ne 169.3xn382.2xse1075.6xs182xse762.3xse1825.9 xse 714.3 x s w 147.9 x nw2978.3xne16.6xnw 1331.6 to beg; D & M Chauncey Real Estate Co—Kings Highway Land & Impt Co et al; Henry D Lott (A), 164 Montague; Louis Lewin (R); James L Brumley.

OCEAN PKWAY, ws, adj land of Eliza Schoonmaker, containing 2 1/4/100 acres; Whitman W Kenyon—Grace A Browne et al; Geo V Brower (A), 44 Court; Patrick E Callahan (R); Wm J McPhilliemy & Co.

LOTS 1291 to 1295, Map of land of heirs of Nicholas Schenck, right, title, &c; LOTS 1162 to 1165, same map; Jos Fallert Brewing Co—Jno Whittaker et al; Anson B Cole (A), 44 Court; Chas H Haubert (R); Wm J McPhilliemy & Co.

**APR. 15.**

ADAMS ST, es, 100 n Nassau, 24x25x irreg; Jno A Ruth—Myles Johnson et al; Wm S Pettit (A), Far Rockaway; Wm A Alcock (R); Wm P Rae.

SEELEY ST, ns, 199 w 20th, 24x100; Sarah F Mead—Jno G Franz et al; Wm H Orr (A), 350 Fulton; Eugene F O'Connor (R); Wm J McPhilliemy & Co.

78TH ST, ns, 300 w 14 av, 20x100; Silas W Stein et al—Onslow Moore Co et al; Action 1; Walter S Doernberg (A), 27 Cedar, Manhattan; Wm Liebermann (R); Wm P Rae.

78TH ST, ns, 280 w 14 av, 20x100; same—same; Action 2; same (A), Jno P Lamerdin (R); Wm P Rae.

81ST ST, ss, 134 w 17 av, 17x100; Bklyn Hospital—Ida J Sheffner et al; Cary & Carroll (A), 59 Wall, Manhattan; Montague Lessler (R); James L Brumley.

82D ST, nes, 180 nw 20 av, 40x100; Carrie E Deshon et al—Thos F Baldwin et al; Harry L Thompson (A), 175 Remsen; Wm J Smith (R); Wm J McPhilliemy & Co.

CROPSEY AV, sws, adj land of Peter Voorhees, 194.5x to Harway av x13.3xirreg; also LAND bet high and low water and under water of Gravesend Bay in letters patent of Margt R Bateman, being in Sec 21, blocks 6927, 6928 & 6942; 6TH AV, ws, 85 n Lincoln pl, 21x100; Gordon K Baldwin et al—Wm R Oliver et al; Pratt, Koehler & Boyle (A), 61 Bway, Manhattan; Thomas E O'Brien (R); Joseph P Day.

9TH AV, ws, 40.2 n 57th, 40x100; Liens Purchase Co—Morris Goldstein et al; Matthew W Wood (A), 233 Bway, Manhattan; Saml J Wagstaff (R); Wm P Rae.

**APR. 16.**  
MINNA ST, ss, 200 e Chester av, 100x100; Amalie W Hassenkamp—Mary L Behrens et al; Saml E Faron (A), 50 Court; Burt L Rich (R); Wm J McPhilliemy & Co.

86TH ST, sws, 5. 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.

LIBERTY AV, swc Alabama av, 25x100; Bank for Savgs of Ossining—Brown Realty Co et al; Harry L Thompson (A), 175 Remsen; Thos O Conti (R); Wm J McPhilliemy & Co.

**APR. 17.**  
No Legal Sales advertised for this day.

**APR. 19.**  
6TH ST, ss, 282.10 e 8 av, 35x100; also 10TH ST, nwe Prospect Park W, 97.10x92.6; Jas S Corrigan—Chas L Feltman et al; Thos C Hughes (A), 215 Montague; Jas M Fawcett (R); James L Brumley.

**FORECLOSURE SUITS.**

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

**Manhattan.****APR. 3.**

9TH ST, 6-8 W; Harry Content—Securities Co; R L Tarbox (A).

21ST ST, 51-55 W; Seamen's Bank for Savgs in City of N Y—Arthur S Higgins et al; Cadwalader, Wickersham & Taft (A).

69TH ST, nes, 465 w Amsterdam av, 80x100.5; Tudor Realty Co—Jane Riley et al; F M Sanders (A).

114TH ST, 50 W; Chas M Cannon et al—Louis Wolf et al; W N O'Neil (A).

114TH ST, 56 E; David Rieser—Anna L Garragrart et al; Epstein, Weinstein & Epstein (A).

**APR. 5.**  
HESTER ST 174; Carmela Seccafico—Guiseppe Seccafico; B W Berry (A).

27TH ST, 312-14 W; Jos Bittenweiser—Jaworower Realty Co et al; Unger & Unger (A).

73D ST, ss, 184 e Madison av, 20x102.2; Henry S Ogilvie—Eliz A Demarest et al; H M Beltinger, Jr (A).

112TH ST, ss, 73 e Lexington av, 27x100.11; Emigrant Industrial Savgs Bank—Agnis M Brooker et al; R & E J O'Gorman (A).

**APR. 6.**  
39TH ST, ns, 111.11 w 2 av, 27.11x98.9; Chas B Hawkes—Peter F Kane et al; A Finelite (A).

112TH ST, 307 E; Jas McDermott—Guiseppe Zibelli et al; J O Farrell (A).

MADISON AV, ws, 67.11 n 113th, 16.6x70; Bernard Levoy—Nathan Gordon et al; M S & I S Isaacs (A).

MADISON AV, nec 29th, 37.6x78; Mutual Life Ins Co of N Y—Mona Specialty Co, Inc, et al; amended; H Swain (A).

**APR. 7.**  
DIVISION ST, 233; also EAST BROADWAY, 244; Trustees of the Leake & Watts Orphan House in the City of N Y—Jacob Harris et al; Nash & Jones (A).

11TH ST, ns, 158.2 e Washington, 21.1x95; Geo Solomon—Ann Walsh et al; Gettner, Simon & Asher (A).

22D ST, ss, 142 e 6 av, 23x98.9; Caroline R Brown et al—Jennie E Van Horn et al; J M Rider (A).

136TH ST, ss, 50 e Amsterdam av, 50x99.11; Louis Van Brink—Isaac Kahn et al; Hartman & Levene (A).

AV B, es, 71 n 10th, 23.8x93; Sarah E Blodgett—Rosie Rothstein et al; A A Spear (A).

5TH AV, ssw 117th, 100.11x45.6; Frederic F de Rham—Isidor Kraushor et al; amended; F de P Foster (A).

7TH AV, 328-32; Felix M Warburg et al—Geo W Tubbs et al; Stroock & Stroock (A).

**APR. 8.**  
LEWIS ST, 213-17; David Sachin—Jacob Klingner et al; S Friedlander (A).

PERRY ST, ss, 160 w 4th, 20x94.10; Helen H Maynard et al; Albert P Messinger et al; Hawkins, Delafield & Longfellow (A).

3D ST, 361 E; Gilbert L Nicoll—Abraham Waldinger et al; E S Fowler (A).

7TH ST, 279-81; Herbert L Celler—Louis Gluck; A F Silverstone (A).

25TH ST, 24-26 W; Josef Steiner—25th Consn Co et al; Stoddard & Mark (A).

30TH ST, 7 E; Jno W Sterling—Wm C O'Brien et al; J A Garver (A).

59TH ST, ss, 200 w Amsterdam av, 25x100; Harry Rotman—Herman Sacks et al; A Smith (A).  
 98TH ST, ns, 84.2 w Amsterdam av, 52.7x105; Wm Rankin—Martha Kommer et al; W R Adams (A).  
 120TH ST, 329-33 E; Josephine E Thayer—Louis Lese et al; F de P Foster (A).  
 127TH ST, 219-21 E; Louise Scheider—Hannah J McCreery et al; H M Bellinger, Jr (A).  
 150TH ST, 468 W; Lillian I Franklin, exr—Blosben Corp et al; Cary & Carroll (A).  
 AV A, es, 51.9 s 12th, 25.9x95.6; Rosa Gentzlinger, extrx—Barney Mechanic et al; amended; H P Botty (A).  
 GREENWICH AV, nes, 103.10 se 11th, 20x53.3x irreg; W Emlen Roosevelt et al; Friedericke Ertz et al; C C Kobbe (A).

**APR. 9.**  
 1ST ST, svs, Lot 9; Julius H Susmann—Rosa Hertz et al; Guggenheimer, Untermeyer & Marshall (A).  
 22D ST, 133 W; City Real Estate Co—Teresa Rowan et al; H Swain (A).  
 3D AV, 1160; Franklin Savgs Bank in the City of N Y—Louis Newman et al; W M Powell (A).

**Bronx.**

**APR. 2.**  
 HOE AV, ws, 275 n 167th, 25x100; City Real Estate Co—Rockfield Constn Co et al; H Swain (A).  
 HOE AV, 1228; Sol Bossack—Cioffi Co et al; R Lowenthal (A).

**APR. 3.**  
 No Foreclosure Suits filed this day.

**APR. 5.**  
 ANDERSON AV, 952; Peter McDowell—Kemp-Jones Realty Co et al; P F Griffin (A).  
 GLEASON AV, ss, 25 w 172d, 25x106.6; Mary Brennenman—Saml Geller et al; Coudert Bros (A).  
 GLEASON AV, swc 172d, 25x106.6; Mary Brennenman—Celeste B Levy et al; Coudert Bros (A).

**APR. 6.**  
 MONROE AV, sec 173d, 25x95; Anna M Tewers et al—Mary J Price et al; H Swain (A).  
 UNION AV, es, 85 n 167th, 40x100; Chas E Perkins—R & W Realty Co et al; H J Lejall (A).

**APR. 7.**  
 JESSUP AV, ws, 259.1 s Jessup pl, 100x100; Elizabeth F Ferris—Nellie Wood et al; J W Bryant (A).  
 MARMION AV, ws, 39.07 s 179th, 36x78.1; Philip Rhineland, exr—C K Realty Co et al; Miller & Hartoon (A).  
 LOT 2, Block 2, Map of Sec 1 of Bathgate Estate, bet E 237th st and E 239th st; also LOT 3, Block 2 Map of Sec 1 of Bathgate Estate, bet E 237th st and E 239th st; Hester J Morrison—Vincenzo Palmieri et al; J Eisner (A).

**APR. 8.**  
 CASTLE HILL AV, es, 75 s Hermany av, 94.4x 105; also HERMANY AV, ss, 105 e Castle Hill av, 144x182.3; Thos Amend—Mary Wagner et al; M B McHugh (A).  
 FRANKLIN AV, 1062; Chebra Holche Zedek—Julia M McMahon et al; H Swain (A).  
 LOT 159, map of lots in Village of Williams-bridge; Teresina De Stefano—Onofrio De Stasio; M R Matteo (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

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

**Manhattan.**

**APR. 1.**  
 103D ST, 117 E; N Y Investors Corp—Bella Rubel et al; Harold Swain (A); Geo E Willer (R); due ..... 4,694.75  
 178TH ST, ns, 125 w Wadsworth av, 12.6x100; Emma E Odell—Mary J Calhoun et al; Jno C Gulick (A); Robt S Mullen (R); due..... 5,296.52

**APR. 2 & 3.**  
 No Judgments in Foreclosure Suits filed these days.

**APR. 5.**  
 BROADWAY, 832-4; Seams Bank for Savgs in the City of N Y—Isidor Bach; Cadwalader, Wickersham & Taft (A); Sol Kohn (R); due..... 292,094.44  
 2D AV, 2453; Theo T Brinckerhoff—Wilbur F Crane, Jr, et al; Deiches & Goldwater (A); Herman Joseph (R); due ..... 26,361.11

**APR. 6.**  
 ELDRIDGE ST, 236-44; Grenewich Savgs Bank—Mincker Realty Co—B Aymar Sands (A); Lemuel E Quigg (R); due ..... 131,937.50  
 STANTON ST, 329; Metropolitan Savgs Bank—Elias Gelbwaks et al; A S & W Hutchins (A); Harry N French (R); due ..... 13,637.15

**APR. 7.**  
 No Judgments in Foreclosure Suits filed this day.

**Bronx.**

**APR. 2.**  
 BARTHOLDI ST, ss, 100 w Pine av, 25x 95; Marie E Fincke—Wm L Phelan et al; McLoughlin & Martin (A); E F Moran (R); due ..... 4,831.38  
 BARTHOLDI ST, ss, 75 w Pine av; Marie E Fincke—Wm L Phelan et al; McLoughlin & Martin (A); E F Moran (R); due ..... 4,831.38

**APR. 3.**  
 No Judgments in Foreclosure Suits filed this day.

**APR. 5.**  
 WILLETT AV, ws, 100 s 216th, 100x 200; Jas B Kilsheimer—Cioffi Co et al; Dutton & Kilsheimer (A); H C Knoepfel (R); due ..... 5,130.83

**APR. 6.**  
 PERRY AV, ss, 159.6 w 205th, 20x100; Jacob Marx—Mary Lee et al; A O Ernst (A); J J O'Brien (R); due... 1,579.25  
 PERRY AV, ss, 139.6 w 205th, 20x100; Jacob Marx—Mary Lee et al; A O Ernst (A); J J O'Brien (R); due... 1,579.25  
 WARREN AV, ws, 285.2 s Spuyten Duyvil pkway, 150x204x irreg; 1st National Bank of Remsen, N Y—Wm H Yale et al; Prichard & Deecke (A); O E Davis (R); due..... 5,211.67

**APR. 7.**  
 INTERVAL AV, ws, 350.6 n 167th, 25 x121.3; Chas Spengler—Carmine Cioffi et al; Rabe & Kellar (A); H Bijur (R); due ..... 4,825.35  
 VANDERBILT AV, es, 25.8 n Gouverneur pl, 25.6x95.1; Kate B Murray—Jas Gaffney et al; S W Levine (A); A N Zinke (R); due ..... 12,409.67

**APR. 8.**  
 PARK AV, sec 181st st, 25x91; Alice M Cordier et al as trstes—Saml Weiss et al; H M Bellinger, Jr (A); W T Quinn (R); due ..... 4,271.95

**LIS PENDENS.**

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

**Manhattan.**

**APR. 3.**  
 LOT 73, Block 4679, Sec 16, Tax Map; Adelaide A Wabst—Anna A Owen et al; action to foreclose transfer of tax lien; G A Moses (A).

**APR. 5.**  
 3D AV, 7; Manhattan Ry Co—Ann E Allen et al; action acquire title; J L Quackenbush (A).

3D AV, 15, same—Isabelle B Jones et al; action acquire title; J L Quackenbush (A).

3D AV, 13, same—Geo W M Sturges et al; action acquire title; J L Quackenbush (A).

3D AV, 17, same—Herman Miller et al; action acquire title; J L Quackenbush (A).

3D AV, 19, same—Mary A Pitt et al; action acquire title; J L Quackenbush (A).

3D AV, 43, same—Arthur Blue; action acquire title; J L Quackenbush (A).

3D AV, 48, same—Maurice F Schlesinger et al; action acquire title; J L Quackenbush (A).

3D AV, 55-63, same—Michl J Adrian Corp et al; action acquire title; J L Quackenbush (A).

3D AV, 64, same—Arthur Blue et al; action acquire title; J L Quackenbush (A).

3D AV, 252, same—Fredk Bishop et al; action acquire title; J L Quackenbush (A).

3D AV, 258, same—Emanuel Finsterer et al; action acquire title; J L Quackenbush (A).

3D AV, 261, same—Jno H Huneke et al; action acquire title; J L Quackenbush (A).

3D AV, 265, same—Emma M Zeltner et al; action acquire title; J L Quackenbush (A).

3D AV, 273-77, same—David Bloom et al; action acquire title; J L Quackenbush (A).

3D AV, 276, same—Louise Gucker et al; action acquire title; J L Quackenbush (A).

3D AV, 282, same—Aug Juick et al; action acquire title; J L Quackenbush (A).

3D AV, 283-5, same—Julia G Walker et al; action acquire title; J L Quackenbush (A).

3D AV, 316, same—Jos B Guttenberg et al; action acquire title; J L Quackenbush (A).

3D AV, 317-19, same—The Stanton Co et al; action acquire title; J L Quackenbush (A).

3D AV, 325-31, same—Marks Rosenberg et al; action acquire title; J L Quackenbush (A).

3D AV, 330-34, same—Taurus Realty Co et al; action acquire title; J L Quackenbush (A).

3D AV, 333-35, same—R Eliz Putney et al; action acquire title; J L Quackenbush (A).

3D AV, 337, same—Geo Schuchman et al; action acquire title; J L Quackenbush (A).

3D AV, 341-47, same—Geo McK Brown et al; action acquire title; J L Quackenbush (A).

3D AV, 342-48, same—Chas C Nadal et al; action acquire title; J L Quackenbush (A).

3D AV, 349-55, same—Jos Hecht; action acquire title; J L Quackenbush (A).

3D AV, 383, same—Chas Kaubler et al; action acquire title; J L Quackenbush (A).

3D AV, 446-48, same—Peter Doelger Brewing Co, Inc; action acquire title; J L Quackenbush (A).

3D AV, 456, same—Pauline Goldstein, trste, et al; action acquire title; J L Quackenbush (A).

3D AV, 470, same—Louis S Stroock et al; action acquire title; J L Quackenbush (A).

3D AV, 473, same—Michl J Adrian Corp et al; action acquire title; J L Quackenbush (A).

3D AV, 547, same—Jas W Halstead et al; action acquire title; J L Quackenbush (A).

3D AV, 571, same—Matilda B Bienhauer et al; action acquire title; J L Quackenbush (A).

3D AV, 593-95, same—Edw H Mount et al; action acquire title; J L Quackenbush (A).

3D AV, 607, same—Otto Wagner et al; action acquire title; J L Quackenbush (A).

3D AV, 609, same—Mary E Maguire et al; action acquire title; J L Quackenbush (A).

3D AV 610, same—Matie Moacher et al; action acquire title; J L Quackenbush (A).

3D AV, 625-27, same—Harriet J Hanfield et al; action acquire title; J L Quackenbush (A).

3D AV, 626, same—Sarah E Correll et al; action acquire title; J L Quackenbush (A).

3D AV, 641, same—Harry Parkhill et al; action acquire title; J L Quackenbush (A).

3D AV, 644, same—Emma A Griffon et al; action acquire title; J L Quackenbush (A).

3D AV, 672, same—Kellner Realty Co; action acquire title; J L Quackenbush (A).

3D AV, 677, same—Christine Schnittjer et al; action acquire title; J L Quackenbush (A).

3D AV, 679, same—Margt Delany et al; action acquire title; J L Quackenbush (A).

3D AV, 681-83, same—Cora Steffens et al; action acquire title; J L Quackenbush (A).

3D AV, 686-88, same—Isaac Cohen et al; action acquire title; J L Quackenbush (A).

3D AV, 687-89, same—Jno H Henshaw et al; action acquire title; J L Quackenbush (A).

3D AV, 696, same—Saml Heilbronner et al; action acquire title; J L Quackenbush (A).  
 3D AV, 706-8, same—Fredk W Wohlfort et al; action acquire title; J L Quackenbush (A).

**APR. 6.**  
 BROADWAY, 1587; Julius C Koechig—Jas Conry; action to foreclose mechanic's lien; N E Betjeman (A).

**APR. 7.**  
 GREENWICH ST, 217; Manhattan Ry Co—Mary E Manuel; action acquire title; J L Quackenbush (A).  
 GREENWICH ST, 227; same—Wm H Cowl et al; action acquire title; J L Quackenbush (A).

GREENWICH ST, 277; same—Hy Kast; action to acquire title; J L Quackenbush (A).

GREENWICH ST, 560; same—Michl H Kennedy et al; action acquire title; J L Quackenbush (A).

GREENWICH ST, 563-65; same—Geidon & Dilworth et al; action acquire title; J L Quackenbush (A).

GREENWICH ST, 621; same—Bine Scheffmeyer et al; action acquire title; J L Quackenbush (A).

GREENWICH ST, 737; same—Annie M Goodheart et al; action acquire title; J L Quackenbush (A).

GREENWICH ST, 762; same—Carl Ernst et al; action acquire title; J L Quackenbush (A).

110TH ST, 9-11 W; Jacob Efron—Louis W Morrison et al; action to foreclose mechanic's lien; I Cohn (A).

19TH ST, 49 W; Emanuel-EI Congregation of the City of N Y—Mutual Alliance Trust Co et al; Guggenheimer, Untermeyer & Marshall (A).

132D ST, ss, 100 w Amsterdam av, 41.8x99.11; American Bible Society—Robt T Friedman Constn Co et al; Harris & Towne (A).

30TH ST, 25 W; Mutual Life Ins Co of N Y—Wm J Clarke et al; amended; F L Allen (A). acquire title; J L Quackenbush (A).

BROADWAY, 1921-29; Manhattan Ry Co—Oak Crest Realty Co et al; action acquire title; J L Quackenbush (A).

COLUMBUS AV, 131-41; same—DeWitt C Flanagan et al; action acquire title; J L Quackenbush (A).

COLUMBUS AV, 140-46; same—Udo M Fleischmann et al; action acquire title; J L Quackenbush (A).

COLUMBUS AV, 149-151; same—Chas R Saul et al; action acquire title; J L Quackenbush (A).

COLUMBUS AV, 152; same—Jos Zimmern et al; action acquire title; J L Quackenbush (A).

COLUMBUS AV, 169-79; same—Appleton D Palmer et al; action acquire title; J L Quackenbush (A).

COLUMBUS AV, 182-84; same—Geo Fenn et al; action acquire title; J L Quackenbush (A).

8TH AV, 796; same—Ida Kempner et al; action acquire title; J L Quackenbush (A).

8TH AV, 2107; same—Caroline Uthoff et al; action acquire title; J L Quackenbush (A).

8TH AV, 2111; same—Bartholomew M O'Connor et al; action acquire title; J L Quackenbush (A).

8TH AV, 2141-43; same—Paul Schuhose et al; action acquire title; J L Quackenbush (A).

8TH AV, 2149-51; same—Chas H Von Dehsen et al; action acquire title; J L Quackenbush (A).

8TH AV, 2181; same—Adam Wesp et al; action acquire title; J L Quackenbush (A).

8TH AV, 2182; same—Fredk Plumb et al; action acquire title; J L Quackenbush (A).

8TH AV, 2199; same—Nicholas Grunzfelder et al; action acquire title; J L Quackenbush (A).

8TH AV, 2292-94; same—Henry O Heuer et al; action acquire title; J L Quackenbush (A).

8TH AV, 2297; same—Jacob Spangenberg et al; action acquire title; J L Quackenbush (A).

8TH AV, 2299; same—same; action acquire title; J L Quackenbush (A).

8TH AV, 2301-3; same—Universal Operating Co et al; action acquire title; J L Quackenbush (A).

8TH AV, 2308; same—Diedrich Heuer et al; action acquire title; J L Quackenbush (A).

8TH AV, 2338; same—Isaac Westerfield et al; action acquire title; J L Quackenbush (A).

8TH AV, 2348; same—Ferdinand W Geller et al; action acquire title; J L Quackenbush (A).

8TH AV, 2350; same—Henry J Humphrey et al; action acquire title; J L Quackenbush (A).

8TH AV, 2355; same—Jno C Bremer et al; action acquire title; J L Quackenbush (A).

8TH AV, 2357; same—same; action acquire title; J L Quackenbush (A).

8TH AV, 2688; same—Anna W Hepp et al; action acquire title; J L Quackenbush (A).

8TH AV, 2692-94; same—Sophie Stearns et al; action acquire title; J L Quackenbush (A).

8TH AV, 2695-97; same—Mary Eisler et al; action acquire title; J L Quackenbush (A).

8TH AV, 2698; same—Minnie Lowe et al; trsts; action acquire title; J L Quackenbush (A).

8TH AV, 2700; same—Emilie Bein et al; action acquire title; J L Quackenbush (A).

8TH AV, 2705; same—Jno Hartjen et al; action acquire title; J L Quackenbush (A).

8TH AV, 2707-9; same—Ernestine Molwitz et al; action acquire title; J L Quackenbush (A).

8TH AV, 2719-25; same—Mary Lynch et al; action acquire title; J L Quackenbush (A).

8TH AV, 2721-29; same—Ferdinand Brakman et al; action acquire title; J L Quackenbush (A).

8TH AV, 2745-51; same—Rachel Hyman et al; action acquire title; J L Quackenbush (A).

8TH AV, 2750; same—Martin Wolff et al; action acquire title; J L Quackenbush (A).

8TH AV, 2753-55; same—Louis Eisenberg et al; action acquire title; J L Quackenbush (A).

8TH AV, 2768-86; same—Sophie Sterns et al; action acquire title; J L Quackenbush (A).

8TH AV, 2841; same—Anna W Hepp et al; action acquire title; J L Quackenbush (A).

8TH AV, 2843; same—Laura D Wendt et al; action acquire title; J L Quackenbush (A).

8TH AV, 2847; same—Henry Wendt et al; action acquire title; J L Quackenbush (A).

9TH AV, 4-8; same—Wm V Astor et al; action acquire title; J L Quackenbush (A).

9TH AV, 4-8; same—Wm V Astor et al; action acquire title; J L Quackenbush (A).

9TH AV, 4-8; same—Wm V Astor et al; action acquire title; J L Quackenbush (A).

9TH AV, 4-8; same—Wm V Astor et al; action acquire title; J L Quackenbush (A).

9TH AV, 4-8; same—Wm V Astor et al; action acquire title; J L Quackenbush (A).

9TH AV, 4-8; same—Wm V Astor et al; action acquire title; J L Quackenbush (A).

9TH AV, 4-8; same—Wm V Astor et al; action acquire title; J L Quackenbush (A).

Lis Pendens, Manhattan, Continued.

9TH AV, 10-20; same—Jas R Roosevelt et al; action acquire title; J L Quackenbush (A).

Bronx.

WASHINGTON AV, ws, 50 n 173, 25x90; also ns of ROAD leading from Fordham to West Farms, 24.8 w of e of said road, 21x107.6;

APR. 5. 193D ST, 55 E; Walter M Schwanz, as assignee—Baldwin C Hvas et al; action foreclose mechanics lien; Riegelman & Bach (A).

APR. 6. LOT 76, Plot 27, 24th Ward, on Tax Map; Geo Eisenbach—Henry J Crawford et al; action to foreclose transfer of tax lien; Schwartzman & Schwartzman (A).

APR. 7. LESTER ST, 667; Johanna Mandl—Bernhard Hanff et al; action to set aside conveyance; C A Oberwager (A).

APR. 8. No Lis Pendens filed this day.

Brooklyn.

APR. 1. BARBEY ST, ws, 332 s Dumont av, 19.4x100; Rita Morrissey—Isaac Garfinkle et al; H J Davenport (A).

3D ST, ss 247.10 e 5 av, 38x115; Lavinia L Williams—Annie L Carey et al; Cary & Carroll (A).

APR. 2. ESSEX ST, es, 150.4 s Broome, 25x100.11x25.1x 100.6; also BEDFORD AV, nes, 60 se Hewes, 20x100; Joshua Werner—Jos Berkowitz & ano; to set aside deed; Morrison & Schiff (A).

APR. 3. MOTT ST, 31-35; Louis Kirschman—Levin Bros Co; Singer Lowenkron Co (20) 100.00

APR. 4. COOPER ST, ns, 50 e Central av, 25x100. Eliz Godbold—J Henry Small Realty Co; F J Greifenstein (A).

APR. 5. MINNA ST, nwc Chester av, 100x100; Millie Zolzer—Mary L Behrens et al; F L Mayham (A).

APR. 6. COOPER ST, ns, 50 e Central av, 25x100. Eliz Godbold—J Henry Small Realty Co; F J Greifenstein (A).

APR. 7. LESTER ST, 667; Johanna Mandl—Bernhard Hanff et al; action to set aside conveyance; C A Oberwager (A).

APR. 8. VAN DYKE ST, ss, 337.6 w Richard, 18.9x100; Annie Horohoe—Jno Hogan et al; partition; J P Judge (A).

APR. 9. 162D ST, 528-40 W; Wayne Oil Tank & Pump Co—Jas S & Edyth C Hanelck; Jumel Garage Corp; H P Wright & Co (44) 158.00

APR. 10. 162D ST, 528-40 W; Wayne Oil Tank & Pump Co—Jas S & Edyth C Hanelck; Jumel Garage Corp; H P Wright & Co (44) 158.00

APR. 11. 162D ST, 528-40 W; Wayne Oil Tank & Pump Co—Jas S & Edyth C Hanelck; Jumel Garage Corp; H P Wright & Co (44) 158.00

APR. 12. 162D ST, 528-40 W; Wayne Oil Tank & Pump Co—Jas S & Edyth C Hanelck; Jumel Garage Corp; H P Wright & Co (44) 158.00

APR. 13. 162D ST, 528-40 W; Wayne Oil Tank & Pump Co—Jas S & Edyth C Hanelck; Jumel Garage Corp; H P Wright & Co (44) 158.00

APR. 14. 162D ST, 528-40 W; Wayne Oil Tank & Pump Co—Jas S & Edyth C Hanelck; Jumel Garage Corp; H P Wright & Co (44) 158.00

APR. 15. 162D ST, 528-40 W; Wayne Oil Tank & Pump Co—Jas S & Edyth C Hanelck; Jumel Garage Corp; H P Wright & Co (44) 158.00

APR. 16. 162D ST, 528-40 W; Wayne Oil Tank & Pump Co—Jas S & Edyth C Hanelck; Jumel Garage Corp; H P Wright & Co (44) 158.00

APR. 17. 162D ST, 528-40 W; Wayne Oil Tank & Pump Co—Jas S & Edyth C Hanelck; Jumel Garage Corp; H P Wright & Co (44) 158.00

W 5TH ST, es, 262.1 n Sheephead Bay rd, 40x 119.4x40x120.7; American Geographical Soc—Geo Covell et al; T F Redmond (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.

APR. 3. MOTT ST, 31-35; Louis Kirschman—Levin Bros Co; Singer Lowenkron Co (20) 100.00

**APR. 9.**  
 27TH ST, 22-4 W; Rockwood Sprinkler Co of Massachusetts—Ellmont Realty Co (50) 4,554.00  
 31ST ST, 131-35 W; Fenmore Iron Works, Inc—St Francis of Assisi & Jno F Kuhn (49) 100.00  
 35TH ST, 420 W; J F Murphy Lumber Co—Clara F Ogden & M Whitelaw & Co (51) 53.61  
 COLUMBUS AV, 70; Barrett Mfg Co—Congregation Ahawath Achim Anchei & N Y Tin & Tar Roofing Co (53) 43.29  
 WEST END AV, 20-24; Barrett Mfg Co—Leopold Hellinger & N Y Tin & Tar Roofing Co (52) 134.63

**Bronx.**

**APR. 2.**  
No Mechanics' Liens filed this day.

**APR. 3.**  
No Mechanics' Liens filed this day.

**APR. 5.**  
 RANDALL AV, ss, 30 e Wright av, —x—; Mount Vernon Builders Supply Co—Geo A & Nellie Loughran, Walter R Barto & Mara (1) 53.29  
 STEBBINS AV, sec Freeman, 3.6x110; Indelli & Conforti Co, Inc—Julian Hamp, Chas Lopard & Chas Lopard (3) 3,250.00  
 WESTCHESTER AV, 2129; Chas C Koenig—Mary J Connolly, Jerry & Annie Marsillio (2) 57.90

**APR. 6.**  
No Mechanics' Liens filed this day.

**APR. 7.**  
 ALEXANDER AV, 126-32; Benj Glasser—Estate of Hugo Bierhoff; Philip Gotesky (4) 92.62

**APR. 8.**  
 KINGSBRIDGE TER, 2860-66; Geo M Flogaus & Co—Arlington Constn Co (5) 27.75  
 141ST ST, 374 E; Chas Pace et al—Mary Fries, Peter & Mary Fries (6) 418.84  
 LIEBIG AV ws, 250 s 261st, 25x100; W A Brockhurst Co, Inc—Hannah Nyden, Louis Schoefer Constn Co, Inc, & Louis Schoefer 168.00

**Brooklyn.**

**APR. 1.**  
 78TH ST, 445; H Bossong—Mary Ahrens 160.10  
 CLERMONT AV, 466-8; C Jacobsen—Jno R Sanford & Lavinia S & Mr La Baron 83.13

**APR. 2.**  
 GRAND ST ns, 75 w Manhattan av, 25x100; Salvatore Pizza—Harry & Lena Schwartz & Hyman S Sulsky.. 175.00  
 STOCKHOLM ST, ses, 200 sw St Nicholas av, 35x100; Stephan Q Danner—German Hospital Soc & Tower Constn Co 99.50  
 18TH ST, 386; A Jeselson—Kath Friedrich & Salvatore Lombardi 20.00  
 CLERMONT AV, 466; F C Boyle—F N Le Baron 23.00  
 DITMAS AV 402; Paul Tuck—Henry B Kirkland & Daniel H Butts 1,265.00

**APR. 3.**  
 LIVINGSTON ST, 300; Delaney Otten Co—Keeney's Theatre, Osborne Rae Co & Keeney 208.75  
 S OXFORD ST, 144, General Elec Co—Benevolent & Protective Order of Elks, Osborne Rea & Co. 787.25  
 S OXFORD ST, 150; Delaney Otten Co—same 500.00  
 S OXFORD ST 150; Keasley & Mattison—Benevolent & Protective Order of Elks & Osborne Rae & Co 775.00  
 SCHERMERHORN ST, 123; Johnson Service Co—same & Tower Constn Co 324.00  
 LAFAYETTE AV, 417; I Shupler—Eldred A Carley exr, Augusta M Harper, Edwood Realty Corp, Chas F Hendrycy & Fredk F Smith, doing bus Hendrycy & Smith 330.00  
 NEW JERSEY AV, es, 60 s Stanley av, 60x200; Louis Densky—Harry & Nathan Katz 175.00

**APR. 5.**  
 LIVINGSTON ST, ss, 336.7 w Nevins, 30x171.6xirreg; Buffalo Forge Co—Frank A Keeney & Osborne Rea Co.. 399.00  
 LIVINGSTON ST, ss, 336.7 w Nevins, runs e36.7xs100.9xw221.3xn100.9x154.7 xn70.9xe30 to beg; Tuttle & Bailey Mfg Co—Frank A Keeney & Osborne Rae & Co 215.00  
 S OXFORD ST, ws, 150 s Hanson pl, 115x100; Tuttle & Bailey Mfg Co—Benevolent & Protective Order of Elks Bklyn Lodge No. 22 & Osborne Rea & Co 357.88  
 E 3D ST ws, 171 n Av J, 24x100; A Rosenberg—Vanadrian Bldg Co & Robt A Van Cleave as pres 30.00  
 PATCHEN AV, sec Madison, —x—; I Stark—Arthur Miller & Frank E Stevens 25.00

**APR. 6.**  
 VANDERBILT ST, nec 18th, runs e169.5 xn100xw69.5xs100xw90 to beg; S G Fischetti—Puritan Land Co & Jas V Cunningham 880.00  
 E 38TH ST, es, 267.6 n Av H, 40x100; W Maurer—Wm Wingerath 23.00  
 58TH ST, ns, 220 e 11 av, 40x100; M Blumberg—Salvatore & Antonio Boniello 73.20  
 OCEAN AV sec Newkirk av, 46x124.10; M Blumberg—Kirknew Realty Corp. 100.00  
 BLOCK bounded by Cropsey, Harway & 25th avs, —x—; Louis Solomon—Mr & Mrs Jas A Coakley & Frank Klein. 18.25

**APR. 7.**  
 STERLING PL, 421; P J McAuliffe—Sophie & L Harry Fisher 21.20  
 ATLANTIC AV, 1669; I Shoelmann—Marion J King & Chas Crystal. 65.00  
 NOSTRAND AV, 594; A I Pollick—Vita Berger 300.00  
 ST NICHOLAS AV, ws, at int Stockholm, 200x270; Richmond Radiator Co—German Hospital Soc of Bklyn & Tower Constn Co 364.00  
 17TH AV, 8794; M Michalovitz—Francesco & Benedetta Calabria & Frank Caceamo 68.25

**SATISFIED MECHANICS' LIENS.**

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

**Manhattan.**

**APR. 3.**  
 35TH ST, 35-39 W; City Wire Works—35 West 35 St Corp et al; Jan 5'15 93.00

**APR. 5.**  
 93D ST, 123 W; James & Kirtland—Dorothea H Simmons et al; Feb8'15. 79.90  
 BROADWAY, 1680; L Barth & Son—Delta Theatre Corp et al; Dec31'14. 9,386.50

**APR. 6.**  
 76TH ST, 502 E; Frank E Wise & Son, Inc—Thos Nugent et al; Aug5'14 84.15

**APR. 7.**  
 69TH ST, 432 E; Greenstein Plumbing & General Contracting Co—Gustave Wacht et al; Aug26'14. 70.01  
 160TH ST, 550 W; Union Decorating Co—Philip Leracy et al; Dec30'14. 97.50

AUDUBON AV, es, 74.11 n 183d; Giannatasio Constn Co, Inc—West 184th St Constn Co et al; June15'12 1,089.38  
 BROADWAY, 901; Otto Reissmann—Ed H Mount; Jan25'15. 370.00

**APR. 8.**  
 237TH ST, 438-48 W; Anthony Laura—Elsie T Underhill et al; Mar1'15. 490.00  
 AUDUBON AV, es, 74 n 183d; Gianattasio Constn Co—W 184th St Constn Co et al; May22'14 415.39

**APR. 9.**  
 360TH ST, 108 E; Abr Bernicker et al—Milton L Ballon et al. 260.00  
 BROADWAY, 1441-49; Superior Cornice & Skylight Works, Inc—Wall Corp et al; Mar16'15 900.00

**Bronx.**

**APR. 2.**  
 GRAND BLVD & CONCOURSE, nwc 182d 22x57.5; Jos Rice—Wm W Havens et al; March9'15. 304.90

**APR. 3.**  
 WHITE PLAINS AV, 4438; Cipolla Cont Co—Annie Prochaska et al; Dec 28'14 170.50

**APR. 5.**  
 ELY AV, es, 97.6 s Boston rd, 25x100; Vincenzo Merendino—Fred Byron et al; Nov4'14 70.00

**APR. 6.**  
 NEWMAN AV, es, 250 n O'Brien av, 25x100; Patk J Twomey—Jas J Deacy et al; Sept26'14 39.17

**APR. 7.**  
No Satisfied Mechanics' Liens filed this day.

**APR. 8.**  
No Satisfied Mechanics Liens filed this day.

**Brooklyn.**

**APR. 1.**  
 GATES AV, 1337; National Radiator Co—Fred Weber & Emil J Mett et al; Dec16'13 194.45

**APR. 2.**  
 COLUMBIA ST, 165; Hyman Schloss—Morris & Sarah Grossmann; Feb 24'15 72.00

JORALEMAN ST, 56; Julius E Hintze—A Ernest Rosemund & Henrietta L Siemer; Mar12'15 185.00  
 VAN BUREN ST, 201; Edw J O'Connell—George V Taylor; Aug24'14 69.50

**APR. 3.**  
 WILLIAMS AV, ws, 330 n Hegeman av, 20x100; Treib & Brodsky, Inc—Square Bldg Co & Nathan Rolnick; July16'13 800.00

**APR. 5.**  
 STERLING PL, sec Rochester av, 25x 100; Steinberg Steam Cut Stone Co—J V Cunningham, Inc, & Spencer Alldrich; Sept17'14 105.00

STERLING PL, sec Rochester av, 95x 100; same—same; Sept17'14. 100.00  
 STERLING PL, sec Rochester av, 120x 100; same—same; Oct1'14 155.00

STERLING PL, sec Rochester av, 100x 120; Halpern & Mestel, Inc—J V Cunningham, Inc; Sept10'14 105.00

**APR. 6.**  
 CAMBRIDGE PL, 110-118; Igoe Bros—Green & Hameroff, Inc, & Cambridge Bldg Co; Mar22'15. 170.13

HINSDALE ST, es, 200 s Dumont av, 150x100; Chas H Parsons Marble Co, Inc—Willmont Realty Corp; Mar 23'15 660.00

S 3D ST, 111-113; Dellon-Watnick Co, Inc—So 3d St Bldg Corp; Feb1'15. 456.00  
 SAME PROP; B Goetz & Bro—same; Feb5'15 100.00

S 3D ST, 113-115; Cohen & Grau—same; Feb2'15 1,045.00  
 S 3D ST ns, 128.6 w Bedford av, 49.9 x120; Bklyn Fireproof Sash & Door Co—S 3d St Bldg Corp & H Halprin; Feb1'15 190.00

S 3D ST, ns, 126.6 w Bedford av, 50x 100; Audley-Clarke Co—same; Jan 29'15 1,852.58

42D ST, svs, 200 nw 17 av, 40x100; Richmond Radiator Co—Jos F Walsh & Chas A Walsh, Jr, & Bernhard Hall; Feb17'15 127.70

**APR. 7.**  
 STARR ST, nws, 116.1 sw Wyckoff av, 25x100; Meserole Masons' Material Co—Barbara Pries, Geo Rebhan & Son & Jno Rebhan; Apr1'15 102.50  
 E 34TH ST, 216; Chas F Hendrycy & ano—Rosie & Lewis Sessler; Mar22'15 13.00  
 LENOX RD, ns, 170.7 w Rogers av, 100x 200; Jno Olson & ano—J Eugene Ryerson & L Zetterlund; Apr6'15 109.49

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

**ATTACHMENTS.**

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

**Manhattan.**

**APR. 1 & 2.**  
No Attachments filed these days.

**APR. 3.**  
 CHILD, Frank W; Andrew J Selz; \$3,500; Austin, McLanahan & Merritt.

**APR. 5, 6 & 7.**  
No Attachments filed these days.

**CHATEL MORTGAGES.**

AFFECTING REAL ESTATE.

**Manhattan.**

APRIL 2, 3, 5, 6, 7 & 8.  
 Centrifugal Pump Co. 40th st, 110 W.. S B Wetton & Co. Pump. 145.00  
 Chas H Parsons Marble Co, Inc. Rivington st, 10. F R Patch Mfg Co. Machine. 235.00  
 Marconi, Tessie & Vincenzo Russo. Broad st, 55. E Esposito. Barber Fix. 450.00  
 Melchner, Leopold. Amsterdam av, 106. Automatic Refrigerating Co. Refrigerator. 1,850.00  
 Petronzio, Umberto. Thompson st, 130 .. E Esposito. Barber Fix. 82.00

**Bronx.**

APRIL 2, 3, 5, 6, 7 & 8.  
 I W & C Horn Co. 2514 Park av. F R Patch Mfg Co. Machinery. 2,025.00  
 Jacob Cohen Constn Co. 2147 Honeywell av. Overhead Kitchen Clothes Dryer Co. 29 Clothes Dryers. 91.00

**Brooklyn.**

APRIL 1, 2, 3, 5, 6 & 7.  
 Bases Realty Co. 78th st, c Ft Hamilton av. Elsie E Kerby as extr. (R) 836.00  
 Cervadore, Dominick. E 48th st, c Maple. Wm Kerby Co (R) 242.00  
 Cervadore, Dominick. E 48th st, c Maple. Wm Kerby Co. (R) 90.00  
 Kirknew Realty Corp. Ocean av, c Newkirk av. Consolidated Chandelier Co. Gas Fix. 960.00  
 Michael Dumey, Inc. St Johns pl, nr Underhill av. Rex Bldg Co. Gas Fix 2,700.00  
 Monteleone, J. New York av & Av D .. Parshefsky Bros. Doors, &c. 1,200.00  
 Monteleone, J. New York av & Av D .. Parshefsky Bros. Doors, &c. 125.00  
 Pries, Barbara. Starr st, nr Wyckoff av. Eastern Mantel Co. Mantel. 117.00  
 Reich, Benj, Max Gavrin & Ashford Plumbing Co. Powell st, nr Riverdale av. Louis Greenburg. Plumbing Supplies. 1,525.00  
 Rex Bldg Co. St Johns pl, nr Underhill av. Wm H Curtin Mfg Co. Heating Apparatus. 1,250.00  
 Sarno, Emilio. Bath av, c 17 av. Bayside Chandelier Mfg Co. Gas Fix 300.00

**BUILDING LOAN CONTRACTS.**

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

**Manhattan.**

**APR. 6.**  
 SEAMAN AV, nws, 215 sw Emerson, 55x125; Rockland Realty Co loans Smada Realty Co to erect a 5-sty tenement; 13 payments 45,000.00  
 SEAMAN AV, nws, 270 sw Emerson, 55 x125; same loans same to erect a 5-sty tenement; 13 payments 45,000.00  
 SEAMAN AV, nws, 160 sw Emerson, 55 x125; same loans same to erect a 5-sty tenement; 13 payments 45,000.00

**APR. 7.**  
 150TH ST ss, 100 w Amsterdam av, 98.11x100; Peerless Holding Co, Inc, loans Maple Constn Co to erect 2 6-sty apartments; 12 payments. 56,500.00

**APR. 9.**  
 27TH ST, ss, 183.4 e 4 av, 66.8x98.9; Manton B Metcalf loans D & M Co to erect 12-sty store & lofts; 5 payments. 125,000.00

**Bronx.**

**APR. 2.**  
 BRYANT AV, ws, 100 s 165th, 100x 240; City Mtg Co loans Mack Constn Co, Inc, to erect six 5-sty apartment houses; 11 payments. 156,000.00  
 EAGLE AV, ws, 302.2 s Westchester av, 24.5x120; Jos Rosenzweig loans Sophie Knepper to erect 2-sty building; 5 payments 5,000.00

**APR. 3.**  
 COLLEGE AV, es, 109.8 s 170th, 50x 100; City Mtg Co loans C J Carey Bldg Co, Inc, to erect 5-sty apartment; 11 payments 27,000.00

Building Loan Contracts, Continued.

COLLEGE AV, es, 159.8 s 170, 50x100; City Mtg Co loans C J Carey Bldg Co, Inc, to erect 5-sty apartment; 11 payments .....27,000.00
APR. 5. 204TH ST, es, 130.7 n Webster av, 26.1x136.6 Jno Kiehl loans Thos Basel to erect 2-sty & cellar bk and stn business bldg; - payments..... 5,500.00
APR. 6. 177TH ST, ss, 100 w Marmion av, 50 x100; Title Guar & Trust Co loans Hopkins G Barrett Co to erect 1-sty brick building with stores; 2 payments .....17,500.00
APR. 7. EAGLE AV, 685; Frank Aug loans Babette Engelhardt to restore and rebuild 3-sty dwelling house; 3 payments... 5,000.00
APR. 8. VALENTINE AV es, 88.8 s Fordham rd, 50.04x130; City Mtg Co loans Eberhardt & Podgur to erect 5-sty apartment; 11 payments .....32,000.00

VALENTINE AV, es, 138.9 s Fordham rd, 50.4x130; City Mtg Co loans Eberhardt & Podgur to erect 5-sty apartment; 11 payments. ....32,000.00
WHITE PLAINS RD, sec E 220th, 25x 80.1; Richard W Horner loans Philip Halprin & Benj Halprin to erect 3-sty cellar brick bldg with stores; 3 payments. ....14,500.00

ORDERS

Brooklyn.

APR. 3. PROSPECT PL, nec Troy av, 27.6x80; Jensen Realty Co on Home Title Ins Co to pay Realty Supply Corpn ..... 680.00
APR. 6. VAN SICLEN AV, sec Liberty av, 100 x160; Diaz Bldg Co on Williamsburg Savings Bank to pay Saml Hess. 4,500.00
SAME PROP; same on same to pay Realty Supply Corpn ..... 550.00
SAME PROP; same on same to pay same ..... 2,000.00

Numbered Streets.

2 st, 196-8—Alter Goldberg, premises.....C-A
3 st, 16-18 W—Busy Bee Baking Co, premises...G
3 st, 66 W—Seldin & Co, premises.....G
8 st, 24 E—Frank Mercia, premises.....C-A
8 st, 62 E—Isaac Weinberg, premises.....C-G
12 st, 652 E—David Katz, premises.....C-A
12 st, 652 E—Morris Rumper, premises.....A-C
12 st, 652 E—Joseph H Boshka, premises.....C
14 st, 116-18 W—A P Babcock Co, premises.A-G
18 st, 44-8 W—Henry Phipps Est, 787 5 av.C-St
19 st, 21 W—Acme Braid Co, premises.DR-G-C-A
23 st, 115-17 E—Pathe Freres, 25 W 45.....K
23 st, 131-3 E—C B J Snyder, 500 Park av. E-F-A-DR-D
23 st, 141 E—Hoffman Taxicab Co, premises. G-H-A-L-D-C
27 st, 34-8 W—The Penard Co, premises.....DR
28 st, 309-11 E—Oscar Aronovitz, 365 3 av.C-G
29 st, 200 E—Community Tailor Co, premises G-C-A
29 st, 301-3 E—Community Shoe Shop, premises.....A
36 st, 447 W—Cowperthwaits Co, premises.K
37 st, 236-8 E—John Walsh, premises.....A
38 st, 253 W—John Wells, 307 5 av.....C-B
39 st, 307 W—Harry Brown, premises.....L
40 st, 26 E—Geo W Perkins, 71 Bway.....K
41 st, 124 E—Janet L McKay, 364 Lex av.G-C
44 st, 7 W—St Nicholas Club, premises.....A
45 st, 209 W—Henry Astor Est, 21 W 26.....B-C
46 st, 130 W—Fox Feature Film Corp, premises.....K
46 st, 218-20 W—Rehearsal Club, Inc, premises.....G-F-A
47 st, 228 W—Imperial Auto School, premises.....O
49 st, 147-51 W—49 St Garage Co, premises.D-L
49 st, 244 W—Reliable Auto Repair Co, premises.....H-K
49 st, 609 W—John C Foster, premises.....J
51 st, 129 W—Henry C Frick, 640 5 av.....K
53 st, 153-7 E—Naughton Mulgrew Co, premises.....L-G-D-C-K
59 st, 344 E—R Plumacher & Sons, premises.C-A
64 st, 201-3 W—John J O'Hare, 307 W 51.....L
65 st, 204 E—Jacobus Vershuren, premises.H-G
66 st, 223 W—Alfred J Walker, premises.....C-H-A-G-D-O
68 st, 164 E—James J Hill, premises.....K-C-H
68 st, 204 W—John B Simpson, premises.....K-C
74 st, 524 E—John Coyne, premises.....A-O
75 st, 421 E—Thos F Hayes, premises.....A-C
75 st, 430 E—Alois Dill, premises.....C-H-O
77 st, 123 E—Thatcher M Adams, premises.....C-H-O
77 st, 159-65 E—Ardley Garage Co, premises.D
77 st, 202 E—J W E Clarke, premises.....C-A
77 st, 401 E—Gustave Fischer, 3387 Bway..A-G
80 st, 223 W—Dugan & Co, premises.....C-G-O-L-H-K-D
81 st, 350 E—Moses H Israel, premises.....E
81 st, 350 E—Zichron Jehura, premises..G-A-F
84 st, 205 W—Wohlfarth Rlty Co, 507 5 av..C
86 st, 205-9 E—Yorkville Central Gar, premises.....L-C
102 st, 130 W—McIntosh Garage, premises.....K-C-D-H-A
103 st, 316-18 E—Gillman & Sons, premises. A-H-G-F-I
104 st, 46 E—Samuel Becker, premises.....C
104 st, 46 E—103 St Rlty Co, premises.....C
104 st, 161 E—Saml & E Karger, premises....C
107 st, 241 W—Elite Garage, premises.....L-A-H-G-K-C
114 st, 119 E—Tailor's Co-operative Cleaning & Dyeing Co, premises.....K
123 st, 436-8 E—L Hammerdinger & Co, premises.....K-C-G-A-H
127 st, 401 W—Newberry D Thome, premises.....B-W-C
127 st, 401 W—Manhattanville Nursery Assn, premises.....A-F
181 st, 616 W—Wadsworth Amuse Co, premises.....Spr-C
207 st, 602 W—Laird Bros, premises.....A-H-K

Named Avenues.

Av A, 109—Sunshine Waist Co, 130 E 7.....G-A
Av A, 362-70—Auto Truck Storage Co, premises.....C-A-G-L-K
Av A, 1425—Improved Tenements Co, 80 Maiden la. ....C
Bowery, 354—Wm Younger, premises.....B
Bway, 1520-26—Nostern Amuse Co (M Loew), 260 W 42 .....C
Bway, 1760—C T Silver Motor Co, 1758 Bway. G-D-L-C
Bway, 1763—Jandorf Auto Co, premises.D-G-K-A
Bway, 1926—A Elliott Ranney Co, 1920 Bway. L-D
Convent av, 21—Lawrence Holding Co, 223 Wooster .....H-A-G-C-K
Mad av, 211—J P Morgan, Jr, Glen Cove, L I. D-G-K-C
Park Row, 176—L Pulvermacher & Bro, premises.....E-DR
St Nicholas av, 235—Eureka Auto Station, premises.....G-K-A-C-O

W End av, 91-3—West End Garage, premises. L-K-A-G-H-C
Numbered Avenues.
1 av, 479-85—Myles Rlty Co, care E J Rieser, 843 1 av.....C
2 av, 1246—Timothy Dwyer Est, 309 E 69.....G
7 av, 144—Geo W Odell, 640 W End av.....K
10 av, 463-7—Pine Hill Spring Water Co, premises .....A-D-O

BRONX ORDERS SERVED.

Numbered Streets.

137 st, 245-9 E—J L Mott Iron Wks, 118-5 av DR-W
137 st, 245-9 E—Northern Union Gas, 1815 Webster av.....C
169 st, 591 E—Philip H Fischer, 585 E 169 H-A-C
Named Avenues.
Creston av, 2001—Grover C Neller, premises.A-G
Melrose av, 561-69—Bronx Operating Co (Keith), 1493 Bway .....I
Rosedale av, 1503—Mrs Mary Horn, premises O-C
St Peters av, 1555—Robert Bentley, premises. K-A-H-C-D-O
Willis av, nr 132 st—N Y, N H & H R R Co, Grand Central Term.....F

BROOKLYN ORDERS SERVED.

Named Streets.

Chauncey st, 631-45—Ger Evangelical Home for the Aged, premises.....B-C-F-W
Concord st, 115—Thomas I Furlong, 1127 Halsey .....M
Fulton st, 359—Julius Lehrenkrauss & Sons, premises.....B-E
Fulton st, 438—Mrs Mary Jennings, premises.B
Hart st, 285—Harris Meyer, premises.....M
Hawthorne st, 3—Clifford D Schanck, premises.....C
Hope st, 11-17—Goodman-Mandel Co, 15 Hope.A
Johnson st, 303-09—Chas W Strohbeck, 309 Johnson.....Sia
McKibben st, 143—Young Men's Aid Soc, premises.....B
Smith st, 229—Chas Johnson, premises.....D
Sterling pl, 357—Jno A Keenan, premises. C-B-F-A
Warren st, 51—Benj & Max Berk, 36 Flatbush av.....C-B-W
West st, 1036—Bklyn Rlty Sellers, 1226 Gravesend av.....M

Numbered Streets.

1 st, 310-12 So—Hebrew School of Williamsburg, premises.....M-B-A-C-F
5 st, 429-31 S—Wm Huschle's Sons, premises.C
40 st, 1206—Chas Miller, premises.....M
46 st, 1511-13—Rev John Deans, 1532 47.....C

Named Avenues.

Atlantic av, 1925—Oscar Bigman, 456 DeKalb av.....M
Blake av, 575—Jos Chazin, 572 Blake av.....D
Bway, 319—Jno S Gaynor, premises.....B-C
Glenmore av, 62-4—Jacob Lonsberg, premises.C
Hegeman av, 426—Sam'l Greenberg, premises.M
Kent av, 899—Sam'l Gold & Perhasky, premises.....A
Kent av, 899—Oregon Knitting Mills, premises.G
Lincolnd rd, 86—Edw P Morse, premises.....M
Livonia av, 901—Louis Horowitz, premises.M-C
Livonia av, 903—Peter Borber, premises.....M
Metropolitan av, 275—Morris Grossman, premises.....M
Metropolitan av, 573-5—Annie Lurie, 46 Graham av.....C
Montauk av, 13-19—Montauk Metallic Bed Co, premises.....M
Myrtle av, 15—Jeanette Lipshutz, premises..C
St Marks av, 976-8—John B Chase, premises. A-C-W
Sheepshead Bay rd, nwc E 15 st—Jno J Dooley, Shore rd.....D-A-F-W-B-C
Shore rd & 76 st—Mrs Thomas Bergen, Jr, premises.....M

Named Avenues.

Stewart av & Cherry st—Baar Bros, premises.A
Tompkins av, 29—Adolf Bergida, 31 Tompkins av.....M

QUEENS ORDERS SERVED.

Named Streets.

Division & 12 sts (L I C)—Aztec Asphalt Co, Inc, premises.....C-J
Prospect st, 162 (L I C)—Richard Schmidt, premises.....H-A-G-C
State st, 268 (Flushing)—W G Davis, premises.....H-A-G-M
Bway, 253 (Flushing)—M Louise Lamb, premises.....H-A-G
Flushing, ns, opp Martin st (Maspath)—M Parselsky & Bros, premises.....A

RICHMOND ORDERS SERVED.

Named Streets.

Phelps pl, 10—Robert C Stanley, New Brighton.....H-A-G-O
Renfrew pl, 32—J M Braisted, Port Richmond H-A-G-K
Richmond ter, 560—F D Koehler, New Brighton.....K-H-L-A-G
Richmond ter, 2439—The Texas Co, Port Richmond.....L-K-H
Richmond ter & Dongan st—Columbia Motor Co, premises.....L-E-D-O-C
Roff st, 30—E Neuman & Sons, Stapleton.....L
Rose st, 233—Peter Franklin, New Dorp. H-A-G-D-O-K
Thompson st, 75—Leo Sander, 94 Canal, Stapleton.....A-G

Numbered Streets.

8 st, 62—Sam'l J Kennedy, New Dorp...H-A-G
Named Avenues.
Central av, 58—John H Gans, premises..A-K-D
Laurel av, 100—Jacob Adamo, 556 Bay, Stapleton.....H-A
Laurel av, 102—Fred Gottschalds, premises. H-A-K
Laurel av, 110—Wm Kemether, premises..H-A-D
Osgood av—Barnaby Furniture Co, Osgood av, Stapleton.....H-A-G-C-K-O
Osgood av, 82—Susan A Schwenke, premises. H-A-G-K

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. Municipal Building. ORDERS SERVED.

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

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

MANHATTAN ORDERS SERVED.

Week Ending April 3.

Named Streets.

Centre st, 251—Bressler Oxygen Co, premises.L
Cornelia st, 19—Longan & Donohue, premises. K-G-C
E Bway, 288—C B J Snyder, 500 Park av....G
E Houston st, 108—Max Kimmel, premises.G-C
Grand st, 281—Hellman & Perrone, premises. DR-A-C
Gt Jones st, 21—Julius Schragar, premises...O
Gt Jones st, 21—John G Coster Est, care Edw L, 25 Broad.....C
Hudson st, 392—Mayer Kamenstein, premises. C-O
John st, 33-5—Geo Ehret, 235 E 92.....Sia
Jones st, 28—C B J Snyder, 500 Park av. G-E-C-F
Lafayette st, 187—Unique Art Mfg Co, 180 Lafayette.....C-A
Lewis st, 179-83—Sam Moskowitz, premises..O
Mercer st, 51—Alex J Roux & Co, 156 5 av..C
Pearl st, 188—N Y Consolidated Drug, 297 Pearl.....H-A-D
Pearl st, 442—Troiano & Defina, premises.....L
Pearl st, 460—Ibalo Da Palmo, premises.....G
Pearl st, 460—David Cavagnaro, premises.....C
Pike st, 71-73—Berman Bros, premises.....Spr
Pine st, 9—Astor Estate, 21 W 26th.....Sia
Rivington st, 4—Wm Jackson Est, premises. W-G-B-C
Suffolk st, 96—Isidor Kaufman, premises.C-D
Vesey st, 140—John Carniglia, premises..A-C-E
Walker st, 31-3—Standard Sample Card, premises.....A-C-G
Washington Mews, 50—Paul Dana, 1 5 av. D-G-O-H
West st, 149-50—A Edwin Schaff, 110 W 34. B-C-E
West st, 149-50—Bruckhauser, Vitters & Bunger, premises.....F-A
West st, 364—Michael J Doherty, 342 West..C
W Houston st, 57-61—Nathan Waist Co, premises.....C
W Houston st, 57-61—Benj Sahn, premises...C
W Houston st, 57-61—Berlin & Trosky, premises.....C

# BUILDING MANAGEMENT

## WIRING FOR OFFICE BUILDINGS

By J. E. BULLARD, Society for Electrical Development

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

THE principal uses of electricity for office buildings are for illumination and for power to operate elevators, ventilating systems, pumps and motors. All the electric wiring and meter locations must be made to conform with the regulations of the local electric light company and the requirements of the National Electrical Code.

In any event it is better to consult the electric light company supplying the district where the building is to be erected and learn in advance just what kind of current it would supply. At the same time information can be obtained in regard to the space which would be required for meters and as to any special local wiring requirements.

### Current.

Current for light and power in office buildings is generally furnished at 110 and 220 volts, either direct or alternating, more generally, the latter. The alternating current, usually has 60 cycles in single or 3-phase. In planning the equipment ample provision should be made in the basement for meters and switch board appliances. The meter space should be easily accessible and located at the point where the service connection with the electric company's lines enter the basement. As different electric light companies have different requirements, the best way is to consult the electric company's engineer in advance.

### Lighting.

The most difficult problem encountered in the wiring of an office building is the proper location of the lighting outlets. The large motors are generally located in the basement. The meters to individual floors or suites are placed either in the basement or in meter panels on the different floors. Locating all meters in the basement where they may be readily inspected is considered the best practice.

With the lighting outlets, however, it is different. No two classes of business are likely to require the same intensity of light or the same layout. After the building is completed the arrangement of the offices may have to be changed to suit the requirements of new tenants. Many large, modern office buildings in New York City have been obliged to change the location of partitions very soon after the buildings were completed. These changes, which may be constantly called for, greatly increase the difficulty of planning a lighting installation which will meet the needs of all the tenants and continue to give satisfactory service.

### Interesting Table.

Not only is there the probability that the dimensions of the offices will be changed, but the color of the walls, ceilings and furnishings may also be changed, with the resultant change in the effective illumination. Messrs. Lansingh and Rolph have found that when illumination has been calculated for dark walls and ceilings it can be increased by changing the color of the walls and ceilings to the extent shown in the following table:

Ceiling.	Walls.	Increase Over Calculated.
Very dark.....	Very dark.....	0%
Medium .....	Very dark.....	15%
Medium .....	Medium .....	40%
Very light.....	Very dark.....	30%
Very light.....	Medium .....	55%
Very light.....	Very light.....	80%

On account of these difficulties it is hard to lay down any hard and fast rules in regard to the proper number and loca-



J. E. BULLARD.

tion of lighting outlets. It is safe, however, to provide an ample number, and so far as possible to place them in line with the center of the windows, so that none of them are likely to be covered with a new partition.

Illuminating requirements are generally calculated on the "foot candle" unit with generally recognized rules as to intensity required for each class of service. The lighting requirements of office buildings vary all the way from one foot-candle to five foot-candles; however, this intensity must be governed to a certain ex-

tent by the intensity of the lighting of the offices. There should not be too great a contrast between the lighting in the offices and that in the corridors. The corridor lighting might be placed approximately at one-half the intensity of the office lighting.

### Intensities.

The following table gives an idea of the intensities required in different classes of offices:

Class of Office.	Foot-candles.
Offices used for waiting rooms	1.25- 2.50
General offices .....	2.00- 3.00
Desk illumination .....	2.00- 5.00
Drafting .....	5.00-10.00

The illumination should be bright enough to give ample light for all general purposes. In buildings which may be occupied by architects or engineers where considerable drafting is done, it may be wise to provide more intense illumination. A good plan is to make provision for a general illumination of at least two foot-candles and preferably three foot-candles intensity, all calculations being based on dark tinted walls and ceilings and to provide a liberal number of baseboard and floor receptacle outlets for localized illumination over desks, drawing boards, etc., where extra illumination may be required.

These floor and baseboard outlets are perfectly practical and will eliminate the necessity of running moulding on the ceiling after the building is completed and suspending a number of unsightly drop cords. A careful planning for floor and baseboard outlets for use in local lighting and also for such appliances as fans, small motors for certain power-driven office appliances now in common use will do away with the necessity for marring the ceiling at some later date.

## BUILDING MANAGER VERSUS OWNER

NINE out of ten tenants, if asked the question, will answer that they much prefer to deal with a manager than the owner. There are a number of reasons why this should be so. The average manager is a man of infinite tact, must be careful to live up to his agreements to hold his job, and usually possesses a vast fund of good judgment and patience. The two latter qualities are essential if the manager expects to succeed. Many property owners have an antipathy to employing managers for financial reasons. In this respect they are penny wise and pound foolish. They will let good marketable space stand idle for months at a time. It is true they have saved the manager's salary, but they have also lost some hundreds of dollars of rent. Placed in the hands of a manager the chances are that the space would only have stood idle a few days.

But the reason why the tenant prefers to deal with the manager rather than the owner is really a simple one—the manager is always on the job. Plumbing, we will say, gets out of order, or the plaster falls from the ceiling, or the janitor neglects his duties, or the thousand and one things that happen in the average building. Such things require prompt attention, and it is not always easy to get such attention from an owner. He may be out of the city, or he may have so many other interests that he defers action. When he is finally reached he sometimes grumbles at the cost of repairs or hesitates about the janitor and undesirable tenants.

Not so with the manager, however. As soon as notified that repairs are necessary he has a man to attend to them.

He accepts such things as one of the incidents of his business. Having a large number of tenants under his care, he is able to give immediate service, because he makes a business of operating a building and it is not a side issue mixed up with other interests. If he finds the janitor is negligent of his duties there is no hesitation about action. From his waiting list he is always able to install a new man at an hour's notice. Managing a building is an art requiring special fitness, and as few owners possess this special gift, the wise tenant naturally prefers dealing with a manager.

### Looking Down.

A city may have the reputation of being a "clean town," and its citizens may be prone to boast of this fact, but nearly any "clean town" would lose self-respect if seen as the workers in the upper ozone view it. If your office happens to be located on one of the upper floors of a tall building, take a look at your town and see what you think of it. Look down and see the dirty alleys, roofs littered with everything from old lumber to paper, tin cans and cheap signs. Awful, isn't it? Now go up and examine your roof. There may be a man higher up, and, too, aviators are a discriminating class.

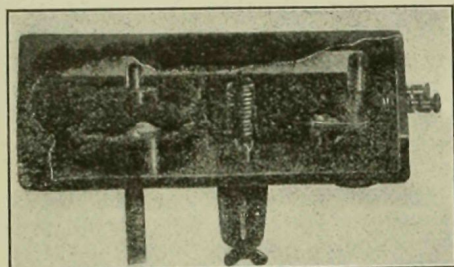
—The proposed connection between the Long Island Railroad tracks and the Corona branch of the Dual System would be four thousand feet long and cost \$500,000 to build, and a further reasonable sum for the use of the Long Island Railroad tracks.

## USEFUL APPLIANCES

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

### A Pressure Control Switch.

AMONG the latest electrical appliances being introduced is an all enclosed automatic switch, which is intended for the control of metal driven air or water pumps for pressure or vacuum purposes. The operating mechanism is very simple. Changes in pressure are transmitted to levers, actuating the make-and-break mechanism by means of a plunger resting on a flexible diaphragm. The electrical contacts act in a positive, instantaneous manner, thus re-



ducing danger from burning or arcing. The switch therefore is always in working condition.

This switch is made up in twelve sizes and types, thus providing regulation for all ordinary ranges of pressure and vacuum. By inclosing the moving parts with a sheet-metal hood, the danger of irresponsible tampering or accidental injury is eliminated. Pressure adjustment is made by means of the small thumb-nut at the bottom. The larger sizes of switches are provided with a flange, making them suitable for mounting on a panel.

### Plating Iron with Iron.

PLATING iron with iron or steel with iron is a new scheme for delaying rusting. Chemically pure iron is nearly rust proof; so the idea is to cover iron or steel with iron that is as chemically pure as possible. Plating in much the same way that brass is plated with gold or nickle gives a coat that is very close to pure iron. A coat of zinc over the coat of iron also helps.

Rust is the bitterest and most persistent enemy of steel. The ancient Hindus had a secret method of making rust-proof iron, but the formula was destroyed. Much iron is now manufactured for special uses at comparatively high cost which is reasonably free from impurities and so less likely to give way to rust, but the inventor of completely rust-proof, cheap rustproof, iron has a vast fortune awaiting him.

### 1,000 Cubic Feet of Gas.

MOST people have no idea of the size of the possibilities contained in a thousand cubic feet of gas. Imagine a box 10 feet long, 10 feet wide and 10 feet high, a box that would be nearly as large as an ordinary bedroom. Such a box would hold just 1,000 cubic feet of gas.

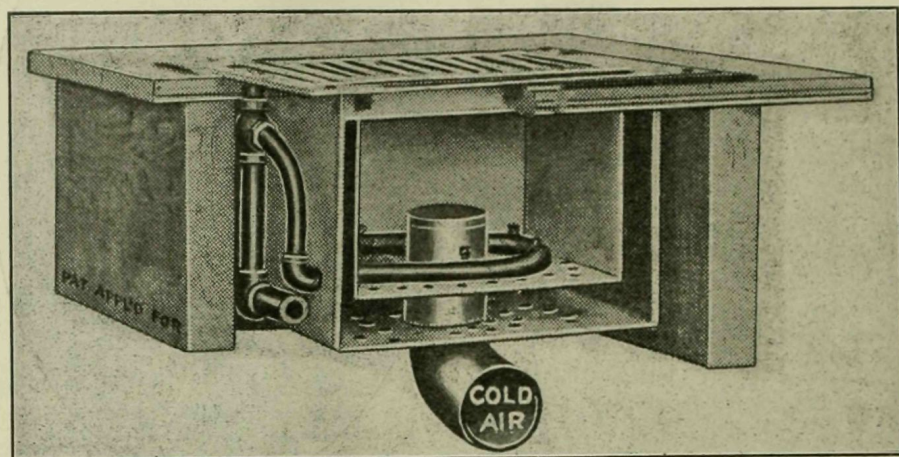
The quantity of work that a thousand feet of gas will do is surprising. Check up a few of the following items with your own experience. It has been estimated that in the average home of from 6 to 8 rooms, 1,000 feet of gas will do the cooking for one month; will light the home for one month; or will maintain an ever ready supply of hot water for 10 days. In zero weather it will maintain the temperature in the same home at 70 degrees Fahr. for 10 hours. If the home is equipped with a still, 1,000 feet of gas will supply 140 gallons of pure drinking water. Used in the proper kind of an ice machine, it will keep the ice box dry and cold for 6 days. Of course these figures are based upon the use of gas in efficient appliances.

The work of gas in the factory is still more surprising. It will supply a 10-

horsepower gas engine for 10 hours or a 100-horsepower engine for 1 hour. It will supply a 25-horsepower high pressure boiler for 1 hour. It will melt 350 to 400 pounds of brass in 1 hour. In the printing shop, a thousand feet of gas, if used in linotype machine, will heat sufficient type metal to set 130,000 lines of type such as you are now reading.

### Air Warmed in Floor Box.

BUILDERS contemplating construction during the current year may be glad to know of an entirely new principle in heating that is being introduced and which seems destined to have a wide application. The idea is contained in a fireproof hollow box set in the floor of a building. In outside appearance it looks to be nothing more than an ordinary floor register of a hot air heating system. Instead it is connected with a



short pipe with the exterior of the building. Through this pipe cold air is admitted to the chamber. There gas is admitted to a ring with perforations through which a gas flame is directed, warming the air admitted to the box, thus permitting it to pass into the room. The floor gas is controlled by a small socket in the room of the register. The advantages of this system are that it is positively the cheapest on the market to install, absolutely pure air is warmer and delivered at point of utility. No heat is lost in transit, hence the cost of heating is considerably reduced. It involves no increase in insurance rate and each unit has a capacity for heating 4,000 cubic feet of space, 15 feet by gas and each operates to full normal capacity. It is suitable for bungalows, residences, apartments, flats, hotels, schools, churches, factories and public buildings.

### Rough Texture Tile.

ROUGH texture in brick has taken such a tremendous hold upon the artistic temperament of the American people that it is not surprising that the rough texture tile should materialize. This novelty is being turned out by the B. Mifflin Hood Brick Company, of Atlanta, Ga., and is described by Mr. Hood, as follows:

By mixing a high grade shale with the pulverized broken fragments of whisky jugs, being the waste product of a pottery plant, it has been made possible to produce a rough texture tile of rich colors and beautiful fabric.

The pulverized pottery permits of burning the tile to a higher temperature, thus producing chemicals and physical changes that bring about results always desired by the discerning architect, tile worker and interior decorator. The rough texture tile is designed to compete with the wire cut brick as a fireplace material. Its smaller size opens a way for semi-mosaic treatment in room adornment.

The manufacturers announce that it has perfected systems of burning in eighty different shapes and in three different textures and is especially adaptable for use in fireplaces and walls. The "Pott'ry" tile is guaranteed by the manufacturers to withstand the rigors of extreme cold weather and summer sun exposure and it will stand the strain of use in industrial environments.

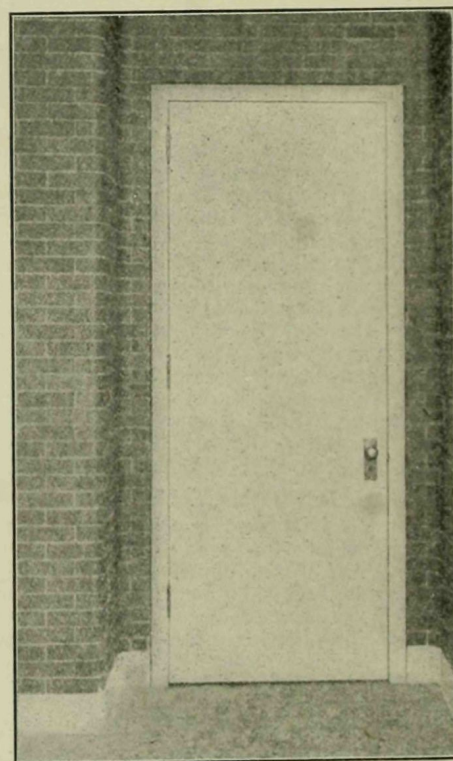
The difficulty in the past has been to get a combination of clay and tempering material that would withstand heat enough to make a hard burned product without warping the finished article. In the south and especially around Atlanta, Ga., where whiskey jugs are made by the million a year, there are great piles of this broken ware, the accumulation of centuries. This material, ground up, has provided the necessary tempering material for making rough cut tile, which has the distinct advantage of having non-slipping qualities. It is suitable for interior and exterior work.

### An All Metal Door.

CONSTANT demand for practical metal doors has resulted in the development of the one shown in the accompanying illustration the use of this type of door might be made very

extensive in buildings where it is necessary to have communicating doors sound-proof and especially where odors are desired to be shut out as in hospital operating rooms.

But aside from this it is an important factor as a fire retardant in all sorts of buildings. The rapidity with which fires spread, unretardedly, once they gain any headway in such buildings, gives sufficient evidence of the prevailing errors of plans and equipment. Statistics show innumerable instances of fires that could have been confined to the locality of



origin had floors been subdivided with incombustible partitions and doors and elevator and stair openings likewise protected.

By reason of insufficient appropriations many up-to-the-minute architects are rendered helpless. The door shown above is light in operation and is intended for use in all buildings.



# CURRENT BUILDING OPERATIONS

Comparative Table of Plans Filed in Five Boroughs Since January 1—Bronx Shows Increase of Fifty-Three Buildings

THE record of building operations, according to the revised figures of the Building Superintendents of the five boroughs, from January 1, 1915, up to and including March 31, closed with \$35,447,948 to be expended, as compared with \$29,162,670 for the corresponding three months of 1914.

The number of building projects filed during the same period of 1915 was 2,636, as compared with 2,480 for the same three months of 1914, showing that there was an increase of 156 buildings. In Manhattan the increase specified cost over last year was \$5,500,535, but the total number of buildings filed was equal to the exact number filed during the same period of 1914.

There was an increase in tenement houses, hotels, stores and lofts buildings, costing over \$30,000, stores and loft buildings costing less than \$15,000, office buildings and stables and garages, but this increase was offset by a falling off in public buildings (places of amusement) and other miscellaneous structures. In the Bronx, there was an increase of 53 buildings, costing \$3,022,020 more than during 1914, showing that there are a greater number of brick tenements to be erected this year, as well as store buildings and stables and garages, but not as many frame dwellings.

In rooklyn there is a decrease of \$2,036,785 in the amount to be expended, and 176 more buildings projected. The gain is due to a larger number of tenement houses costing less than \$20,000, stores and two family structures, churches, stables and garages and brick sundries.

The Borough of Queens shows a decrease of 4 buildings and \$429,446 less in the amount to be expended, but there is an increase of 123 more buildings to be altered, while Richmond shows a substantial increase over last year by 63 more projects in the amount to cost \$228,954, as well as a larger number of alteration projects.

Manhattan				
PLANS FILED FOR NEW BUILDINGS				
January 1, to March 31, Inclusive				
1914		1915		
No.	Cost.	No.	Cost.	
Dwellings, over \$50,000..	2	\$450,000	2	\$220,000
Betw'n \$20,000 and \$50,000..	1	50,000	1	50,000
Under \$20,000.				
Tenements.....	33	3,695,000	40	4,145,000
Hotels.....			3	1,018,000
Stores, lofts etc. over \$30,000.	11	3,113,000	16	7,330,000
Betw'n \$15,000 and \$30,000.	4	85,000	4	103,000
Under \$15,000.	1	5,000	7	43,500
Office buildings	3	2,330,000	9	2,940,000
Manufactories and Workshops	8	354,000	4	650,500
Schoolhouses...	2	150,000	1	75,000
Churches.....	1	200,000	2	32,000
Public Build'gs Municipal...	1	70,000	2	62,000
Places of Amusement, etc.....	12	518,500	1	45,000
Stables and Garages....	8	237,000	10	124,075
Other Structures.....	26	38,990	11	8,950
Hospitals.....	1	150,000	1	100,000
<b>Totals.....</b>	<b>114</b>	<b>\$11,446,490</b>	<b>114</b>	<b>\$16,947,025</b>
				<b>11,446,490</b>
Increase cost quarter, 1915.....				\$5,500,535

ALTERATIONS IN MANHATTAN				
January 1 to March 31, Inclusive				
1914		1915		
No.	Cost	No.	Cost	
Dwelling houses	176	\$361,451	89	\$186,025
Tenements.....	296	311,138	172	169,340
Stores, lofts, etc.	304	1,154,374	211	421,866
Office buildings	111	873,495	59	324,350
Manufactories and workshops	81	252,087	76	216,965
Schoolhouses...	7	11,500	8	26,600

Churches.....	8	163,400	5	14,600
Public Build'gs Municipal....	5	43,100	6	11,775
Places of amusement, etc.	92	265,218	43	135,660
Hotels.....	31	48,455	20	521,245
Stables and Garages.....	36	161,730	26	54,575
<b>Totals.....</b>	<b>1,147</b>	<b>\$3,645,948</b>	<b>715</b>	<b>\$2,083,001</b>
	<b>715</b>	<b>2,083,001</b>		
Decrease quarter 1915.....	432	\$1,562,947		

Bronx				
PLANS FILED FOR NEW BUILDINGS				
January 1 to March 31, Inclusive				
1914		1915		
No.	Cost.	No.	Cost.	
Dwell'gs Brick over \$50,000	..	..	..	..
Dwell'gs, brick Bet \$50,000 and \$20,000..	..	..	..	..
Under \$20,000	22	\$153,300	18	\$81,350
Tenem'ts, brick over \$15,000.	65	2,914,000	131	5,145,000
Under \$15,000.	..	..	..	..
Tenements frame.....	..	..	..	..
Hotels.....	2	12,000	..	..
Stores over \$30,000.....	1	30,000	..	..
Stores, between \$30,000 and \$15,000.....	1	20,000	..	..
Under \$15,000	10	33,050	14	96,600
Office Build'gs	5	100,550	2	1,200
Manufactories and workshops	17	186,180	13	27,300
Schoolhouses..	7	136,000	1	275,000
Churches.....	1	35,000	..	..
Public Build'gs —Municipal.	2	120,000	7	14,400
Places of Amuse'nt, etc.	9	260,000	9	715,900
Stables and Garages.....	5	9,375	19	151,450
Dwell'gs, frame	32	137,800	23	61,825
Other Structures.....	11	2,900	6	2,150
<b>Totals.....</b>	<b>190</b>	<b>\$4,150,155</b>	<b>243</b>	<b>\$7,172,175</b>
			<b>190</b>	<b>4,150,155</b>
Increase Quarter, Year 1915.....			53	\$3,022,020

ALTERATIONS IN THE BRONX				
January 1 to March 31, Inclusive				
1914		1915		
No.	Cost.	No.	Cost.	
Dwellings, brick	9	\$10,350	7	\$3,550
Dwellings, frame	50	55,200	51	47,850
Ten'm'ts, brick	45	52,630	13	14,825
Ten'm'ts, frame	3	500	10	14,135
Hotels.....	3	2,500	..	..
Stores.....	20	33,075	12	14,550
Office buildings..	2	1,580	..	..
Manufactories and Workshops	9	45,115	10	29,600
Schools.....	5	92,800	..	..
Churches.....	1	5,000	3	7,800
Public Buildings	8	11,830	5	50,500
Stables and Garages.....	3	2,600	4	12,300
Miscellaneous...	467	64,346	501	65,429
<b>Totals.....</b>	<b>625</b>	<b>\$377,576</b>	<b>616</b>	<b>\$262,539</b>
	<b>616</b>	<b>262,539</b>		
Decrease quarter Year 1915.....	9	\$115,037		

Brooklyn				
PLANS FILED FOR NEW BUILDINGS				
January 1 to March 31, Inclusive				
1914		1915		
No.	Cost.	No.	Cost.	
Dwellings, 1 family, over \$50,000.....	..	..	..	..
Dwellings, 1 family, btwn \$20,000 and \$50,000.....	..	..	..	..
Dwellings, 1 family, under \$20,000.....	169	\$645,400	168	\$581,450
Dwellings, 2 family, under \$20,000.....	130	574,900	142	548,200
Tenements, Bet. \$20,000 and \$30,000..	119	4,272,500	66	2,295,000
Tenements under \$20,000	48	374,900	89	783,200
Stores, over \$30,000.....	..	..	..	..
Stores Bet. \$15,000 and \$30,000..	..	..	..	..
Stores, under \$15,000.....	8	15,800	10	50,500
Stores and two families.....	69	387,400	126	727,150
Office buildings	4	98,500	..	..
Factories and Workshops, brick.....	14	857,400	13	266,750

Factories and Workshops, frame.....	2	5,900	2	1,400
Schoolhouses..	..	..	..	..
Churches.....	2	111,000	7	295,000
Public build'gs, Municipal...	3	370,300	5	250,000
Places of Amusement, etc.....	12	200,300	6	112,000
Stables and Garages....	28	107,550	55	145,700
Warehouses....	..	..	1	10,000
Brick sundries.	16	58,575	22	121,450
Dwellings, frame 1 & 2 families	220	547,800	195	589,060
Tenements, frame.....	11	72,700	..	..
Stores, frame, two family	3	5,900	1	3,000
Other frame structures....	63	111,660	57	48,440
<b>Totals</b>	<b>921</b>	<b>\$8,865,085</b>	<b>965</b>	<b>\$6,828,300</b>
			<b>921</b>	
Increase quarter, 1915, No. Buildings.....				44

ALTERATIONS IN BROOKLYN.				
January 1 to March 31, Inclusive.				
1914		1915		
No.	Cost	No.	Cost	
Dwellings.....	131	\$72,625	145	\$97,195
Tenements.....	108	48,560	98	55,490
Hotels.....	1	1,000	1	300
Stores.....	34	73,960	32	93,105
Office Buildings	2	10,725	6	1,790
Manufactories and Work-shops.....	42	129,060	34	142,525
Schools.....	3	21,185	25	49,575
Churches.....	4	11,700	7	84,825
Public Build'gs	29	152,750	35	67,225
Stables and Garages.....	12	27,595	11	19,450
Frame Build'gs	362	183,795	425	209,990
	<b>728</b>	<b>\$732,955</b>	<b>819</b>	<b>\$821,470</b>
Book Slip Permits.....	670	130,395	1,018	535,648
Bay Window Permits.....	-11	2,450	1	150
<b>Totals</b>	<b>1,409</b>	<b>\$865,800</b>	<b>1,838</b>	<b>\$1,357,268</b>
			<b>1,409</b>	<b>865,800</b>
Increase quarter, 1915.....			429	\$491,468

Queens				
PLANS FILED FOR NEW BUILDINGS.				
January 1 to March 31, Inclusive.				
(The classifications have not been complete. at this writing.)				
1914		1915		
No.	Cost	No.	Cost	
	1,091	\$4,383,667	1,087	\$3,954,221
Decrease Year 1915.....	4	\$429,446		

ALTERATIONS IN QUEENS.				
January 1 to March 31, Inclusive.				
1914		1915		
No.	Cost	No.	Cost	
	527	\$292,312	650	\$299,140
			527	292,312
Increase, Year 1915.....			123	\$6,828

Richmond				
PLANS FILED FOR NEW BUILDINGS.				
January 1 to March 31, Inclusive.				
(The classifications have not been completed at this writing.)				
1914		1915		
No.	Cost	No.	Cost	
	164	\$317,273	227	\$546,227
			164	317,273
Increase, Year 1915.....			63	\$228,954

ALTERATIONS IN RICHMOND.				
January 1 to March 31, Inclusive.				
1914		1915		
No.	Cost	No.	Cost	
	78	\$53,347	125	\$52,575
			78	
Decrease Cost, Year 1915		772		
Increase No., Year 1915.....			47	

—The essential trouble with the municipal service as a career for engineers is the limitation upon their independence, says one of their leading authorities. Isn't that the trouble with every profession and almost every calling nowadays that is carried on in large cities? There is always some one higher up, even for the highest place, even for a railroad president.

**Development at Sheepshead Bay Track.**

Koehler, Spyr & Farrington, architects, 489 Fifth avenue, are preparing plans for extensive changes and improvements to be made at the old Coney Island Jockey Club race track at Sheepshead Bay. The property has been taken over by the Sheepshead Bay Speedway Corporation, care of J. C. Nickel, 17 Battery Place, Manhattan, who purpose to operate the park as an amusement enterprise. The project will include a motordrome track, two miles in circumference and 80 feet wide, with a grand stand having a seating capacity of 50,000. A club house and aeroplane hangars will also be erected. This scheme will also include the construction of baseball and football fields and tennis courts, which will be flooded in winter for use as an ice-skating rink.

**Contract to Charles A. Cowen & Co.**

Charles A. Cowen & Co., builders, 1123 Broadway, recently closed a general contract for the construction of a sixteen-story store and loft building, at the northeast corner of Broadway and 26th street. The owner is the estate of Frederick Ayer of 141 Milk street, Boston, and the architects are Maynicke & Franke, 25 East 26th street. Patterson Bros., 1182 Broadway, are the consulting steam and electric engineers. This structure will have a facade of brick, limestone and terra cotta, and will cover a plot 105x116 feet. The cost will be about \$800,000.

**New Theatre and Office Building in Newark.**

A general contract was recently awarded to F. T. Ley & Co., builders, 30 East 42d street, for the construction of a theatre and office building at 114-116 Market street, Newark, N. J., from plans prepared by Albert E. Westover, Keith's Theatre Building, Philadelphia, Pa. The new structure will be owned by F. F. Proctor and will be built of brick and stone, eight stories in height. The theatre will occupy a plot 140x75 feet and the office building 120x32 feet. The building will be strictly fireproof and modern in every particular. The project includes a cafe and restaurant and will represent an expenditure of about \$300,000.

**Another Theatre for Flatbush.**

Plans are being prepared by R. Thomas Short, architect, 3 West 29th street, for a modern picture theatre, to cost nearly \$150,000, to be erected at 1085-1093 Flatbush avenue, corner of Canarsie Lane, Brooklyn. A. H. Schwartz, 239 East 25th street, Brooklyn, is the owner. The new theatre will be one of the most attractive, architecturally, in the borough, as well as one of the largest. It will have a seating capacity of more than 1,600, will be four stories in height, and will be built of brick, limestone and terra cotta. The plot is 95x147 feet.

**Proposed Fifth Avenue Loft.**

Negotiations were pending this week for the sale of the property at the northwest corner of Fifth avenue and 31st street to Harry and Joseph Falk, builders, 3785 Broadway, who will erect a modern store and loft building on the site. The plans for the proposed structure will be prepared by George and Edward Blum, architects, 505 Fifth avenue. The structure will probably be twelve stories in height and will contain all modern improvements. Other details of this project will be found in other columns of this issue.

**Plans for Large Brooklyn Factory.**

William Higginson, architect, 13 Park Row, is preparing the plans and specifications for a modern reinforced concrete factory building to be erected on the south side of Broadway, near Wythe avenue, Brooklyn, for the Gretsck Manufacturing Co., Frederick Gretsck, president, 110 South 4th street. The proposed structure will be ten stories in height, erected on a plot 80x260 feet and will be absolutely fireproof. The project will include eight electric elevators, sprinkler and standpipe systems and a private power plant of 500 horse power capacity. The cost of the building is estimated at more than \$550,000.

**Alteration to J. P. Morgan Residence.**

Plans have been completed and filed in the Building Department for alterations to the residence at the northeast corner of Madison avenue and 36th street, owned and occupied by Mrs. J. P. Morgan. Delano & Aldrich are the architects. The proposed work consists of building a one-story addition to the easterly part of the house and a mansard roof on the main building. The cost of the improvement is estimated at \$10,000.

**Taking Estimates for New Church.**

Estimates on a general contract are being taken by Bertram S. Goodhue, architect, 2 West 47th street, for the construction of a church at the southeast corner of Lexington avenue and 66th street. The owner is the Church of St. Vincent Ferrer, Rev. Father F. C. Fitzgerald, pastor. The new structure will be built of limestone and New York ledge stone and will occupy a plot 225x100 feet. The cost will approximate \$500,000.

**New Midtown Loft Building.**

Herman Lee Meader, architect, 2 West 32d street, has completed the plans and is taking estimates for the construction of a twelve-story loft and office building, to be erected at 138-40 West 32d street, on a plot 40x31.3x49x about 40 irregular. The owner of the proposed structure is the Pennlane Realty Co., Joseph Brewster, 165 Broadway. Further details of construction will be announced in a later issue.

**NO ARCHITECTS SELECTED.**

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

**BROOKLYN.**—Glynne & Ward, Halsey st and Knickerbocker av, are receiving competitive sketches for a 1-sty moving picture theatre, 82x122 ft, at the northwest corner of Robinson st and Nostrand av, to cost, about \$50,000.

**BROOKLYN.**—The Whitney Theatre Co., A. Sterck, 26 Court st, president, contemplates the erection of an office, lodge and amusement building abutting the Whitney Theatre, Myrtle av and Fresh Pond rd. No architect selected.

**MIDDLETOWN, N. Y.**—The Board of Education, George A. Swayze, president, contemplates the erection of a 2-sty brick addition to the school in Mulberry st. No architect selected.

**BINGHAMTON, N. Y.**—St. John the Evangelist R. C. Church, Rev. Father James B. Green, pastor, 265 Vestal av, contemplates the erection of a church to cost between \$75,000 and \$80,000. No architect retained.

**GRANTWOOD, N. J.**—St. John's R. C. Church, Rev. Father A. Faratti, pastor in charge, contemplates the erection of a church here. No architect selected.

**PLANS FIGURING.****DWELLINGS.**

**NEW CANAAN, CONN.**—Clark & Arms, 542 5th av, Manhattan, architects, are taking bids for a 2½-sty frame and terra cotta block residence, 45x95 ft, for Adrian Van Sinderen, 14 Wall st, Manhattan. Cost, about \$40,000.

**HALLS & CLUBS.**

**BLOOMFIELD, N. J.**—The Junior Order United American Mechanics, Peter H. Springfield, president building committee, is taking bids on subs for a 2-sty store and lodge building in Washington st. Joseph B. Roford, Jerome pl, architect. Cost, about \$20,000.

**HOBOKEN, N. J.**—Rosenberg & Aronson, 121-23 Canal st, Manhattan, are figuring the general contract and desires bids on all subs for "Washington Hall" building, Washington st, between 4th and 5th sts. Fagan & Briscoe, Hoboken, architects.

**HOSPITALS & ASYLUMS.**

**MORRIS PLAINS, N. Y.**—Bids will close at 11 a. m. April 14 for additions to the 2-sty brick and concrete workshop for the State of New Jersey Hospital for Insane, O. E. Bowen, Morris Plains, Trenton, State architect. Cost, about \$4,000.

**NEWARK, N. J.**—Bids will close about April 20 for the 3-sty brick and terra cotta parental home on Sussex av, between Duryea and Hecker sts, for the Board of Trustees of Essex County, Lathrop Anderson, chairman of building com-

mittee. J. H. & W. C. Ely, Firemen's Building, Newark, architects. Cost, about \$40,000.

**MUNICIPAL WORK.**

**WHITE PLAINS, N. Y.**—Bids will close April 15 at 8 p. m. for the 2-sty brick firehouse, 32x71 ft, in Warren st, near Lake st, for the Village of White Plains, J. J. Brown, president. Frank Horton Brown, Main st, architect.

**SCHOOLS AND COLLEGES.**

**ROCKVILLE CENTRE, L. I.**—The Board of Education of Union Free School, District No. 21, Town of Hempstead, Nassau County, owner, is taking bids to close April 12 at 8 p. m. for P. S. 3 on Morris av, from plans by Blanchard & Barnes, associated, 15 East 40th st, Manhattan. Cost, about \$40,000.

**CONTEMPLATED CONSTRUCTION.****Manhattan.**

**APARTMENTS, FLATS & TENEMENTS.**  
**AUDUBON AV.**—Foundations are under way for two 5 and 6-sty apartments at the northeast corner of Audubon av and 180th st, for the N. S. & J. Corp., Henry Jacobs, president, 628 West 151st st, owners and builders. Schwartz & Gross, 345 5th av, architects. The Alliegro Construction Co., 391 East 149th st, mason for foundations. Cost, about \$80,000. Owners are taking bids on subs.

**192D ST.**—Sommerfeld & Steckler, 31 Union sq, are preparing plans for three 5-sty apartments, 75x100 ft, in the south side of 192d st, 100 ft east of St. Nicholas av, for the Epros Realty Corporation, Raymond & Raiman, 507 West 113th st. Cost, about \$100,000.

**83D ST.**—Chris J. Jeppesen, Inc., 56 West 45th st, is steel engineer for the 13-sty apartment, 59x90 ft, at the northwest corner of 83d st and West End av, for the West End and 83d St. Corp., Wm. L. Sutphin, 51 East 42d st. Schwartz & Gross, 347 5th av, architects.

**150TH ST.**—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 6-sty apartments, 50x87 ft, in the south side of 150th st, 100 ft west of Amsterdam av, for the Oak Construction Co., Julius Weinstein, 1 Wall st, owner and builder. Cost, about \$50,000 each.

**ELIZABETH ST.**—Arthur Carlson, 157 Remsen st, Brooklyn, has prepared plans for a 6-sty apartment in the west side of Elizabeth st, 55.5 ft south of Grand st, for Peter Rinelli and Step. Guardino, 87 Elizabeth st. Cost, about \$40,000.

**9TH AV.**—Plans have been prepared by B. F. Thompson & Co., 1679 Carter av, for alterations to the 5-sty apartment at 633 9th av, for Nathan and Emma Marks, 632 9th av.

**BROADWAY.**—Samuel Levingson, 101 West 42d st, has completed plans for alterations to the 7-sty apartment at 2580-6 Broadway, for the Estate of Jacob Bookman, 9 East 62d st. Cost, about \$20,000.

**115TH ST.**—M. J. Harrison, 230 Grand st, has completed plans for alterations to the 5-sty apartment at 215 West 115th st, for Bessie Duke, 18 East 111th st.

**ST. NICHOLAS AV.**—Plans have been completed by William A. Kenny, 420 West 239th st, for alterations to the 5-sty apartments at 2068-70 St. Nicholas av, for Anna Loughren Daly, 974 St. Nicholas av.

**60TH ST.**—H. T. Lindeberg, 2 West 47th st, has completed plans for alterations to the 5-sty apartment at 139 East 60th st, for the Corn Exchange Bank, 13 William st. Cost, about \$15,000.

**27TH ST.**—Paul C. Hunter, 191 9th av, has prepared plans for alterations to the 5-sty apartment at 516 West 27th st, for Albert E. Straker, 313 West 127th st.

**DWELLINGS.**

**PARK AV.**—McKenzie, Voorhees & Gmelin, 1123 Broadway, architects, will take bids on general contract about April 12 for the 4-sty residence, 20x89 ft, at 713 Park av, for Chas. M. Clark, care of the Bradstreet Co., 346 Broadway. Clark, MacMullen & Riley, 101 Park av, engineers.

**SCHOOLS AND COLLEGES.**

**MANHATTAN.**—Bids were opened by the Board of Education April 5 for outside iron stairs at P. S. 108. Hoffman & Hyams, low bidders at \$1,055.

**Bronx.**

**APARTMENTS, FLATS & TENEMENTS.**  
**ELSEMERE PL.**—Excavating is under way for a 5-sty tenement, 25x110 ft, at the corner of Elsemere pl and Daly av, for the Narcorth Realty Co., 20 Nassau st, A. E. Hartcorn, president. George F. Pelham, 30 East 42d st, architect. Cost, about \$50,000.

**238TH ST.**—Fred Hammond, 391 East 149th st, has completed plans for a 5-sty

apartment in the north side of 238th st, 50 ft west of Review pl, for the 238th Const. Co., Abraham Stolwein, 860 Van Nest av, owner and builder. Cost, about \$40,000.

**MARION AV.**—The Steinmetz Construction Co., 1007 East 120th st, contemplates the erection of a 5-sty apartment at 2972 Marion av, near 200th st, from plans by Moore & Landsiedel, 148th st and 3d av.

**SCHOOLS & COLLEGES.**

**BRONX.**—The Board of Education opened bids April 5 for installing heating and ventilating apparatus in P. S. 55, and for installing temperature regulation. All bids were rejected.

**Brooklyn.**

**APARTMENTS, FLATS & TENEMENTS.**

**WOODRUFF AV.**—Cohn Bros., 363 Stone av, have been commissioned to prepare plans for a 5-sty apartment on Woodruff av, St. Paul's pl and Parkside av, for the Miller-Bergs Realty Co., 1210 Nostrand av.

**MYRTLE AV.**—M. A. Cantor, 373 Fulton st, is preparing plans for eight 3-sty tenements, 20x55 ft, on the south side of Myrtle av, 20 ft east of Sanford st, for the S. G. Construction Co., 1445 46th st, owner and builder. Total cost, about \$44,000.

**DE KALB AV.**—Shampan & Shampan, 772 Broadway, have prepared plans for a 5-sty apartment on the north side of De Kalb av, 350 ft east of Marcy av, for the Madison Construction & Improvement Co. Cost, about \$40,000.

**CHRISTOPHER AV.**—M. A. Cantor, 373 Fulton st, has completed plans for three 3-sty tenements, 25x100 ft, on the west side of Christopher av, 125 ft south of Newport av, for Nass & Berg, 405 Van Siclen av, owners and builders. Cost, about \$20,000.

**CHURCHES.**

**44TH ST.**—B. F. Hudson, 319 9th st, is preparing plans for a church in the north side of 44th st, 250 ft east of 7th av, for the Norwegian Evangelist Lutheran Free Church, Rev. O. Thompson, 528 44th st, pastor. Cost, about \$13,000

**DWELLINGS.**

**22D ST.**—Kallich & Lubroth, 186 Remsen st, are preparing plans for a 2½-sty residence in the west side of East 22d st, 100 ft north of Av M, for George T. Moore, 1822 Albemarle rd. Cost, about \$7,000.

**FLATBUSH AV.**—Slee & Bryson, 154 Montague st, have completed plans for six 3-sty residences, 20x55 ft, on the west

side of Flatbush av, 384 ft north of Albemarle rd, for the Midwood Associates, Fred Hill, 805 Flatbush av, owner and builder. Cost, about \$36,000.

**37TH ST.**—B. F. Hudson, 319 9th st, is preparing plans for nine 2-sty residences in the west side of East 37th st, 100 ft south of Av L, for the Reinhard Hall Construction Co., Reinhard Hall, president, 1655 42d st, owner and builder. Cost, about \$36,000.

**STORES, OFFICES & LOFTS.**

**FLATBUSH AV.**—A. White Pierce, 59 Court st, is preparing plans for a 1-sty public market, 150x185 ft, at the southeast corner of Flatbush and Tilden av, for the Excelio Building Co., Selig Seligman, president, 60 Liberty st, Manhattan. The Merchant Public Market Co., Inc., of N. Y., lessee. Owner will take bids on subs about April 12. Cost, about \$40,000.

**ATLANTIC AV.**—M. A. Cantor, 373 Fulton st, has completed plans for a 4-sty loft building, 175x100 ft, at Atlantic av and Elton st, for Nass & Berg, 405 Van Siclen av, owners and builders. Cost, about \$50,000.

**Queens.**

**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. Owner's name for the present withheld.

**ROCKAWAY PARK, L. I.**—William A. Hogan, this place, has completed plans for a 2½-sty residence, 30x40 ft, on Monmouth av, near Washington av, for Hedwig Florenzi, care of architect. Cost, about \$6,000.

**ROCKAWAY PARK, L. I.**—John A. Lasher, Inc., this place, has completed plans for a 2½-sty residence in the east side of Beach 121st st, 100 ft north of Newport av, for Mrs. Guy P. Lasher, 35 North 8th av. Architect will build. Cost, about \$6,000.

**BELLE HARBOR, L. I.**—W. S. Worrall, Jr., Bridge Plaza North, L. I. City, has completed plans for a 2½-sty frame and shingle residence on the east side of Norfolk av, 300 ft south of Bayside dr, for W. G. Clute, Elmhurst, I. I., owner and builder. Cost, about \$5,000.

**EAST ELMHURST, L. I.**—Excavating is under way for a 2½-sty hollow tile and

stucco residence, 32x52 ft, on Ditmars av, for Dr. M. Solot, 89 Av C, Manhattan. Eugene A. Ohmer & Co., 341 5th av, Manhattan. A. Fried, 557 1st av, College Point, L. I., general contractor. Cost, about \$10,000.

**Richmond.**

**DWELLINGS.**

**PORT RICHMOND, S. I.**—J. O. Johnson, 1975 Richmond Terrace, has completed plans for a 2-sty frame residence, 20x44 ft, on the south side of Hatfield pl, 350 ft west of Lafayette av, for A. Michalski, Port Richmond.

**WEST NEW BRIGHTON, S. I.**—Jos. Whitford, 8 Richmond Terrace, St. George, has completed plans for a 2-sty frame residence, 27x28 ft, on the south side of Egbert av, 169 ft west of Manor rd, for Raymond Walker, 158 Davis av.

**GREAT KILLS, S. I.**—P. J. Grundacher, Richmond, S. I., has completed plans for a 2½-sty frame residence, 30x24 ft, on the north side of Cottage av, 325 ft east of Great Kills rd, for I. Goldberg, 109 East 17th st, Manhattan.

**CLIFTON VIEW, S. I.**—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a 2½-sty frame residence for Cornelius G. Koff, Corn Exchange Bank Building, St. George, S. I.

**STABLES & GARAGES.**

**PORT RICHMOND, S. I.**—John P. From, 234 Charles av, has completed plans for a 1-sty concrete garage, 49x75 ft, in the south side of Grove st, 133 ft west of Richmond av, for John Cappilini, this place. Cost, about \$5,000.

**Nassau.**

**DWELLINGS.**

**GREAT NECK, L. I.**—Plans have been prepared privately for a 2½-sty residence, 34x26 ft, in Elm st, for Cornelia Carman, Woodmere, L. I., owner and builder. Cost, about \$5,000.

**PORT WASHINGTON, L. I.**—Walter Beam, 44 Murray av, contemplates the erection of a 2½-sty frame residence on Murray av, to cost about \$5,000.

**HEMPSTEAD, L. I.**—I. B. Baylis, 55 Main st, is preparing plans for a 2½-sty frame residence, 34x30 ft, for Hugh Kennedy, Mineola, L. I., owner and builder. Cost, about \$5,000.

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### Contemplated Construction—Nassau—Cont'd.

**SCHOOLS & COLLEGES.**  
MINEOLA, L. I.—L. B. Baylis, 55 Main st, Hempstead, has completed plans for remodeling the school and making two additions, for the Board of Education of Mineola, Edward J. Strong, president. Bids on general contract will be ready about April 15. Cost, about \$45,000.

### Suffolk.

#### DWELLINGS.

SOUTHAMPTON, L. I.—Excavating is under way for a 2½-sty frame and stucco over metal lath residence, 39x54 ft, for Lucien Tyng, 50 Pine st, Manhattan. The Craftsman Architectural Co., 6 East 39th st, Manhattan, architects. Donnelly & Corrigan, Windmill Lane, this place, general contractors. Bishop & Pohley, this place, masons. Cost, about \$15,000.

### Westchester.

#### APARTMENTS, FLATS & TENEMENTS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, has completed plans for a 3-sty apartment, 21x52 ft, on Haven av, for Jacob Haag, 109 Park av. Cost, about \$7,500.

#### DWELLINGS.

HARTSDALE, N. Y.—Caretto & Forster, 30 East 42d st, Manhattan, are preparing plans for a 2½-sty residence and garage, for William M. Campbell, care of architects. Cost, about \$11,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty residence, 35x38 ft, at Madeline drive and Marshall rd, for C. Irving Lattin, Lowerre, Summit Park. S. K. Sutherland, 26 Rumsey rd, general contractor. Cost, about \$8,000.

WHITE PLAINS, N. Y.—Gross & Kleinberger, 75 Bible House, Manhattan, have been commissioned to prepare plans for a 2½-sty brick residence, 46x53 ft, for H. Kaufman, care of architects. Cost, about \$13,000.

MT. VERNON, N. Y.—The Milligan Co., 154 East 1st st, has been commissioned to prepare plans for a 2½-sty stucco residence for M. J. M. Smith, 258 South 10th av.

HARTSDALE, N. Y.—Hutton & Buys, 103 Park av, Manhattan, are preparing plans for a 2½-sty brick residence on Greenacres av, for Roderick Stephens, 138th st and Canal st, Manhattan.

YONKERS, N. Y.—Oliver Scott, 40 John st, contemplates the erection of a 2½-sty residence on Valentine Lane, from plans by Jas. A. Watson, Reeves Building.

### THEATRES.

TARRYTOWN, N. Y.—B. S. Russell, Main st, is preparing plans for a 1-sty moving picture theatre in the north side of Main st, west of Washington st, for L. B. Van Scoy, 395 St. Johns pl, Brooklyn. Cost, about \$20,000.

### New Jersey.

#### APARTMENTS, FLATS & TENEMENTS.

HIGHLAND PARK, N. J.—Alex Merchant, 363 George st, New Brunswick, has about completed plans for a 3-sty store and apartment, 25x40 ft, at Raritan av and River Drive, for A. J. Conover, this place. Cost, about \$8,000.

ELIZABETH, N. J.—J. Ben Beatty, 59 Broad st, has completed plans for a 3-sty tenement, 34x56 ft, at 408 Spring st, for Elias Rosenberg, 1001 Magnolia av. Cost, about \$7,000.

WEST NEW YORK, N. J.—Carl Goldberg, 437 Broadway, Bayonne, N. J., is preparing plans for a 4-sty apartment, 90 x120 ft, at Hudson av and 12th st, for Weisberg & Cadel, Hudson av and 11th st. Cost, about \$100,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for two 3-sty flats on Romaine av, for the Modern Building Co., Samuel Rubine, 131 Grant av. Cost, about \$10,000.

### CHURCHES

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, is preparing plans for a 1-sty church, 40x70 ft, at Division and Somerset sts, for the Magyar Hungarian Reformed Church, Rev. Paul F. B. Hamborszky, pastor, 22 Schuyler st. Cost, about \$9,000.

### DWELLINGS.

NEWARK, N. J.—Plans are being prepared privately for a 2½-sty residence, 22x50 ft, at 35 Irving av, for Otto Sigrist, 39 Irving av, owner and builder, to cost, about \$4,500.

PRINCETON, N. J.—Alexander Merchant, 363 George st, New Brunswick, N. J., is preparing plans for a 2½-sty hollow tile and stucco residence, 33x36 ft, for Dr. Theo. D. Van Sickle, 17 Maple st. Cost, about \$8,000.

ELIZABETH, N. J.—Oakley & Son, 280 North Broad st, have nearly completed plans for a 2½-sty residence, 33x33 ft, in

East Jersey st, for W. H. Harre, 7 Niles st. Cost, about \$6,000.

EAST RUTHERFORD, N. J.—A. Vegliante, Garfield, N. J., has completed plans for a 2-sty store and residence at the corner of Paterson av and Mozart st, for Raffaele Nicoletti, Paterson av, owner and builder. Cost, about \$7,000.

MONTCLAIR, N. J.—Wallis & Goodwillie, 56 West 45th st, Manhattan, are preparing plans for a 2-sty residence, 23x77 ft, on Prospect av, for H. W. Johnston, this place. Cost, about \$10,000. Bids will be received on general contract about May 1.

MONTCLAIR, N. J.—Excavating is under way for a 3-sty hollow tile and brick veneer residence at the northeast corner of Wildwood av and Park st, for Olof Hoff, 149 Broadway, Manhattan. John B. Snook Sons, 261 Broadway, Manhattan, architects. William Wickstrom, 58 James st, general contractor. Owen Feeney, 179 Valley rd, mason. Cost, about \$25,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, has completed plans for a 2½-sty residence, 32x40 ft, on Montclair av, near Watchung av, for the Williams Realty & Construction Co., Robert H. Williams, president, 271 Bloomfield av. Cost, about \$7,000.

### FACTORIES & WAREHOUSES.

HOBOKEN, N. J.—Chas. Fall, 1400 Washington st, is preparing plans for a 2-sty storage building, 50x100 ft, in Ferry st, between Washington and Hudson sts, for The Sessenden Cooperage Co., on premises. Cost, about \$15,000. Estimates on separate contracts will be received about April 15.

### HALLS & CLUBS.

HILLSDALE, N. J.—Sleever & Vanderclute, 55 Broadway, Manhattan, have been commissioned to prepare plans for a 2½-sty frame country club for the Overbrook Country Club, this place.

MONTCLAIR, N. J.—Dudley S. Van Antwerp, 44 Church st, is preparing sketches for a 2-sty hollow tile and stucco community building on Watchung av, for the Watchung Av Congregational Church, W. N. Ferrin, rector, 142 Watchung av. Cost, about \$25,000.

### HOTELS.

KEANSBURG, N. J.—Paul C. Hunter, 191 9th av, Manhattan, is preparing preliminary plans for a 4-sty hotel and dance hall, 90x150 ft, to cost, about \$20,000. Owner's name for the present withheld.

### STORES, OFFICES & LOFTS.

NEWARK, N. J.—Frank Grad, American National Bank Building, has completed plans for a 1-sty auto show room and repair shop at the southwest corner of Central av and Lock st, for Max Mendl, Essex Building. Cost, about \$10,000.

### Other Cities.

#### APARTMENTS, FLATS & TENEMENTS.

POUGHKEEPSIE, N. Y.—DuBois Carpenter, 45 Market st, is preparing plans for a 3-sty apartment, 23x60 ft, at 17 Academy st, for Manning Cleveland, 96 South Hamilton st. Cost, about \$9,000.

#### DWELLINGS.

POUGHKEEPSIE, N. Y.—DuBois Carpenter, 45 Market st, has completed plans for a 2½-sty frame residence, 24x50 ft, in Franklin st, for William Hansman, 46 Gate st, owner and builder. Cost, about \$5,500.

GREENWICH, CONN.—C. P. H. Gilbert, 1123 Broadway, Manhattan, is preparing plans and will take bids on general contract about May 1, for a 2½-sty residence and out buildings near Greenwich, for Alexander L. Dommerich, 254 4th av, Manhattan.

MIDDLE HOPE, N. Y.—N. Serracino, 1170 Broadway, Manhattan, has been commissioned to prepare plans for a 2½-sty country residence here for Mrs. T. Carobine.

### MUNICIPAL WORK.

HARRIMAN, N. Y.—Knight & Bush, Monroe, N. Y., engineers, have completed plans for the water system for the Village of Harriman, E. E. Thompson, president. Cost, about \$60,000.

### MISCELLANEOUS.

WEST POINT, N. Y.—Trowbridge & Livingston, 527 5th av, have prepared plans for the exact duplicate of the equestrian statue of George Washington in Union Square Park, Manhattan. Mrs. James A. Acrymsier will make a gift of same to the West Point Military Academy.

### CONTRACTS AWARDED.

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

### BANKS.

MANHATTAN.—John I. Downey, Inc., 410 West 34th st, has received the general contract to make alterations to the 10-sty bank building at 7 East 42d st, for

the Corn Exchange Bank, 13 William st. Harrie T. Lindeberg, 2 West 47th st. Cost, about \$10,000.

**MONTCLAIR, N. J.**—A. P. Clark, 264 Claremont av, has received the general contract to erect a 1-sty bank building at 493-501 Bloomfield av, for the Essex National Bank, William Grant, president. Holmes & Winslow, 103 Park av, Manhattan, architects. Cost, about \$45,000.

**DWELLINGS.**

**MANHATTAN (sub.)**—George Brown & Co., 286 5th av, has received the limestone and granite contract for the 5-sty residence, 50x80 ft, at 7-9 East 61st st, for John T. Pratt, 43 Exchange st. Chas. A. Platt, 11 East 24th st, architect. E. E. Seelye, 101 Park av, steel engineer. Jas. McWalters & Son, Inc., 1493 Broadway, general contractors. Cost, about \$150,000. Wrecking is under way.

**PORT WASHINGTON, L. I.**—J. H. Decker, this place, has received the general contract to erect a 2½-sty frame and stucco over metal lath parsonage, 28x30 ft, for the First Baptist Church, Rev. Mr. Chipp, this place, pastor. Cost, about \$5,000.

**BAYONNE, N. J.**—J. Anderson Pharo, 22 East 34th st, has received the general contract to erect a 2½-sty residence at 130 West 32d st, for William A. Farr, on premises. Gerard B. Elmore, 860 Park av, Elizabeth, architect. Cost, about \$4,000.

**ROCKAWAY PARK, L. I.**—Geo. H. Closs Co., Hollands, L. I., has received the general contract to erect a 2½-sty frame residence, 24x45 ft, in the north side of Beach 118 st, 180 ft west of Triton av, for Henry Schuelthies, 55 Vesey st, Manhattan. Adolph E. Nast, 546 5th av, Manhattan, architect. Cost, about \$6,500.

**ELIZABETH, N. J.**—James W. Warren, 261 West Grand st, has received the general contract to erect a 2½-sty hollow tile, stucco and shingle residence, 61x25 ft, at the corner of Westminster av and Parker rd, for Mrs. George N. Tidd, 453 Westminster av. Aymar Embury, 2d, 132 Madison av, Manhattan, architect. Cost, about \$12,000.

**RIDGEWOOD, N. J.**—Oscar Nielson, Dumont, N. J., has received the general contract to erect a 2½-sty terra cotta block and stucco residence at Kathwood Park, for Edward Tworger, 40 Brookside av. Cost, about \$10,000.

**JERSEY CITY, N. J.**—William Robertson & Son, 15 Exchange pl, have received the general contract to erect a 2-sty brick residence, 32x40 ft, on Fairview av, for Andrew W. Greene, 34 Highland av. William A. Tilton, 76 Montgomery st, architect. Cost, about \$9,000.

**GREENWICH, CONN.**—Jos. Mulholland, 43 Church st, New Rochelle, has received the general contract to erect a residence here for Dr. Chas. W. Knapp, this place.

**SUMMIT, N. J.**—William Nairn, Kearny, has received the general contract to erect a 2-sty frame and stucco residence, 35x46 ft, on Edgemont rd, for Park Terrell, 60 Broadway, Manhattan. H. King Conklin, 665 Broad st, Newark, architect. Cost, about \$6,000.

**MONTCLAIR, N. J.**—(sub.)—C. P. Sigler, 107 Midland av, has received the mason contract for a 2½-sty frame residence, 32 x45 ft, at 92 High st, for Edward J. Swords, 225 4th av, Manhattan. Dudley S. Van Antwerp, 44 Church st, Montclair, architect. Cost, about \$13,000.

**HARRISON, N. Y.**—F. N. Goble, 1 East 42d st, Manhattan, has received the general contract to erect a 2½-sty brick residence for Graham Ryle, Highland rd, Rye, N. Y. Arthur C. Jackson, 25 Madison av, Manhattan, architect. Cost, about \$50,000.

**LODI, N. J.**—Antonio Casella, this place, has received the general contract to erect a 2-sty brick and limestone store and residence at the corner of Main st and Garibaldi av, for Henry Baglio, 412 East 101st st, Manhattan. A. Vegliante, Garfield, N. J., architect. Cost, about \$6,000.

**PELHAMWOOD, N. Y.**—Peterson Bros., 42 Woodbury st, New Rochelle, have received the general contract to erect a 2½-sty wood and stucco residence for Arthur T. Bolton, 177th st and Bronx River. E. H. Janes, 124 West 45th st, Manhattan, architect. Cost, about \$10,000.

**PATERSON, N. J.** (sub.)—Albert A. Volk Co., 56 Beaver st, Manhattan, has received the wrecking contract for wrecking the Barbour Mansion here.

**TARRYTOWN, N. Y.**—Kaimowitz & Goldberg, this place, have received the general contract to erect a 2½-sty frame and stucco residence on the east side of South Broadway, south of Main st, for Frank H. Travis, 40 West 32d st, Manhattan. Benton S. Russell, 141 Main st, architect. Cost, about \$7,500.

**GLEN COVE, L. I.**—Rufus H. Brown, 350 Fulton st, Brooklyn, has received the general contract to erect a 2½-sty terra cotta

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### Contracts Awarded—Continued.

block and brick veneer residence and garage for H. L. Batterman, 375 Park av, Manhattan. Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, about \$18,000.

#### FACTORIES & WAREHOUSES.

MANHATTAN.—James F. Egan Co., Inc., 162 West 20th st, has received the general contract to erect a 1-sty brick addition, 30x117 ft, to the warehouse at 151 Bank st, for George F. Morgan, 439 West st. John B. Snook Sons, 261 Broadway, architects. Cost, about \$8,000.

HOBOKEN, N. J.—The Turner Construction Co., 11 Broadway, has received the general contract to erect a 9-sty factory, 40x68 ft, for the American Lead Pencil Co., Louis J. Reckendorfer, president, 320 5th av, Manhattan. Franklin B. Small, 265 Broadway, Manhattan, architect. Cost, about \$40,000.

WEST ORANGE, N. J.—(sub.)—Samuel Schneider, 335 Camden st, Newark, has received the mason contract for the 4-sty flat, 42x84 ft, in Valley st, opposite Washington st, for Meyer Rosenbaum, 28 Valley st. E. V. Warren, 31 Clinton st, Newark, architect. Cost, about \$25,000.

TUCKAHOE, N. Y.—The Wells Bros Co., 366 5th av, has received the general contract to erect a 4-sty reinforced concrete factory for the Hodgman Rubber Co., South Railroad av. W. L. Stoddard, 9 East 40th st, Manhattan, architect.

BUFFALO, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, and Buffalo, has received the contract for the 11-sty warehouse, 80x80 ft, for W. H. Walker & Co., 39 Franklin st, Buffalo. Lockwood, Greene & Co., Boston, Mass., architects and engineers.

BUFFALO, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for a 4-sty factory building, 80x200 ft, for the Buffalo Motor Co., 2900 Main st, Buffalo. Lockwood, Greene & Co., Boston, Mass., architects and engineers. Work will be undertaken at once.

BROOKLYN (sub.)—The Hedden Iron Construction Co., 30 Church st, Manhattan, has received the structural steel contract for the 3-sty factory, 41x227 ft, on the Flatlands, near Bergen Beach, for the Atlantic White Lead & Linseed Oil Works, 135 Marshall st. A. L. Larwell, 135 Marshall st, engineer. The William Kennedy Construction Co., 215 Montague st, general contractor. Cost, about \$80,000.

YONKERS, N. Y.—V. J. Booth Construction Co., 358 Warburton av, has received the general contract to erect a 2-sty incinerating plant, 43x54 ft, at the corner of Isilin st and Silk pl, for the City of Yonkers, Edward Walsh, secretary of Board of Contracts, City Hall. National Incinerator Co., 61 Broadway, Manhattan, architect and engineer. D. F. Fulton, City Hall, Yonkers, city engineer. Cost, about \$60,000.

LYNN, MASS.—(sub.)—MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has received the contract for the foundation of the screening plant and water tower at the Lynn Gas & Electric Co.

TOLEDO, O.—(sub.)—The Willys-Overland Co., this place, has awarded a contract to the MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, for foundations of their new assembling building and power house. Mills, Rhines, Bellman & Nordoff, Toledo, architects.

#### HOSPITALS & ASYLUMS.

AMITYVILLE, L. I.—E. W. Howell, George st, Babylon, L. I., has received the general contract to erect a 2-sty home, 103 x45 ft, for the Long Island Home. Dr. O. J. Wilsey, this place. L. Inglee, this place, architect. Cost, about \$40,000.

#### STABLES AND GARAGES.

BROOKLYN.—Taishoff Bros., 663 Warwick st, have received the general contract to erect a 2-sty frame garage and residence, 29x73 ft, on the north side of Eastern Parkway Extension, 106 ft west of St. Marks av, for Annie Goldstein, 563 Howard av. E. M. Adelson, 1776 Pitkin av, architect. Cost, about \$5,000.

BROOKLYN.—Meyer & Sweeny, 607 Flatbush av, have received the general contract for a 2-sty garage and residence for Samuel Rottenberg, 290 Utica av. Henry J. Murick, 830 Putnam av, architect. Work will be started at once on the west side of Utica av, 80 ft north of Union st. Cost, about \$5,000.

MATTAWAN, N. J.—H. D. Best & Co., 320 5th av, Manhattan, have received the general contract to erect a 2-sty stable and 1-sty wagon shed for the Standard Oil Co. of N. J., 26 Broadway, Manhattan. Cost, about \$8,000.

NEW BRUNSWICK, N. J.—Chas. P. Carman, Metuchen, N. J., has received the general contract to erect a 1 and 2-sty private

garage, 40x71 ft, at 114-116 Church st, for Andrew Weingart, on premises. Cost, about \$5,000.

#### STORES, OFFICES & LOFTS.

MANHATTAN.—Leddy & Moore, 105 West 40th st, have received the general contract to make alterations to the 4-sty loft building, 40x92 ft, at 26-28 West 35th st, for Revillon Freres. Thos. W. Rourke, president. Seymour & Schoenwald, 4733 Grand Central Building, architects. Cost, about \$27,000.

PORT RICHMOND, S. I.—Dawson & Archer, 15 East 40th st, Manhattan, have received the general contract to erect a 3-sty office and welfare building for the National Lead Co., 111 Broadway, Manhattan. Frank Quinby, 99 Nassau st, Manhattan, architect.

BROOKLYN.—Robert Feinstein, 194 Bowery, has received the contract for the erection and completion of the store and office building at Pitkin av and Bristol st, for M. A. Dietz, who desires bids on subs at once.

#### MISCELLANEOUS.

BRONX.—Gustave Fleischer, 90 Park av, Tuckaohoe, N. Y., has received the general contract to erect a 1-sty stucco shelter house at Indian Lake, Crotona Park, for M. Berger, 1421 Crotona av. Andrew J. Thomas, 2526 Webster av, architect. Cost, about \$4,000.

RYE, N. Y.—Daly & Merritt, 110 Wilkins av, Portchester, N. Y., have received the general contract to erect lockers and dressing rooms at the Oakland Beach Bathing Pavilion, for the Town of Rye. W. A. Ward, P. O. Building, Portchester, N. Y., architect. Cost, about \$10,000.

### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

##### FACTORIES AND WAREHOUSES.

35TH ST, 26-28 West, s s, 4-sty, fireproof offices and factory; cost, \$27,000; owner, Revillon Freres, 19 West 34th st; Pres., Thomas W. Rourke; architects, Seymour & Schonewald, Grand Central Terminal; architects superintendent. Plan No. 109.

##### STABLES AND GARAGES.

109TH ST, 428-30 East, two 1-sty brick garages, 25x50; cost, \$2,500 and \$5,000; owner, William A. Ferguson, 1 Madison av; architect, Samuel Katz, 1 Madison av; architect superintendent. Plan No. 112.

157TH ST, n s of center line, 285 w Riverside Drive, six 1-sty f. p. garages, 9.4x20; cost, \$200 each; owner, Emma L. Adams, Litchfield, Conn, and Charles Adams, Bronxville, N. Y.; architect, The Andrew Greis Co., Inc., 335-337 West 19th st; architect superintends. Plan No. 111.

##### STORES AND TENEMENTS.

154TH ST, n s, 125 e of Amsterdam av, 5-sty brick tenement, 41x87.11; cost, \$40,000; owner, West 154th St Co., Pres., David Lewin, 32 Nassau st; architect, Samuel Cohen, 503 5th av. (Owner, supts.) Plan No. 107.

##### THEATRES.

185TH ST, s w cor St. Nicholas av, 2-sty brick store, lofts and m. p. theatre, 79.11x194; cost, \$60,000; owner, Life Amusement Co., 319 East 22d st, Michael Friedman, Pres.; architect, Geo. Fred Pelham, 30 East 42d st; owner superintends. Plan No. 110.

##### MISCELLANEOUS.

123D ST, n s, 100 w of Morningside av, 1-sty fireproof locker room, 50x12; cost, \$500; owner, Pickney Estate, 11 West 39th st; Hopkins & Boyd, agents; builder, Percy Blom, 117 West st; lessee, Robt Dolman, 300 West 96th st. Plan No. 108.

159TH ST, West, n s, w of 8th av, 1-sty fireproof compressor house, 25x32; cost, \$2,500; lessee, Interborough Rapid Transit Co., 165 Broadway; Pres., Theodore P. Shonts; architect, Geo. H. Pegram, 165 Broadway. Plan No. 113.

LENOX AV, 437, w s, s of 132d st, 2-sty brick store and billiard parlor, 24x70; cost, \$7,000; owner, Louis Block, 224 West 141st st; architect, Nathan Langer, 81 East 125th st. Plan No. 114.

#### Bronx.

##### DWELLINGS.

OLMSTEAD AV, w s, 78.06 n Chatterton av, 2-sty frame dwelling, 20x48, tin roof; cost, \$4,000; owner, Mary McCandless, 1011 Castle Hill av; architect, Anton Pirner, 2069 Westchester av. Plan No. 174.

UNIVERSITY AV, w s, 287.8 s 183d st, four 2½-sty brick dwellings, 21x35, slate roof; cost, \$32,000; owner, Wm. C. Bergen, 130 West 180th st; architect, W. C. Martin, 1966 University av. Plan No. 176.

VERIO AV, w s, 25 n 236th st, 2½-sty frame dwelling, slate roof, 20x42; cost, \$3,000; owner and architect, Arthur Simermeyer, 33 Alexander av. Plan No. 178.

THERIOT AV, w s, 75 n Wood av, 2-sty and attic frame dwelling, slate roof, 20x40; cost, \$4,000; owner, Mary J. Rehm, 328 East 149th st; architect, Anton Pirner, 2069 Westchester av. Plan No. 180.

##### FACTORIES AND WAREHOUSES.

PARK AV, e s, 100 n 174th st, 2-sty brick warehouse, slag roof 50x100; cost, \$25,000; owner, Henry Lang, 4031 Park av; architects, Frankfort & Kirchner, 830 Westchester av. Plan No. 173.

##### STORES AND TENEMENTS.

BRYANT AV, w s, 220 s 165th st, three 5-sty brick tenements, slag roof, 40x88; cost, \$105-

000; owner, Mack Const. Co., Dudley S. MacDonald, 957 Hoe av, Pres.; architect, Kreymborg Archtl Co., 1029 East 163d st. Plan No. 172.

WASHINGTON AV, w s, 30.44 n 172d st 6-sty brick tenement, plastic slate roof, 75x82; cost, \$45,000; owner, Jonas Weil, 5 Beekman st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 171.

VYSE AV, e s, 100.11 s Home st, two 5-sty brick tenements, 50.3x88.7, slag roof; cost, \$100,000; owner, Wm. Sinnott, 967 East 165th st; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 177.

184TH ST, s s, from Grand Concourse to Ryer av, 5-sty brick tenement, slag roof, 61.01x96.7½; cost, \$80,000; owner, 173d St. Improvement Co., Aaron Miller, 148 West 142d st, Pres.; architects, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 179.

184TH ST, n e cor Creston av, two 5-sty brick tenements, slag roof, 64.2½x75, 60x75.6; cost, \$105,000; owner, Wicklow Bldg Co., Inc., R. J. Dwyer, 1879 Southern boulevard, Pres.; architects, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 181.

MISCELLANEOUS.

EDGEWATER RD, e s, 228.9 s Garrison av, 1-sty frame asphalt plant, 42x50; cost, \$2,000; owner and architect, City of New York. Plan No. 182.

VAN CORTLANDT PARK, 950 e Broadway, 1-sty frame shed, 125x150; cost, \$2,500; owner, City of New York; architect, A. G. Waldrean, Claremont Park. Plan No. 183.

Brooklyn.

DWELLINGS.

WEST 15TH ST, w s, 280 n Neptune av, 2-sty brick dwelling, 20x24, gravel roof, 2 families; cost, \$1,750; owner, John Persico, 560 7th av, Manhattan; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2242.

EAST 18TH ST, e s, 100 s Av S, four 2-sty frame dwellings, 18x36, shingle roof, 1 family each; total cost, \$14,000; owner, Realty Sales, 1048 East 3d st; architect, F. J. Dassau, 1374 Broadway. Plan No. 2255.

WEST 22D ST, e s, 300 s Neptune av, two 2-sty frame dwellings, 18x36; cost, \$4,000; owner, E. F. Hemberger, Surf av and West 30th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2254.

EAST 37TH ST, s e cor Av I, four 2-sty frame dwellings, 17x38, shingle roof, 1 family each; total cost, \$12,000; owner, H. Wesley Erickson, 346 Bainbridge st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 2253.

52D ST, n s, 220 w 16th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,000; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 2247.

58TH ST, n s, 100 w 18th av, two 2-sty frame dwellings, 17x36, shingle roof, 1 family each; total cost, \$6,000; owner, Economy Homes Co., 110 Av I; architect, F. J. Dassau, 1374 Broadway. Plan No. 2256.

58TH ST, s s, 180 e 17th av, nine 2-sty frame dwellings, 16x34.4, shingle roof, 1 family each; total cost, \$25,200; owner, Richard H. Meehan, 1350 52d st; architect, M. Rosenquist, 5314 13th av. Plan No. 2260.

11TH AV, s w cor 16th st, 2-sty brick dwelling, 24x44.6, tin roof, 2 families; cost, \$6,000; owner, Wm. M. Calder Co., 1648 11th av; architect, A. C. Carlson, 157 Remsen st. Plan No. 2257.

11TH AV, s s, 49.6 e 16th av, 2-sty brick dwelling, 24x50.6, tin roof, 2 families; cost, \$4,500; owner, Wm. M. Calder Co., 1648 11th av; architect, A. C. Carlson, 157 Remsen st. Plan No. 2258.

CANARSIE LA, s e cor East 22d st, five 3-sty brick dwellings, 13.4x36, gravel roof, 1 family each; total cost, \$15,000; owner, John W. Parkin, 2202 Beverly rd; architect, Emanuel Kaiser, 68 East 94th st. Plan No. 2278.

EAST 7TH ST, w s, 220 s Cortelyou rd, four 2-sty brick dwellings, 20x36, slag roof, 1 family each; total cost, \$14,000; owner, John Carr, 465, Ocean pkway; architect, Jas. F. Boyle, 367 Fulton st. Plan No. 2300.

EAST 38TH ST, w s, 217.6 s Av I, two 2-sty frame dwelling, 16.6x38, shingle roof, 1 family each; total cost, \$5,000; owner, Caroline C. Svenson, 1715 Albany av; architect, Gust Svenson, 1715 Albany av. Plan No. 2282.

EAST 39TH ST, e s, 384 s Linden av, 2-sty frame dwelling, 17x52, gravel roof, 2 families; cost, \$3,000; owner, Herman Torgeson, 217 East 39th st; architect, Wm. H. Paine, 126 Liberty st. Plan No. 2292.

EAST 95TH ST, w s, 361.7 s Flatlands av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$3,000; owner, Ernest Dremes, 296 St. Nicholas av; architect, Chas. Gastmeyer, Myrtle and Ridgewood avs, Queens. Plan No. 2305.

MERMAID AV, s s, 50 e West 37th st, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, \$1,200; owner, Bartholomew Green, 3 3d pl; architect, Wm. Richter, 4411 18th av. Plan No. 2291.

NOSTRAND AV, w s, 70.3 n President st, 3-sty brick dwelling, 17.6x55, slag roof, 3 families; cost, \$5,000; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. F. Boyle, 367 Fulton st. Plan No. 2301.

EAST 38TH ST, w s, 507 n Av H, 2-sty frame dwelling, 22x48, gravel roof, 2 families; cost, \$4,500; owner, Anthony A. Bockmill, 3110 Snyder av; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 2329.

47TH ST, s s, 220 e 13th av, 2-sty frame dwelling, 22x37.6, shingle roof, 1 family; cost,

\$4,500; owner Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 2311.

47TH ST, s s, 360 e 15th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$6,000; owner, Ester Kornblum, 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 2312.

76TH ST, s s, 84 e 6th av, 2-sty frame dwelling, 20x38, shingle roof, 1 family; cost, \$4,000; owner P. J. Carley, 600 76th st; architect, F. W. Eisenla, 16 Court st. Plan No. 2313.

EAST 56TH ST, e s, 120 s Church av, two 2-sty brick dwellings, 20x51, tin roof, 2 families each; total cost, \$7,400; owner, Emil Prinis, 1837 Dean st; architect, Goffried Eichholz, 29 Shepley st, Union Course. Plan No. 2316.

AV M, s w cor East 24th st, 2-sty frame dwelling, 24x42, shingle roof, 1 family; cost, \$5,000; owner, Wm. Bordfeld, 636 East 34th st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 2328.

CANAL AV, s s, 77.8 w West 35th st, 1-sty frame dwelling, 11x21, asbestos roof, 1 family; cost, \$360; owner, Anton Mihovich, 359 Jay st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2331.

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## Plans Filed, Brooklyn, Continued.

CANAL AV, s s, 77.8 w West 35th st, 1-sty frame dwelling, 13.8x25.4, asbestos roof, 1 family; cost, \$460; owner, Anton Michovich, 359 Jay st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2327.

R R AV, w s, 100 s Liberty av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$7,000; owner, Henry Sandman, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2338.

3D AV, n e cor 44th st, 1-sty brick store and dwelling, 40x100, slag roof, 2 families; cost, \$8,000; owner, Lancastershire Realty Co, 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 2343.

CARROLL ST, s s, 180 e Brooklyn av, four 3-sty brick dwellings, 20x66, gravel roof, 1 family each; total cost, \$24,000; owner, Thompson Bldg Co., 1279 St. Marks av; architect, J. C. Wandell, 4-5 Court sq. Plan No. 2378.

VAN DYKE ST, n s, 225 e Richards st, 2-sty brick stable and dwelling, 25x100, — roof, 1 family; cost, \$7,000; owners, Robt. A. Fowler & ano. 79 Beard st; architect, John Gibbons, 504 Court st. Plan No. 2349.

GLENWOOD RD, w s, 75 s East 94th st, 2-sty frame dwelling, 20x52, tin roof, 2 families; cost, \$3,500; owner, Rudolph A. Menten, 1006 East 98th st; architect, Louis Allmendinger, 926 Broadway. Plan No. 3355.

FENIMORE ST, n s, 160 w Kingston av, 2-sty brick dwelling, 20x53, gravel roof, 2 families; cost, \$2,700; owner, Domico Poppello, 646 President st; architect, Wm. J. Twiss, 49 Prospect st. Plan No. 2397.

EAST 18TH ST, n w cor Av O, 2-sty frame dwelling, 18x45, shingle roof, 1 family; cost, \$300; owners, D. N. Klein & ano, 315 Etna st; architect, Wm. C. Winters, 106 Van Sicken av. Plan No. 2425.

EAST 18TH ST, w s, 25 n Av O, three 2-sty frame dwellings, 18x36, shingle roof, 1 family each; total cost, \$9,000; owners, D. N. Klein & ano, 315 Etna st; architect, W. C. Winters, 106 Van Sicken av. Plan No. 2424.

WEST 35TH ST, w s, 250 n Neptune av, six 1-sty frame dwellings, 13x25.4, asbestos roof, 1 family each; total cost, \$2,760; owner, Mrs. Virginia White, 175 West 82d st, Manhattan; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2421.

EAST 48TH ST, w s, 360 s Linden av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,000; owner, Wm. J. Dyer, 780 Schenectady av; architect, I. B. Ellis, 47 West 34th st, Manhattan. Plan No. 2409.

80TH ST, s s, 100 w Ridge boulevard, three 2-sty frame dwellings, 22x38, shingle roof, 1 family each; total cost, \$15,000; owner, Morris Allarday Const. Co., 539 48th st; architect, F. W. Eisenla, 16 Court st. Plan No. 2423.

BENSON AV, s s, 215 East Bay 10th st, 2-sty brick dwelling, 20x32, gravel roof, 1 family; cost, \$2,500; owner, Wm. Plom, 89 Forrest av, Queens; architect, J. H. Hamann, 109 Forrest av, Queens. Plan No. 2413.

5TH AV, s w cor 76th st, 3-sty brick store and dwelling, 21x86.6, slag roof, 2 families; cost, \$8,000; owner, Simon Abels, 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 2414.

## FACTORIES AND WAREHOUSES.

COOK ST, s s, 100 e Morrell st, 1-sty brick storage, 25x29.8, gravel roof; cost, \$1,250; owner, Saml. J. Kornblum, 166 Pulaski st; architect, Lew Keon, 27 Graham av. Plan No. 2307.

## STABLES AND GARAGES.

EAST 17TH ST, e s, 300 n Av P, 1-sty frame garage, 20x18, shingle roof; cost, \$200; owners, Wm. E. Weatherby & ano, 7586 East 17th st; architect, John F. Steininger, 2380 Coney Island av. Plan No. 2298.

46TH ST, s s, 160 w 14th av, 1-sty brick garage, 17x18, shingle roof; cost, \$450; owners, Jacob, Unaus & ano, 1362 46th st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2289.

ATLANTIC AV, w s, 180 e Beach 40th st, 1-sty brick garage, 12x18, metal roof; cost, \$500; owner, Ernest Kraft, Surf av and West 30th st; architect, Geo. H. Suess, 2966 West 26th st. Plan No. 2299.

MOULTRIE ST, w s, 195 n Norman av, 1-sty brick stable, 50x30, gravel roof; cost, \$1,500; owner, Thos. McMannis, 894 Lorimer st; architect, Thos. McMannis, 894 Lorimer st. Plan No. 2231.

AV S, n w cor East 21st st, 1-sty frame garage, 13x19, shingle roof; cost, \$800; owner, Mrs. Otto Wolf, 1786 East 21st st; architects, Bloch & Hessa, 500 5th av. Plan No. 2225.

BEDFORD AV, e s, 530 n Av F, 1-sty frame garage, 20x20, shingle roof; cost, \$800; owner, Richard Necker, 2671 Bedford av; architect, F. W. Eisenla, 16 Court st. Plan No. 2246.

LENOX RD, n s, 186 e Flatbush av, 1-sty brick garage, 66x125, gravel roof; cost, \$10,000; owner, Jos. C. Crocker, 1323 President st; architects, Slee & Bryson, 154 Montague st. Plan No. 2240.

7TH AV, s e cor 16th st, 1-sty brick garage, 23.9x20, gravel roof; cost, \$350; owner, Ottward Holding Co., 461 7th av; architect, Richard Hupe, 461 7th av. Plan No. 2217.

13TH AV, s w cor 47th st, 1-sty frame garage, 12x20, shingle roof; cost, \$300; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 2248.

EAST 16TH ST, e s, 180 s Av J, 1-sty frame garage, 12x16.9, shingle roof; cost, \$200; owner, Henry E. Cozzens, 1023 East 16th st; architect, J. A. Boyle, 367 Fulton st. Plan No. 2345.

EAST 38TH ST, w s, 507 n Av H, 1-sty frame garage, 20x16, shingle roof; cost, \$400; owner, Anthony A. Bockmill, 3110 Snyder av; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 2330.

LINCOLN PL, s w cor Albany av, 1-sty brick garage, 34x29, tin roof; cost, \$1,000; owner, Geo. R. Krauss, 300 Albany av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 2357.

JAMAICA AV, s s, 106.6 e Euclid av, 1-sty brick garage, 26.8x100, gravel roof; cost, \$2,500; owners, G. W. Howell Sons, 128 Eckford st; architect, G. H. Madigan, 243 Withers st. Plan No. 2403.

## STORES AND DWELLINGS.

32D ST, n s, 175 e 3d av, 2-sty brick store and dwelling, 20x54, tin roof, 2 families; cost, \$4,000; owner, John Casazza, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 2219.

SURF AV, n s, 47.6 w West 28th st, three 1-sty brick stores and dwellings, 20x65, slate roof, 1 family each; total cost, \$4,500; owner, Estate Patrick Skelly, 646 1st av, Manhattan; architect, Louis A. Sheinart, 194 Bowery, Manhattan. Plan No. 2280.

EAST 92D ST, w s, 40 s Flatlands av, two 2-sty brick stores and dwellings, 20x50, slag roof, 2 families each; total cost, \$7,000; owner, Fredk. W. Campbell, 1221 Rensen av; architect, Louis F. Schillinger, 167 Van Sicken av. Plan No. 2324.

3D AV, e s, 40 n 44th st, two 1-sty brick stores and dwellings, 30x80, slag roof, 2 families each; total cost, \$12,000; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 2342.

5TH AV, w s, 215 s 76th st, four 3-sty brick stores and dwellings, 21x51, slag roof, 2 families each; total cost, \$24,000; owner, Simon Abels, 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 2415.

## STORES AND TENEMENTS.

MIDWOOD ST, n s, 205 e Rogers av, two 4-sty brick tenements, 40x79, slag roof, 16 families each; total cost, \$40,000; owner, M. B. Smith Realty Co., 1737 President st; architects, Ph. Tillion & Son, 381 Fulton st. Plan No. 2340.

EAST 2D ST, w s, 220 s Albermarle rd, five 3-sty brick tenements, 24x69, gravel roof, 6 families each; total cost, \$50,000; owner, Kaplan Const. Co., 44 Bay 32d st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 2325.

60TH ST, s s, 200 East 6th av, two 3-sty brick tenements, 20.2x79.1, slag roof, 6 families each; total cost, \$15,000; owner, Ernest S. Stillman, 5207 7th av; architect, Thomas Bennett, 3d av and 52d st. Plan No. 2317.

CHRISTOPHER AV, w s, 125 s Newport av, three 3-sty brick tenements, 25x68, slag roof, 6 families each; total cost, \$19,500; owners, Nass & Berg, Inc., 405 Van Sicken av; architect, M. A. Cantor, 373 Fulton st. Plan No. 2339.

PENNSYLVANIA AV, w s, 150 s Sutter av, two 4-sty brick tenements, 50x88, gravel roof, 20 families each; total cost, \$50,000; owner, Schechner Bldg. Co., 149 Christopher av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2336.

SNYDER AV, s s, 224.4 w Bedford av, three 4-sty brick tenements, 41x— gravel roof, 20 families each; total cost, \$75,000; owner, Ginsberg Moss Realty Co., 117 Pennsylvania av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2344.

STERLING PL, s s, 220 e Classon av, 4-sty brick tenement, 40x92, slag roof, 20 families; cost, \$35,000; owner, Lancastershire Realty Co., 44 Court st; architects, Shampam & Shampam, 772 Broadway. Plan No. 2294.

WYCKOFF ST, n s, 568 n Smith st, 4-sty brick tenement, 46x89, slag roof, 20 families; cost, \$54,000; owner, Israel Kobre, 119 Grove st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2265.

86TH ST, n w cor 5th av, 3-sty brick store and tenement, 20.1x86, slag roof, 6 families; cost, \$15,000; owner, Morris Green, 552 48th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 2233.

39TH ST, s s, 125 w 7th av, 4-sty brick tenement, 50x88.10, slag roof, 23 families; cost, \$40,000; owner, Sunrise Realty Co., 1523 46th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 2377.

CHRISTOPHER AV, w s, 164.9 s Livonia av, 3-sty brick store and tenement, 21.9x80, gravel roof, 5 families; cost, \$7,000; owner, Philip Brody, 503 Sutter av; architect, Morris Rothstein, 601 Sutter av. Plan No. 2368.

CHRISTOPHER AV, w s, 186.6 s Livonia av, 3-sty brick tenement, 21.3x80, gravel roof, 6 families; cost, \$7,000; owner, Philip Brody, 503 Sutter av; architect, Morris Rothstein, 601 Sutter av. Plan No. 2370.

CHRISTOPHER AV, w s, 207.9 s Livonia av, 3-sty brick tenement, 21.9x80, gravel roof, 6 families; cost, \$7,000; owner, Philip Brody, 503 Sutter av; architect, Morris Rothstein, 601 Sutter av. Plan No. 2371.

21ST AV, s w cor 84th st, 4-sty brick tenement, 40x90, gravel roof, 16 families; cost, \$30,000; owner, Reo Realty Co., 20-34 Bath av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2383.

21ST AV, w s, 40.9 s 84th st, two 4-sty brick tenements, 50x88, gravel roof, 16 families each; total cost, \$64,000; owner, Reo Realty Co., 20-34 Bath av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2384.

VERMONT ST, s e cor Belmont av, 4-sty brick tenement, 58x56, slag roof, 16 families; cost, \$25,000; owner, Harris Reiser, 293 Stone av; architect, S. Millman, 1780 Pitkin av. Plan No. 2388.

55TH ST, s s, 360 e 5th av, 4-sty brick tenement, 40x89, slag roof, 16 families; cost, \$16,000; owner, Bay Ridge Home Corp, 605 Hendrix st; architect, S. Millman, 1780 Pitkin av. Plan No. 2387.

RIVERDALE AV, n s, 25 e Snediker av, three 3-sty brick tenements, 25x70, slag roof, 6 families each; total cost, \$24,000; owner, Sackman Const. Co., 493 Snediker av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2430.

SNEDIKER AV, n e cor Riverdale av, 3-sty brick store and tenement, 25x85, slag roof, 4 families; cost, \$13,000; owner, Sackman Const. Co., 493 Snediker av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2429.



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**BAYSIDE.**—4th st, n e cor Ashburton av, three 2½-sty frame dwellings, 24x28, shingle roof, 1 family, steam heat; cost, \$9,000; owner, Hansen Bldg. Co., Bell av, Bayside; architect, owner. Plan Nos. 942-3-4.

**JAMAICA.**—Compton ter, n s, 230 w Homer Lee av, two 2-sty frame dwellings, 18x34, shingle roof, 1 family, steam heat; cost, \$6,000; owners, Heney, Russell & Storms, DeGraw av, Jamaica; architects, owners. Plan Nos. 940-41.

**JAMAICA.**—Van Wyck av, e s, 270 s Metropolitan av, 2-sty frame dwelling, 22x95, tar and gravel roof, 2 families; cost, \$3,600; owners, Fred. Eichler & Co., 1008 Gates av, Brooklyn; architect, Herman E. Funk, 1008 Gates av, Brooklyn. Plan No. 949.

**ROCKAWAY PARK.**—Monmouth av, w s, 295 s Boulevard, 2½-sty frame dwelling, 34x38, shingle roof, 1 family, steam heat; cost, \$6,000; owner, H. Florenzie, 52 Sunnyside av, Brooklyn; architect, Wm. A. Hogan, 17 Beach 116th st, Rockaway Park. Plan No. 945.

**BELLE HARBOR.**—Beach Channel dr, s w cor Beach 137th st, 1-sty frame dwelling, 25x50, shingle roof, 1 family; cost, \$3,000; owner, John J. Egan, 90 Monroe st, Brooklyn; architect, John A. Lasher, Rockaway Beach. Plan No. 925.

**BROOKLYN HILLS.**—Tulip st, s s, 273 e Freedom av, four 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$10,000; owner, John F. Hanfe, 16 Parkview av, Glendale; architect, G. E. Crane, Richmond Hill. Plan Nos. 910-11-12-13.

**HOLLIS.**—Choctaw av, s s, 25 e Woodhull av, 2½-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, \$2,500; and Choctaw av, s e cor Woodhull av, 2½-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, \$2,500; owner, H. E. Wade, 460 Guion pl, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan Nos. 930-931.

**HOLLIS.**—Hollis av, s e cor Bellview av, 2½-sty frame dwelling, 36x18, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Henry E. Wade, 460 Guion pl, Jamaica; architect, G. E. Crane, Richmond Hill. Plan No. 929.

**JAMAICA.**—Cumberland st, n s, 100 e Morris av, 2½-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$2,000; owner, L. Bruno, South and Larch sts, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 919.

**JAMAICA.**—Compton ter, s w cor Homer Lee av, 2½-sty frame dwelling, 40x20, shingle roof, 1 family, hot water heat; cost, \$5,500; owner, J. W. Bossert, 36 Compton ter, Jamaica; architect, G. E. Crane, Richmond Hill. Plan No. 914.

**JAMAICA.**—James st, n s, 274 e New York av, 1-sty frame dwelling, 17x22, tin roof, 1 family; cost, \$800; owner, Mrs. Adele Bronson, on premises; architect, R. Kurz, Fulton st, Jamaica. Plan No. 917.

**JAMAICA.**—Church st, w s, 228 s Sutter av, 2-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Albert Lips, 15 North Washington st, Jamaica; architect, Wm. McIntyre, Grand st, Corona. Plan No. 924.

**MORRIS PARK.**—Mills st, s e cor Wicks st, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,000; owner, Axel J. Nelson, 1640 Dakota st, Dunton; architect, owner. Plan No. 918.

**RICHMOND HILL.**—Spruce st, e s, 210 s Broadway, five 2½-sty frame dwellings, 18x43, shingle roof, 1 family, steam heat; cost, \$12,500; owner, Jamaica Homes Providing Co., 16 North Washington st, Jamaica; architect, Martin M. Wohl, Jamaica. Plan Nos. 932-33-34-35-36.

**RIDGEWOOD.**—Putnam av, e s, 90 w Fresh Pond rd, 3-sty brick dwelling, 19x45, slag roof, 2 families; cost, \$5,000; owner, Wm. A. Fluhr, 770 Fresh Pond rd, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 922.

**ROCKAWAY PARK.**—Beach 121st st, e s, 100 n Newport av, 2-sty frame dwelling, 26x32, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Mrs. Guy P. Lasher, 35 West 8th av, Rockaway Park; architect, John A. Lasher, Rockaway Beach. Plan No. 926.

**WOODHAVEN.**—Bigelow pl, w s, 120 n Fulton st, two 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Robert S. Diblien, 164 4th st, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan Nos. 908-99.

**BAYSIDE.**—3d st, e s, 148 e Crocheron av, two 2½-sty frame dwellings, 22x26, shingle roof, 1 family, steam heat; cost, \$6,400; owner Edgar L. Fulmers, 473 Amity st, Flushing; architect, John Coe, Lamartine av, Bayside. Plan Nos. 966-67.

**COLLEGE POINT.**—Lucerne pl, n e cor Boulevard, 2½-sty brick dwelling, 22x34, tile roof, 1 family, steam heat; cost, \$4,500; owner, Mrs. A. Harentz, 2 Van Dine st, Maspeth; architect, H. T. Morris, 321 13th st, College point. Plan No. 971.

**CORONA.**—Warren st, s w cor Canton st, 2-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$5,500; owner, J. B. Thomas, Bridge plaza, L. I. City; architect, W. S. Worrall, Bridge plaza, L. I. City. Plan No. 950.

**CORONA.**—Park st, n s, 300 w Central av, two 2-sty brick dwellings, 21x45, tin roof, 2 families; cost, \$7,800; owner and architect, John Simkin, 51 East Grand av, Corona. Plan Nos. 968-9.

**GLENDALE.**—Walling st, n w cor Boulevard, 2-sty frame dwelling, 20x42, tin roof, 2 families; cost, \$2,000; owner, Vito Marino, 100 Walnut st, Glendale; architect, Morris Perlstien, Fulton av, Middle Village. Plan No. 963.

**JAMAICA.**—Union av, w s, 164 s Hillside av, three 2-sty brick dwellings, 19x60, slag roof, 2 families; cost, \$12,300; owner, M. Rappaport, 36 North Washington st, Jamaica; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 972.

**JAMAICA.**—Hammond av, n s, 200 e Maple av, three 2½-sty frame dwellings, 18x37, shingle roof, 1 family, steam heat; cost, \$9,000; owner, A. Brezinski, Cottage st, Richmond Hill; architect, Edw. Jackson, Jamaica av, Richmond Hill. Plan Nos. 960-1-2.

**JAMAICA.**—Lincoln av, n w cor Henry st, 2½-sty frame dwelling, 16x30, shingle roof, 1 family, steam heat; cost, \$2,300; owner, Stanley Kaweki, 67 Bandman av, Jamaica; architect, Edw. Jackson, Jamaica. Plan No. 953.

**JAMAICA.**—Hammond av, n s, 75 e Maple av, four 2½-sty frame dwellings, 18x37, shingle roof, 1 family, steam heat; cost, \$12,000; owner, A. Brizanski, Cottage st, Richmond Hill; architect, Edw. Jackson, Campion st, Jamaica. Plan Nos. 955-6-7-8.

**MASPETH.**—Bittman av, e s, 20 s Whitlock av, 2-sty brick dwelling, 20x54, tin roof, 2 families; cost, \$3,800; owner, August Hopp, Fisk av, Maspeth; architect, Albert H. Stines, 132 4th st, L. I. City. Plan No. 959.

**COLLEGE POINT.**—5th av, n s, 100 e 21st st, 2-sty frame dwelling, 15x30, shingle roof, 1 family; cost, \$1,200; owner, Mrs. Celia Wolff, College Point; architect, S. M. Fehn, College Point. Plan No. 997.

**EDGEEMERE.**—Hough pl, n w cor Frank av, nine 1-sty frame bungalows, 14x35, shingle roof, 1 family; cost, \$6,900; owner, Rockaway Coast Realty Co., Beach 44th st, Rockaway Beach; architect, owner. Plan Nos. 1010 to 1018.

**HOLLIS.**—Hollis av, w s, 75 s Park av, 2½-sty frame dwelling, 36x42, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Rev. E. D. Harley, Hollis av, Hollis; architect, Wm. A. Finn, Jamaica. Plan No. 1009.

**JAMAICA.**—Highview av, e s, 174 s South st, two 2-sty frame dwellings, 18x54, shingle roof, 1 family; cost, \$5,000; owner, W. B. Potter, 55 Clinton av, Brooklyn; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1002.

**JAMAICA.**—Pacific st, n s, 225 w Vine st, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$5,000; owner, C. Simons, 36 Smith st, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 1007-8.

**JAMAICA.**—Homer Lee av, n e cor Willow st, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,500; Cooper av, n e cor Willow st, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,500; Willow st, n s, 26 e Homer Lee av, two 2-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, \$5,000; owner, I. Wohl, 103 Unionhall st, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 1003 to 1006.

**JAMAICA.**—Dakota av, e s, 75 s Blance pl, 2½-sty frame dwelling, 18x30, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Arthur M. Sanders, 1431 Dakota av, Richmond Hill; architect, S. Sanders, same address. Plan No. 1022.

**RIDGEWOOD.**—Hancock st, e s, 395 n Irving av, twelve 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$43,200; owner, James A. Caulfield, 347 McDonough st, Brooklyn; architect, Jos. F. Caulfield, same address. Plan Nos. 993-94.

**WOODHAVEN.**—Hudson st, w s, 100 s Beaufort st, ten 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$50,000; owner, Herman Schroeder, 791 Carroll st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 998-999.

**WOODHAVEN.**—Oceanview av, e s, 130 s Ferris st, 2½-sty frame dwelling, 17x37, shingle roof, 1 family, steam heat; cost, \$3,500; owner, F. M. Fisher, 370 Woodland av, Woodhaven; architects, H. T. Jeffrey & Son, Richmond Hill. Plan No. 1001.

**COLLEGE POINT.**—3d av, n s, 89 w 5th st, 2-sty brick dwelling, 18x54, tin roof, 2 families; cost, \$7,000; owner, American Hard Rubber Co., 11 Mercer st, Manhattan; architect, Alex. McIntosh, 118 Lee av, Brooklyn. Plan No. 981.

**COLLEGE POINT.**—3d av, n s, 134 w 5th st, two 2-sty brick dwellings, 18x54, tin roof, 1 family; cost, \$7,000; owner, American Hard Rubber Co., 11 Mercer st, Manhattan; architect, Alex. McIntosh, 55 Bible House, Manhattan. Plan No. 989.

**EDGEEMERE.**—Beach 6th st, e s, 280 s Seagirt av, 1-sty frame dwelling, 15x40, tin roof, 1 family; cost, \$450; owner, Travers, Seagirt av, Edgemere. Plan No. 975.

**FOREST PARK.**—Whitney av, w s, 320 s Whittier av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat; cost, \$2,700; owner, M. A. Roson, 5517 5th av, Brooklyn; architect, S. Person, Floral Park. Plan No. 984.

**QUEENS.**—Orange st, n s, 190 e Rocky Hill rd, 2½-sty frame dwelling, 24x36, shingle roof, 1 family, steam heat; cost, \$4,000; owner, H. J. O'Reilly, Queens; architect, Clinton McKenzie, 82 Beaver st, Manhattan. Plan No. 980.

**ROCKAWAY BEACH.**—Boulevard, n s, 55 w Judson av, 2-sty frame dwelling, 37x23, shingle roof, 1 family; cost, \$3,000; owner, Julius Newman, Boulevard, Rockaway Beach; architect, Wm. A. Hogan, Rockaway Beach. Plan No. 988.

**STABLES AND GARAGES.**  
**ELMHURST.**—Judge and Britton avs, 1-sty frame garage, 12x20, shingle roof; cost, \$125; owner, H. Witherspoon, premises. Plan No. 930.

**MIDDLE VILLAGE.**—Juniper Swamp rd, s s, 250 w Furman av, 1-sty frame summer kitchen, 20x16, tin roof; cost, \$300; owner, H. David, on premises. Plan No. 946.

**FLUSHING.**—Percy st, s w cor Delevan av, 1-sty brick garage, 28x28, shingle roof; cost, \$600; owners, Runge-Appleton Co., 96 Main st, Flushing; architects, owners. Plan No. 928.

**GLENDALE.**—McKinley av, e s, 100 n Myrtle av, 2-sty frame stable, 20x16, tar and gravel roof; cost, \$600; owner, Herman Mauer, on premises; architect, M. Perlstien, Middle Village. Plan No. 907.

**L. I. CITY.**—Jackson av, s s, 25 w Jane st, 1-sty steel garage, 10x10; cost, \$175; owner, L. Carmondella, on premises. Plan No. 938.

**RIDGEWOOD.**—Putnam av, s s, 90 w Fresh Pond rd, 1-sty brick garage, 16x10, slag roof; cost, \$1,000; owner, Wm. Fluhr, 770 Fresh Pond rd, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 923.

**WHITESTONE.**—26th st, s s, 100 w 8th av, 1-sty frame garage, 12x18, tin roof; cost, \$80; owner, J. Nottler, on premises. Plan No. 937.

**CORONA.**—Jackson av, s s, 50 e 44th st, 1-sty frame garage, 10x16, tin roof; cost, \$200; owner,

**PROPOSALS**

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

**TREASURY DEPARTMENT,** Supervising Architect's Office, Washington, D. C., April 7, 1915.—Sealed proposals for the construction of the United States Post Office, Court House and Custom House at Corpus Christi, Texas, will be opened in this office at 3 p. m., May 11, 1915, in lieu of April 19, 1915, as previously advertised. O. WENDEROTH, Supervising Architect.

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## Plans Filed, Queens, Continued.

E. Tribbler, 35 West Jackson av, Corona. Plan No. 990.

FOREST HILLS.—Harvest st, s e cor Continental av, 1-sty tile garage, 23x21, tile roof; cost, \$1,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. C. Plan No. 979.

L. I. CITY.—Webster av, n w cor 7th av, 2-sty brick stable, 150x104, slag roof; cost, \$50,000; owner, Sheffield Farms, Lawson, Decker Co., 524 West 57th st, Manhattan; architect, Frank Rooke, 489 5th av, Manhattan. Plan No. 983.

QUEENS.—Orange st, n s, 190 e Rocky Hill rd, 1-sty frame garage, 15x18, tin roof; cost, \$150; owner, H. J. O'Reilly, on premises. Plan No. 978.

ROCKAWAY BEACH.—Hammills av, e s, 353 n L. I. R. R., 1-sty frame garage, 20x24, tin roof; cost, \$250; owner, A. Ennis, on premises. Plan No. 977.

ROCKAWAY PARK.—West End av, w s, 160 s Newport av, 1-sty tile garage, 14x20, tile roof; cost, \$300; owner, Mrs. E. Tuthill, on premises. Plan No. 976.

EDGEWATER.—Beach av, w s, 180 n Mermaid av, 1-sty frame garage, 12x16, tin roof; cost, \$75; owner, Karl Kuraiza, premises. Plan No. 1000.

ELMHURST.—Woodhaven av, e s, 200 s White Pot rd, 1½-sty frame storage and stable, 21x50, tin roof; cost, \$1,500; owner, Barbara Schwab Woodhaven av, Elmhurst. Plan No. 992.

FLUSHING.—Murray st, w s, 140 s Sandford av, 1-sty frame garage, 11x18; cost, \$90; owner, A. G. Potter, premises. Plan No. 996.

## STORES AND DWELLINGS.

RIDGEWOOD.—Myrtle av, n s, 19 e Buchman av, four 3-sty brick store and dwellings, 20x55, tin roof, 2 families; cost, \$20,000; and Myrtle av, n e cor Buchman av, 3-sty brick store and dwelling, 19x58, tin roof, 2 families; cost, \$10,000; owner, Silman Investors Co., 2391 Myrtle av, Brooklyn; architects, L. Berger & Co. Myrtle and Cypress av, Ridgewood. Plan Nos. 964-65.

EDGEWATER.—Boulevard, s e cor Beach 44th st, to 2-sty frame dwellings and stores, 29x30, tin roof, 2 families; cost, \$6,500; owner, M. Selegar, premises; architect, P. Caplan, Rockaway Beach. Plan No. 1020.

ELMHURST.—Corona av, s w cor Toledo st, three 1-sty frame stores, 20x55, tin roof; cost, \$5,000; owner and architect, Henry J. Ruppel, 75 Corona av, Corona. Plan No. 995.

## STORES AND TENEMENTS.

L. I. CITY.—Academy st, w s, 200 s Ridge st, 5-sty brick tenement, 25x87, slag roof, 15 families; cost, \$15,000; owner, James F. McDonald, 447 Academy st, L. I. City; architect, Fredk. W. Kaufmann, 406 9th av, L. I. City. Plan No. 951.

## THEATRES.

WOODHAVEN.—Jamaica av, s e cor Vandever pl, airdrome, 120x100; cost, \$1,000; owner, Brooklyn Manor Amusement Co., 1796 Jamaica av, Woodhaven; architect, W. E. Sandifer, Rockaway Beach. Plan No. 1019.

## MISCELLANEOUS.

MIDDLE VILLAGE.—Dry Harbor rd, s w cor Pulaski st 1-sty steel greenhouse, 58x100, glass roof; cost, \$1,500; owners, McCaskey & Dehn, Middle Village. Plan No. 1021.

MASPETH.—Betts av, w s, 437 n Old Flushing rd, 1-sty frame shed, 25x60, slag roof; cost, \$150; owner, S. Freeman, on premises. Plan No. 985.

OZONE PARK.—Lawn av, e s, 150 n Belmont av, 1-sty frame shed, 20x15, tar roof; cost, \$100; owner, V. Vinergurra, on premises. Plan No. 973.

SPRINGFIELD.—Boardwalk, w s, 100 s Public Dock, 1-sty frame boat house, 15x20, tin roof; cost, \$75; owner, Chas. E. Berry, 124 Jamaica av, Jamaica. Plan No. 982.

SPRINGFIELD.—Dock rd, w s, 200 s New Lane rd, 1-sty frame boat house, 14x20, tin roof; cost, \$150; owner, Jos. Griffen, on premises. Plan No. 986.

WHITESTONE.—South 11th av, n w cor 13th st, 1-sty frame greenhouse, 75x140, glass roof; cost, \$7,000; owners, J. M. Keller & Co., Whitestone. Plan No. 987.

WINFIELD.—Jefferson av, n e cor Maurice av, 1-sty frame barn, 25x15, tin roof; cost, \$150; owner, F. B. Abel, on premises. Plan No. 974.

FLUSHING.—1st av, s s, 100 e Main st, 1-sty frame shed, 12x20, paper roof; cost, \$120; owner, D. Consilero, on premises. Plan No. 954.

JAMAICA.—Compton ter, n s, 260 w Homer Lee av, 1-sty frame shed, 10x14, tar roof; cost, \$150; owner, C. Henry, on premises. Plan No. 970.

MIDDLE VILLAGE.—Fresh Pond rd, e s, 100 s Madison av, 1-sty brick office, 81x84, slag roof; cost, \$25,000 (R. R. building); owner, Transit Development Co., 85 Clinton st, Brooklyn; architect, Walter K. Taylor, 85 Clinton st, Brooklyn. Plan No. 949.

L. I. CITY.—Queens bld, s s, and Laurel Hill bld, frame billboard, 20x12; cost, \$200; and Greenpoint av, s e cor Carolin st, frame billboard, 99x12; cost, \$100; owners, Dossoway & Fisher, 1075 3d av, Manhattan. Plan Nos. 915-16.

RIDGEWOOD.—Seneca av, e s, 57 n Catalpa av, 1-sty brick store, 27x20, slag roof; cost, \$2,000; owner, Geo. F. Timmerman, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 992.

RIDGEWOOD.—Fairview av, e s, 25 n Putnam av, 1-sty brick store, 16x10, slag roof; cost, \$1,000; owner, Chas. Gauter, 188 Fairview av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 921.

ROSEDALE.—Merrick rd, s e cor Foster's Meadow rd, 1-sty frame dining room, 25x60, tar roof; cost, \$200; owner, J. Foersch, on premises. Plan No. 927.

## PLANS FILED FOR ALTERATIONS.

## Manhattan.

BROOME ST, 32, n e cor, erect wooden gravity tank (steel struct.) to 7-sty brick factory; cost, \$500; owner, Leonard D. Ward, 12 Arlington av, Elmhurst, L. I.; architect, George Vassar, Sr., 433 West 22d st. Plan No. 705.

BROOME ST, 521-23, s s, partitions (fireproof), door (fireproof), window (fireproof) to 7-sty fireproof storage building; cost, \$500; owner, Canebrake Realty Co., 35 Nassau st; Pres., Jacob Marx; architect, Matthew W. Del Gaudio, 401 East Tremont av; owner superintends. Plan No. 764.

DIVISION ST, 60, Bayard st, 9, extension, remove partitions and walls to 5-sty brick stores and factory; cost, \$3,000; owners, Philip & Henry Brenner, 60 Division st; Frances Dominick, 604 Division st; architect, Otto Reissmann, 147 4th av. (Architect supts.) Plan No. 759.

DIVISION ST, 51, s s, and Broadway, 64 East, new stairs, lower floor, new store fronts (metal frames) to 5-sty brick stores and tenement; cost, \$500; owner, Louis Adelson, 606 West 116th st; architect, Chas. M. Straub, 147 4th av. Plan No. 770.

FRANKLIN ST, 105, f. p. partitions, continuation of stairs (1-sty) to 5-sty brick lofts; cost, \$2,500; owners, Henry May & Cecille d'Andigne, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 749.

GREENWICH ST, 719-23, 6-sty and cellar addition, foundation (brick), walls (brick), floor beams, 3x12 yellow pine beams, roof (slag), coping (terra cotta), fireproof self-closing doors to 6-sty brick warehouse; cost, \$10,000; owner, Greenwich Village Corp., 124 East 15th st; Pres, Theodore D. Williams, 303 5th av; architect, Harris V. Hartman, 130 East 15th st; supt., Samuel Tunison, Glen Cove, L. I.; lessee, Sylvain Reh, 204 East 61st st. Plan No. 711.

JEFFERSON ST, 26, s w cor, Henry st, 174, sub-divide corner store to 6-sty brick stores and tenement; cost, \$200; owner, Henry Jefferson Security Co., Joseph S. Marcus, Pres., 315 Riverside Drive; architect, M. Joseph Harrison, 230 Grand st. Plan No. 744.

MACDOUGAL ST, 102, and Bleecker st, 185-87, n e cor, remove partitions to 6-sty brick tenement; cost, \$52; owner, Giovanni Lordi, 62 Mulberry st; architect, Frederick Musty, 76 William st. Plan No. 731.

NORFOLK ST, 85, s w cor Delancey st, 127, remove walls, new iron stairs, roof beams (3x9x29 centres) to 6-sty brick stores and tenement; cost, \$12,000; owner, Henry M. Greenberg, 127 Delancey st; architect, Frank Straub, 25 West 42d st; owner superintends. Plan No. 755.

ORCHARD ST, 76, e s, 113 s of Broome st, fireproof air shaft (angle iron and 4" terra cotta blocks), 2 Bethlehem heaters to 5-sty brick tenement and stores; cost, \$800; owner, Mathias Last, 347 Grove st, Jersey City, N. J.; architect, Morris Schwartz, 194 Bowery. Plan No. 756.

SPRING ST, 106-112, s w cor Mercer, st, 95-99, windows, stairs, bulkhead, skylight to 6-sty brick lofts; cost, \$1,500; owner, Pittsburgh Life & Trust Co., 1133 Broadway; Pres., Wm. C. Baldwin; architect, Jardine Hill Murdock, 3 West 29th st; architects, superintends. Plan No. 761.

UNION SQ, 17-19, n w cor 15th st, new stairs (steel and iron), new package chutes (gauge steel and angle iron supports), terra cotta blocks, f. p. s. c. doors to 12-sty f. p. factory; cost, \$3,000; owner, Van Beuren Estate, 65 5th av, F. T. Van Beuren, Pres.; architect, Charles Volz, 2 West 45th st. Plan No. 736.

WALL ST, 55, Exchange pl, 29, remove screen, new marble floor and railing, facia and gate to 8-sty fireproof bank and office; cost, \$10,000; owner, National City Bank, Frank A. Vanderlip, Pres., 55 Wall st; architects, McKim, Mead & White, 101 Park av; architects superintend. Plan No. 703.

WATTS ST, 136-140, n w cor Greenwich and Watts sts, brick up walls, doors, angle sills, 6-in. H. T. C. partitions on 1-sty fireproof tiers reinforced with 6-in. angle and channels, ceiling, expanded metal lath, P. C. plaster and concrete floor to 6-sty brick (1-sty fireproof) factory; cost, \$1,000; owner, Henry Kroger, 468 Greenwich st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 707.

WILLIAM ST, 84-88, n e cor of Maiden lane, 71, erect iron fire-escapes to 16-sty f. p. offices; cost, \$4,000; owner, Royal Insurance Co., care Edw. E. Beddell, 84 William st; architects, Howell & Stokes, 100 William st; superintendent, Chris Wolfe, care Nassau Steel & Iron Works, 525 58th st, Brooklyn. Plan No. 726.

4TH ST, 85 East, n s, shift stairs, close staircase, new vestibule, partitions to 4-sty brick dance hall and meeting room; cost, \$500; owner, Marie Kremer, 112 East 57th st; architect, Otto L. Spannhake, 233 East 78th st; architect superintends. Plan No. 710.

4TH ST, 168-70 East, new window openings (1, 2, 3, 4 stories), tear down and replace partitions (lath and plaster) to 4-sty brick tenement; cost, \$2,000; owner, Magdalena Sloke, 135 Amhurst av, Jamaica, L. I.; architect, Henry Klein, 505 East 14th st; architect superintends. Plan No. 709.

8TH ST, 401-417 East, f. p. partitions, extension of stairs (1-sty) to 5-sty brick lofts; cost, \$5,000; owners, Emily Roach & Steven W. Roach, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 750.

14TH ST, 322 East, s s, change basement room to store to 4-sty brick store and dwelling; cost, \$100; owner, Mary E. Curle, 103 West 55th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 720.

14TH ST, 446 West, construct iron awning, remove g. i. columns, erect steel beams, remove stores, windows and doors to 3-sty brick store and dwelling; cost, \$500; owner, Hugh King, 431 West 14th st; architect, James S. Maher, 431 West 14th st. Plan No. 715.

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17TH ST, 226 West, s s, remove and erect partitions, new fire-escapes to 5-sty brick store and tenement; cost, \$2,500; owner, Isaac S. Heller, 35 Nassau st; architect, Chas. B. Meyers, 1 Union Sq West; owner superintends. Plan No. 719.

22D ST, 3-7 West, n s, 120 w of 5th av, fireproof doors, brick up opening to 10-sty, fireproof store and loft; cost, \$300; owner, James McCutcheon Estate, care William C. McCutcheon, address care of F. W. Sharp, 286 5th av; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 757.

24TH ST, 442-46 East, s w cor Av A, erect roof house, walls (terra cotta blocks, brick), fireproof to 3-sty, fireproof garage, stable and animal shelter, 98x98; cost, \$5,000; owner, The American Society Prevention of Cruelty to Animals, Madison av and 26th st; Pres., Alfred Wagstaff; architects, Renwick, Aspinwall & Tucker, 320 5th av; architects superintend. Plan No. 763.

25TH ST, 141-155 East, 26th st, 140-156 East, new partitions, dumbwaiter, alter toilets to 7-sty f. p. factory; cost, \$7,000; owner, New York Railways Co., 165 Broadway, Pres. Theodore P. Shonts; architect, Charles E. Corby, 6-1 Broadway. Plan No. 741.

27TH ST, 516-518 West, w of 10th av, new stairs and entrance, partitions, toilets, doors and windows (1-sty), brick extension (1-sty) to 4 and 1-sty brick studios and store (2 buildings); cost, \$2,800; owner, Albert E. Straker, 191 9th av; architect, Paul C. Hunter, 191 9th av; architect superintends. Plan No. 747.

28TH ST, 43 West, remove store front to building line and partitions to 5-sty brick store and lofts; cost, \$300; owner, John P. Gleason, 43 Justice st, Elmhurst, Queens Co.; Geo. M. D. Kelly, 9 West 29th st; architect, H. A. Collins, Jr., 254 West 20th st; architect superintends. Plan No. 744.

30TH ST, 47-59 West, n s, remove show windows (3), new entrances to (3) 3 and 4-sty brick apartments and stores; cost, \$900; owner, Mrs. Emily D. L. Finney, 24 West 59th st; architects, Spencer & Randolph, 50 Church st; supt., O. J. Sambach, 50 Church st. Plan No. 701.

33D ST, 36 West, store floor lowered 15 ins., remove elevator and shaft and stairs, partitions and plumbing, new staircase, bulkhead, f. p. vent shaft, wire glass windows, g. i. ventilating louvers and g. i. skylight, raise roof to level, new steel partitions, new plumbing to 4-sty brick store, offices and studios; cost, \$5,000; owner, Emily B. Hopkins, 1 East 56th st; agent, Rufus B. Cowing, 49 Wall st; architects, Wallis & Goodwillie. Plan No. 713.

35TH ST, 218 West, s s, remove sill and brick work for door and show window to 4-sty brick store and tenement; cost, \$75; owner, Charles C. Burke, 50 Ravine rd, Plainfield, N. J.; architect, William H. Benjes, 86 East 2d st; architect superintends. Plan No. 765.

42D ST, 215-217 East, enlarge windows (6th story), new lintels to 6-sty f. p. medical dispensary; cost, \$150; owner, St. Bartholomew's Parish, Pres., Leighton Parks, 209 East 42d st; contractors, James C. Hoes & Son, 52 Gansevoort st; architect, Julius J. Diemer, 118 East 28th st. Plan No. 727.

44TH ST, 7-9 East, self-closing f. p. doors, new opening in party wall to 4-sty brick offices; cost, \$150; owners, J. S. Bache, 42 Broadway, of 7 East 44th st; The 9 East 44th St. Co., Pres., Geo. Richards, owners of 9 East 44th st, 141 Broadway; architect, Theodore C. Vischer, 299 Madison av. Plan No. 708.

44TH ST, 221-233 West, n s, erect marquise to 5-sty f. p. theatre; cost, \$400; owner, Central Theatre Leasing & Construction Co., Pres., Winthrop Ames, 225 West 44th st; architect, Herbert J. Kropp, 116 East 16th st. Plan No. 700.

45TH ST West, n s, 383.3 w of 6th av, install range, washing machine (dishes), slop sink, partitions, ceiling board, doors and w. c. to 4-sty brick restaurant; cost, \$500; owner, Isidore H. Kramer, 160 Broadway; architect, J. Russell, 1476 Broadway. Plan No. 702.

57TH ST, 407 East, removal of partitions, new stud partitions, new g. i. skylight to 3-sty brick 2-family dwelling; cost, \$500; owner, Bertha L. Maienschen, 407 East 57th st; architect, Henry Regelmann, 133 7th st; architect superintends. Plan No. 725.

57TH ST, 514-522 West, s s, 150 w 10th av, two reinforced concrete bridges to 6 & 8-sty f. p. loft; cost, \$500; owner, Gustav Schock, 514 West 57th st; architect, Turner Construction Co., 11 Broadway. Plan No. 732.

59TH ST, 504 East, install traveling coal scale to 3-sty fireproof power house; cost, \$900; owner, New York Steam Co., Pres., Arthur E. Duram, 140 Cedar st; engineer, Alva O. Greist, 140 Cedar st. Plan No. 768.

63D ST, 164-166 East, 2-sty rear extension, new entrance, elevator and dumbwaiter (fireproof shafts), skylights (3) to two 3-sty brick dwellings; cost, \$15,000; owner, Beekman Estate, 7 East 42d st; Pres., Gerard Beekman; architect, Frederick Junius Sterner, 154 East 63d st. Plan No. 753.

65TH ST, 242-44 East, two 26-in. Bethlehem girders to 2-sty brick garage; cost, \$3,000; owner, Henry S. Black, 209 East 64th st; architect, John H. Friend, 148 Alexander av; architect superintends. Plan No. 746.

96TH ST, 231 West, n e cor Broadway, remove (1-sty) partitions, erect plaster block partitions (rear), cut windows for doors, iron stairs (corrugated iron) to 7-sty brick store and apartments; cost, \$500; owners, S. E. & M. F. Bernheimer; Pres., Estele Bernheimer, 2566 Broadway. Plan No. 704.

99TH ST, 127-133 West, n s, removal of roof and new f. p. 3d floor to 3-sty f. p. garage; cost, \$20,000; owner, Louis W. Morrison, 53 Exchange pl; Alice M. Ulman, owner of land; William Krauss Garage Corp., owner of building; architect, Homer A. Reid, 315 5th av; owner superintends. Plan No. 716.

100TH ST, 146 West, s s, new foundation walls, reinforced concrete arches, brick fence

to 2-sty brick stable; cost, \$2,500; owner, Eugene Goll, Medford av, Patchogue, L. I.; architect, Christian E. Harle, 96 Warren st. Plan No. 743.

113TH ST, 239 East, n s of 113th st, cut windows to 5-sty brick tenement; cost, \$300; owner, Margaret O'Connor, 655 Lexington av; architects, B. F. Thompson & Co., 1619 Carter av, owner superintends. Plan No. 752.

116TH ST, 19-23 East, n w cor, remove 1-sty front wall inside wall and substitute c. i. columns, new stud partitions, new w. c. compartments to 7-sty brick tenement and stores; cost, \$1,200; owner, Halesco Realty Co., Inc.; Pres., Morris D. Solinger, 251 West 95th st; architects, Gross & Kleinberger, Bible House; owner superintends. Plan No. 718.

116TH ST, 83 East, n s, cut wall to form door to 3-sty brick dwelling and furnished room; cost, \$25; owner, Dr. E. Harrison Griffin, 55 West 55th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 712.

125TH ST, 142-48 East, s e cor Lexington av, new show window (copper kalamein, marble, plate glass, etc.) to 2-sty brick store and hall; cost, \$100; owner, Paul J. Byck, 1771 Broadway; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 773.

130TH ST, 653 West, n e cor 12th av, divide (2d story), partitions (stud-plaster, new sink to 3-sty brick apartments and cafe; cost, \$300; owner, Mary Tone, 245 West 126th st; contractor, Theodore Hoffmann, 623 West 130th st; contractor superintends; architect, Louis A. Hornum, 405 Lexington av. Plan No. 735.

132D ST, 4 East, new toilet compartments, rearrange windows to 5-sty brick tenement and stores; cost, \$500; owner, Irving Bachrach, 74 East 92d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 723.

133D ST, s w cor Old Broadway, new door and window, roof and floor repaired, remove loft to 1-sty brick garage; cost, \$300; owner, Manhattan, College, Pres., Brother Edwards, 133d st and Old Broadway; architect, F. E. Glasser, 70 Manhattan st. Plan No. 745.

147TH ST, 422 West, s s, east of Convent av, remove partitions to 3-sty brick dwelling; cost, \$100; owner, Mrs. Louis Schmidt, care Kaiser Keller, 145 West 42d st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 754.

207TH ST, POST AV & 10TH AV, new store front, second tier of beams to 2-sty brick stores and offices; cost, \$5,000; owner, A. Victor Donellan, 500 5th av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 767.

AV A 26, remove partitions (2 to 5 stories), new partitions, toilets, plumbing fixtures, new front and vestibule doors to 5-sty brick tenement; cost, \$3,000; owner, Wm. Baumert, 177 Franklin st; architect, John H. Friend, 148 Alexander av. Plan No. 717.

AV C, 122, e s, remove partitions, new partitions (stud lath and plaster), doors to 4-sty brick store and tenement; cost, \$1,200; owner, Charles Lang, 52 East 91st st; architect, Otto Reissmann, 147 4th av; owner superintends. Plan No. 742.

BOWERY, 334-36, w s, window to 7-sty fireproof stores and lofts; cost, \$75; owner, Nathaniel H. Lyons, 192 Bowery; architect, Morris Schwartz, 194 Bowery. Plan No. 760.

BROADWAY, 1149, w s, store front, stairway to 4-sty brick store and office; cost, \$350; owner, Estate of Prof. Morris Loeb, 52 William st; architects, E. H. Jones & A. W. Cordes, 124 West 45th st; architects superintend. Plan No. 762.

BROADWAY, 687, Mercer st, 250-52, install window, frames, sashes (metal), partitions (terra cotta blocks and plaster) to 6-sty f. p. store and lofts; cost, \$2,000; owner, Joseph S. Tower, Milbrook, Dutchess Co., N. Y.; architect, James B. Baker, 156 5th av; architect superintends. Plan No. 740.

BROADWAY, 1690-92, n e cor 53d st, new dumbwaiter, toilet compartments to 7-sty brick tenement and stores; cost, \$1,500; owner, Joseph Schenk, 66 West 107th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 722.

BROADWAY, 1696-98, new dumbwaiters, toilet compartments to 7-sty brick tenement and stores; cost, \$1,500; owner, Joseph Schenk, 66 West 107th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 724.

BROADWAY, 11-13 East, s w cor Catherine st, 14-16, alter 3 buildings to 1, remove walls, new stairways, toilets, etc., to 4-sty brick stores and lofts; cost, \$5,000; owner, Maude S. McCahill, Washington, D. C.; architect, Chas. M. Straub, 147 4th av; superintendent, Pincus Malzman, 73 Allen st. Plan No. 771.

BROADWAY, 2814, e s, s of 109th st, entrance to cellar to 1-sty brick cafe; cost, \$50; owner, Vincent Astor, 23 West 26th st; architect, J. C. Cocker, 2017 5th av. Plan No. 772.

CONVENT AV, 341, n e cor 144th st, West, f. p. extension (rear), partitions, windows, skylights, etc., to 4-sty brick sanitarium; cost, \$10,000; owner, Lutheran Hospital of Manhattan, John H. Boschen, Pres., 2007 Amsterdam av; architect, Eli Benedict, 1947 Broadway; architect superintends. Plan No. 733.

LEXINGTON AV, 762-768, n w cor 60th st, 139 East, change entrance, remove partitions, replace bank partitions (brick and terra cotta), window, sash and frames (bronze and iron) to 5-sty brick tenement and stores and bank; cost, \$15,000; owner, Corn Exchange Bank, Pres., Walter Frew, 5-7 East 42d st. Plan No. 736.

LEXINGTON AV, 1944, s w cor, replace store front to 1-sty brick tenement; cost, \$500; owner, Lucy Kulot, 1942 Lexington av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 734.

MADISON AV, 219, n e cor 36th st, 1-sty addition, to add mansard to 3 and 4-sty brick dwelling; cost, \$10,000; owner, Mrs. Pierpont Morgan, 219 Madison av; architects, Delano & Aldrich, 4 East 39th st. Plan No. 739.

MADISON AV, 710, n w cor, raise basement, floor beams, remove front wall, install show

windows, pent house on roof, partitions to 5-sty brick store, office and dwelling; cost, \$8,000; owner, Harold Matthews, 648 Madison av, architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 706.

PARK ROW, 95, s s, erect an iron and glass marquise to 4-sty brick store and lofts; cost, \$75; owner, Marie Reiche, care Rabe & Kelles, 258 Broadway; architect, Adolph Meyersburg, 902 Eagle av. Plan No. 721.

ST. NICHOLAS AV, 765, close stair openings, new sink and wash tub, bath tub and w. c., install vent shaft, remove partitions 3d story extension to 3½-sty brick dwelling; cost, \$600; owner, Germania Life Ins. Co., Herbert Cillis, Pres., 50 Union sq; architect, Frank J. Schefcik, 4168 Park av, Bronx. Plan No. 728.

1ST AV, 403, w s, 1-sty addition, metal c. i. columns, steel beams to 4-sty brick store and dwelling; cost, \$2,500; owner, Henry Henning, 403 5th av; architect, Otto Reissmann, 147 4th av. Plan No. 769.

2D AV, 1460, e s, 52.2 n of East 76th st, replace dumbwaiter enclosure (brick wall), new door to 5-sty brick stores and tenement; cost, \$75; owner, Mrs. Louis Geisler, 544 East 76th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 729.

3D AV, 2193, 75 s of 126th st, East, new store front, c. i. columns (2) to 4-sty brick store and loft; cost, \$500; owner, Estate of John Weller, care Mrs. Gertrude Moeller, 741 Fairmount pl; architect, Joseph C. Schaeffler, 38 West 32d st. Plan No. 738.

7TH AV, 795, s s, partitions, fire escapes to 5-sty brick store and tenement; cost, \$800; owner, Mary J. Cunningham, 46 Hamilton pl; architect, William A. Kenny, 420 West 259th st; architect superintends. Plan No. 758.

8TH AV, 709-715, s w cor 45th st (1 story), addition (rear) to 4-sty brick store, office and apartments; cost, \$1,000; owner, William Waldorf Astor, 21 West 26th st; architect, Edward L. Larkin, 259 West 34th st; superintendent, Thomas G. Larkin, 259 West 34th st. Plan No. 748.

8TH AV, 931, n w cor 55th st, subdivide store, store front, partitions to 5-sty brick tenement; cost, \$1,000; owners, M. & M. Attinger, 31 Nassau st; architects, Schwartz & Gross, 347 5th av; architects superintend. Plan No. 737.

9TH AV, 633, w s, s of 45th st, brick extension (rear), new bathrooms, partitions to 5-sty brick tenement; cost, \$500; owners, Nathan and Emma Marks, 632 9th av; architects, B. F. Thompson & Co; owner superintends. Plan No. 751.

11TH AV, 476-82, n e cor 38th st, West, one 15,000-gal. gravity tank and two 6,000-gal. pressure tanks to 3-sty brick steam laundry; cost, \$4,100; owner, Morgan Steam Laundry Co., 476 11th av; Pres., Kenneth E. Morgan; architect, The Rusling Co., 39 Cortlandt st; Pres., Joseph L. Rusling. Plan No. 766.

## Bronx.

MELVILLE ST, w s, 95 s Van Nest av, raise to grade 3-sty frame dwelling; cost, \$1,500; owner, Vaclav Svejek, on premises; architect, H. Nordheim, 1087 Tremont av. Plan No. 130.

160TH ST, 770, new partitions to 5-sty brick tenement; cost, \$350; owners, Tinton Realty Co., Geo. Hinc, 411 East 88th st, president; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 123.

BRONXWOOD AV, n e cor 229th st, 1-sty brick extension, 30x109, to 2-sty brick factory; cost, \$4,000; owners, Schloss & Metzger, on premises; architects, Lockwood, Greene & Co., 101 Park av. Plan No. 133.

BURKE AV, s s, 90 w Barker av, raise to grade 2-sty frame dwelling; cost, \$375; owner, Chas. Wold, 606 Burke av; architect, Frank McGarry, 660 Burke av. Plan No. 126.

CHATTERTON AV, 2053, raise to grade 2-sty frame dwelling; cost, \$500; owner, Bertha Scheidler, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 129.

ELTON AV, 757, 1-sty brick extension, 8.6x23, to 3-sty frame store and tenement; cost, \$500; owner, Jos. Ferrara, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 128.

KINGSBRIDGE ROAD, n s, 39.11 e 4th av, new partitions to 2-sty brick store and dwelling; cost, \$1,200; owner, Luigia Magutta, 347 East 64th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 119.

MATTHEWS AV, w s, 200 s Morris Park av, raise to grade 2-sty brick dwelling; cost, \$400; owner, John Dorso, 1724 Adams st; architect, T. J. Kelly, 643 Morris av. Plan No. 118.

MORRIS AV, w s, 32 s Mt. Hope pl, 1-sty frame extension, 3x8, new partitions, etc., to 3-sty frame dwelling; cost, \$1,000; owner, Rev. Jas. W. Powers, 129th st and Madison av; architect, Chas. T. E. Dieterlen, 41 West 127th st. Plan No. 125.

SEDGWICK AV, s e cor 181st st, new roof and skylights to 1-sty stone museum; cost, \$6,500; owners, New York University, on premises; architects, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 122.

ST. LAWRENCE AV, n w cor Merrill st, new cellar walls, new stairs, etc., to two 2-sty frame dwellings; cost, \$500; owner, Sarah Spero, 1885 7th av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 120.

SOUTHERN BOULEVARD, w s, 100 s Crotona Park East, new store front, new toilets to 1-sty brick store; cost, \$1,000; owner, John B. Pine, 53 William st; architect, P. J. Reville, 1559 So. Boulevard. Plan No. 121.

VAN NEST AV, w s, 20 n Victor st, 1-sty frame extension, 22x3, to 2-sty frame store and dwelling; cost, \$250; owner, John Richter, on premises; architect, John Schwalbenberg, 2160 Ellis av. Plan No. 127.

WASHINGTON AV, s e cor 172d st, new partitions to 4-sty brick store and tenement; cost, \$300; owner, Henry Lang, 4031 Park av; architect, Chas. A. Clark, 441 Tremont av. Plan No. 117.

## Plans Filed, Alterations, Continued.

WATERBURY LANE, e s, 100 s Shore drive, new windows, new partitions to 1-sty and attic frame dwelling; cost, \$800; owner, C. P. Huntington Estate, Baychester; architect, John C. W. Ruhl, 3132 Decatur av. Plan No. 131.

WEBSTER AV, e s, 350 n 204th st, new elevator and new elevator shaft to 2-sty brick garage; cost, \$6,000; owner, Walter McGee, Manhattan Club, 25th st and Madison av; architect, Paul R. Allen, 37 West 39th st. Plan No. 132.

WILLIAMSBRIDGE ROAD, n e cor Valentine av, new toilets to 1-sty brick court house; cost, \$400; owners and architects, City of New York. Plan No. 124.

## Brooklyn.

COLUMBIA ST, 91, extension to 1-sty office; cost, \$600; owner, Julian Ress, on premises; architect, John Burke, 377 Union st. Plan No. 2283.

DEAN ST, 1669, extension to 2-sty rectory; cost, \$250; owner, Rev. Chas. E. McDonnell, on premises; architect, Lasplia & Salvati, 525 Grand st. Plan No. 2400.

DEAN ST, 525, plumbing to 4-sty tenement; cost, \$250; owner, Patk. J. Clarke, 20 St Johns pl; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 2223.

DEGRAW ST, 129, extension to 4-sty factory; cost, \$5,700; owner, Edw. B. Jordan & Co., on premises; architect, Frank H. Quinby, 99 Nassau st, Manhattan. Plan No. 2354.

ELTON ST, 53, interior alterations to 2-sty dwelling; cost, \$500; owner, Mary E. Alderton, on premises; architect, Wm. A. Gorman, 110 Roosevelt av Corona. Plan No. 2310.

FULTON ST, 991, interior alterations to 3-sty stores; cost, \$800; owner, Jas. S. Rourke, 2105 Ocean pkway; architect, Chr. Bauer, Jr., 861 Manhattan av. Plan No. 2393.

FULTON ST, 974, new store front to 4-sty tenement; cost, \$500; owner, Frances V. Hedlock, 401 Grand st, Manhattan; architect, Max Miller, 115 Nassau st, Manhattan. Plan No. 2359.

GARNET ST, 9, interior alterations to 3-sty tenement; cost, \$300; owner, Salvatore Anas-tasio, 192 Nelson st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2418.

GRAND ST, 766, interior alterations to 4-sty tenement; cost, \$250; owner, Paul Vollmoeller, 1916 Putnam av; architect, John H. Vanderneght, 2157 Bleecker st. Plan No. 2412.

HENDERSONS WALK, n e cor Bowery, electric sign; cost, \$500; owner, John T. Rowe, 2936 West 32d st; architect, Robt. Gerlinger, 1790 Broadway, Manhattan. Plan No. 2274.

HOPKINS ST, 250, interior alterations to 3-sty store and tenement; cost, \$400; owner, Louis Singer, 236 Vernon av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2428.

HUMBOLDT ST, 716, extension to 3-sty dwelling; cost, \$200; owner, Max Baron, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 2320.

LOTT'S LANE, 2253, extension to 1-sty dwelling; cost, \$300; owner, Edw. Arnold, on premises; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 2288.

OAKLAND ST, 60, interior alterations to 3-sty dwelling; cost, \$1,000; owner, Emil Greenberg, 25 Greenpoint av; architect, E. J. Messinger, 394 Graham av. Plan No. 2322.

PARK PL, n s, 200 w Nostrand av, interior alterations to 4-sty school; cost, \$2,000; owner, City of New York; architect, H. L. Devoe, 131 Livingston st. Plan No. 2306.

PARK ST, 11, interior alterations to 1-sty store; cost, \$1,500; owner, Manuel R. Rodrigues, 14 Whipple st; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 2405.

SMITH ST, 223, interior alterations to 4-sty store and tenement; cost, \$3,350; owner, G. E. Ahren, 77 Butler st; architect, A. Ulrich, 371 Fulton st. Plan No. 2259.

STAGG ST, 182, interior alterations to 4-sty tenement; cost, \$1,000; owner, Morris Skalnick, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2398.

WASHINGTON ST, 50, exterior alterations to 9-sty factory; cost, \$1,000; owner, Robert Gair, on premises; architect, Wm. Higginson, 21 Park Row. Plan No. 2273.

NORTH 9TH ST, 249, interior alterations to 2-sty dwelling; cost, \$400; owner, Mary I. Gallagher, 215 North 8th st; architect, Ph. Tillion, 381 Fulton st. Plan No. 2365.

SOUTH 9TH ST, 69, interior alterations to 3-sty dwelling; cost, \$400; owner, Max Schnur, 149 Delancey st, Manhattan; architect, Max Cohen, 289 Bedford av. Plan No. 2321.

WEST 9TH ST, 2958, extension to 2-sty dwelling; cost, \$500; owner, Wm. A. Hill, 27 Ashland pl; architect, Wm. A. Hill, 27 Ashland pl. Plan No. 2323.

EAST 13TH ST, 2351, interior alterations to 2-sty dwelling; cost, \$350; owner, Cornelius S. Morris, Shore rd and Av Y; architect, Michael M. Foley, 2160 East 13th st. Plan No. 2227.

EAST 16TH ST, 1210, raise roof of 1-sty factory; cost, \$1,000; owner, Geo. W. Egbert, 126 East 19th st; architects, Rapp Bros., 189 Montague st. Plan No. 2315.

18TH ST, 344, extension to 2-sty dwelling; cost, \$250; owner, Mary Cahill, 209 West 15th st, Manhattan; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2269.

60TH ST, 1483, extension to 3-sty dwelling; cost, \$600; owner, Annie Kreitman, on premises; architect, M. A. Canter, 373 Fulton st. Plan No. 2416.

64TH ST, 828, interior alterations to 3-sty dwelling; cost, \$200; owner, Alex Nelson, on premises; architect, Harry Rocker, 9004 5th av. Plan No. 2372.

AV J, 1318, interior alterations to 3-sty dwelling; cost, \$1,200; owner, C. Glendore, on

premises; architect, Slee & Bryson, 154 Montague st. Plan No. 2262.

ALBANY AV, 251, extension to 2-sty dwelling; cost, \$900; owner, Francis Curran, 1103 Sterling pl; architects, Cannella & Gallo, 60 Graham av. Plan No. 2356.

ATLANTIC AV, 333, interior alterations to 4-sty tenement; cost, \$300; owner, Alex New-mann, 335 Atlantic av; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 2244.

ATLANTIC AV, 2567, exterior alterations to 2-sty dwelling; cost, \$500; owner, Sam L. Max, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2297.

BROADWAY, 765, exterior alterations to 2-sty store; cost, \$200; owner, Chas. Lyon, 114 Vernon av; architects, Schwartz & Gross, 347 5th av, Manhattan. Plan No. 2382.

BROADWAY, 1276, interior alterations to 4-sty store and office; cost, \$300; owner, Sophie Flegenheimer, on premises; architect, Emil J. Messinger, 394 Graham av. Plan No. 2319.

BROADWAY, 835, interior alterations to 3-sty tenement; cost, \$3,000; owner, Robert T. Whalen, 225 Grand st; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 2404.

CLINTON AV, 450, extension to 1-sty church; cost, \$500; owner, Westminster Presbyterian Church, 60 1st pl; architect, W. J. Conway, 400 Union st. Plan No. 2249.

DEKALB AV, 1375, interior alterations to 3-sty dwelling; cost, \$200; owner, Ignazio Ricco, 29 Central av; architect, Glucroft & Glucroft, 671 Broadway. Plan No. 2426.

FLATEUSH AV, 120, interior alterations to 4-sty offices and dwelling; cost, \$2,000; owner, Goldberg & Zrether, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 2427.

GRAHAM AV, 52, extension to 3-sty tenement; cost, \$3,000; owner, Cath Miller, 622 Hancock st; architect, Tobias Goldstone, 49 Graham av. Plan No. 2303.

HOWARD AV, 12, interior alterations to 4-sty storage; cost, \$700; owner, Wm. Edwards, on premises; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 2362.

MANHATTAN AV, 894, exterior alterations to 3-sty office and school; cost, \$500; owner, Corn Exchange Bank, on premises; architect, Ph. Tillion, 381 Fulton st. Plan No. 2380.

MEEKER AV, 103, interior alterations to 3-sty dwelling; cost, \$250; owner, Wm. J. Leahy, 464 Graham av; architect, Chr. Bauer, 861 Manhattan av. Plan No. 2395.

MYRTLE AV, 111, exterior alterations to 3-sty store; cost, \$500; owner, Harris Salit, 17 Myrtle av; architect, Wm. A. Parfitt, 26 Court st. Plan No. 2385.

NASSAU AV, 113, interior alterations to three 3-sty stores and dwellings; total cost, \$400; owner, Cornelius J. Sheehan, 200 Greenpoint av; architects, Ph. Tillion & Son, 381 Fulton st. Plan No. 2348.

OCEAN PKWAY, 23, interior alterations to 1-sty theatre; cost, \$500; owner, Morris Piller, 452 Broadway; architect, M. A. Cantor, 373 Fulton st. Plan No. 2346.

PITKIN AV, 2405, extension to 2-sty dwelling; cost, \$500; owner, Jennie Lubofsky, on premises; architect, M. L. Rieser, 198 Bristol st. Plan No. 2326.

PITKIN AV, 1625, extension to three 3-sty dwellings; total cost, \$2,500; owner, Isidore Gaster and others, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 2287.

SUTTER AV, 942, interior alterations to 2-sty dwelling; cost, \$1,200; owner, Jack Goldstein, on premises; architect, Morris Schwartz, 194 Bowery, Manhattan. Plan No. 2406.

THROOP AV, 76, interior alterations to two 3-sty stores and storages; cost, \$1,000; owner, Workmans Circle Arbeiter Ring, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 2304.

TOMPKINS AV, 74, interior alterations to two 3-sty stables; cost, \$1,500; owner, Max Lanert, 632 Broadway; architect, Hy. Nurich, 830 Putnam av. Plan No. 2332.

WYTHE AV, 532, exterior alterations to two 4-sty tenements; cost, \$800; owner, Meyer Katz, 618 Flushing av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2308.

3D AV, 665, interior alterations to 4-sty store and tenement; cost, \$1,000; owner, Ike Polansky, on premises; architect, Jacob Fischer, 931 Fox st. Plan No. 2290.

4TH AV, 166, extension to 1-sty shop; cost, \$500; owner, Jas. J. McGuire, 168 4th av; architect, Frank E. Kelly, 390 Douglass st. Plan No. 2364.

5TH AV, 423, extension to 3-sty store and dwelling; cost, \$1,600; owner, Christian Bahr, 441 5th av; architect, Benj. F. Hudson, 319 9th st. Plan No. 2341.

7TH AV, s e cor Prospect av, interior alterations to 3-sty school; cost, \$800; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 2410.

8TH AV 4224, extension to 3-sty store and dwelling; cost, \$225; owner, Theo. P. Vovineck, 4202 8th av; architect, Chas. Braun, 459 41st st. Plan No. 2358.

## Queens.

ARVERNE.—Ocean av, n s, 255 e Meredith av, 1-sty brick extension, 19x28, rear dwelling, tin roof, interior alterations; cost, \$4,000; owner, Adolph Spiegel, 1 West 119th st, Manhattan; architect, H. J. Sprung, Rockaway Beach. Plan No. 690.

COLLEGE POINT.—6th st, e s, 200 s 1st av, erect porch to dwelling; cost, \$60; owner, S. Gerbo, on premises. Plan No. 670.

COLLEGE POINT.—10th st, w s, 50 n 5th av, plumbing to dwelling; cost, \$70; owner, Chas Sauer, on premises. Plan No. 682.

CORONA.—Jackson av, s s, 60 w 47th st, 2-sty brick extension, 4x26, side dwelling, tin

roof, interior alterations; cost, \$2,000; C. Pascale, 50 East Jackson av, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan No. 660.

EDGEMERE.—Mermaid av, n e cor Beach 35th st, new foundation to dwelling; cost, \$400; owner, L. Schildkraut, on premises. Plan No. 688.

FAR ROCKAWAY.—Cornga av, s s, 258 w Central av, interior alterations to hotel; cost, \$300; owner, E. Moran, premises. Plan No. 708.

FLUSHING.—Colden av, w s, 200 n Hillside av, repair dwelling after fire damage; cost, \$800; owner, Flushing Rose Garden Co., on premises. Plan No. 671.

FLUSHING.—Main st, w s, adj. L. I. R. R., interior alterations to store and offices; cost, \$350; owner, Van Buren Realty Co., 512 West 21st st, Manhattan. Plan No. 689.

FLUSHING.—Lawrence st, w s, 225 n Broadway, general repairs to coal shed; cost, \$150; owner, Donoghue & Hallaney, premises. Plan No. 664.

FLUSHING.—Holly st, n s, 600 w Jamaica av, plumbing, 2 dwellings; cost, \$100; owner, J. Gilmartin, premises. Plan No. 650.

FLUSHING.—Amity st, n s, 525 e Main st; interior alterations to studio; cost, \$190; owner, Ramo Film Co., premises. Plan No. 654.

FLUSHING.—20th st, w s, 220 n Monroe st, plumbing to dwelling; cost, \$70; owner, M. Coffe, on premises. Plan No. 694.

GLENDALE.—Tesla pl, e s, 385 n Cooper st, plumbing to dwelling; cost, \$165; owner, G. T. Heilson, on premises. Plan No. 692.

GLENDALE.—Tesla pl, 227, w. c. compartments, dwelling; cost, \$100; owner, Chris Petsche, premises. Plan No. 656.

HOLLIS.—Pinto st, n w cor Marengo av, plumbing to dwelling; cost, \$150; owner, Sophia J. Wilemking, premises. Plan No. 593.

JAMAICA.—Jay st, w s, 100 s South st, concrete foundation dwelling; cost, \$400; owner, Julia Kalb, premises. Plan No. 661.

JAMAICA.—Henry st, w s, 75 s Sylvester av, erect new foundations to dwelling; cost, \$500; owner, Felix Czarnecki, on premises. Plan No. 677.

L. I. CITY.—Orchard av, w s, 75 s Jackson av, general interior alterations to factory; cost, \$3,000; owners, Rossenwasser Bros., on premises; architect, Adolph Mertin, 34 West 28th st, Manhattan. Plan No. 686.

L. I. CITY.—Clay av, e s, 300 s Newtown Creek, plumbing to factory; cost, \$95; owner, Nicholas Copper Co., on premises. Plan No. 687.

L. I. CITY.—Borden av, Van Dam, Young st, 3 elevators in factory; cost, \$2,000; owner, L. T. Stevenson, on premises. Plan No. 685.

L. I. CITY.—Vernon av, 103, new water closet compartments to dwelling, new plumbing; cost, \$400; owner, Mrs. E. M. Steele, on premises. Plan No. 679.

L. I. CITY.—Jackson av, s e cor Honeywell st, gas piping, factory; cost, \$100; owner, Good-year Rubber Co., premises. Plan No. 662.

L. I. CITY.—Boulevard, 419, new foundation to dwelling; cost, \$250; owner, Thos. Righam, premises. Plan No. 651.

MASPETH.—Remsen av, 36, new store front to dwelling; cost, \$150; owner, B. Glasser, premises. Plan No. 659.

MASPETH.—Flushing av, n s, 78 w Furman av, 1-sty frame extension, 27x8, front of store, tin roof; cost, \$400; owner, H. Nuger, Zeidler av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 691.

MASPETH.—Maiden la, e s, 50 s New st, 2-sty frame extension, 23x19, rear dwelling, tin roof, interior alterations; cost, \$1,800; owner, Angelo Argreta, on premises; architect, J. McGahan, 247 East 43d st, Manhattan. Plan No. 695.

MIDDLE VILLAGE.—Metropolitan av, s s, opp Juniper av, repair fence; cost, \$500; owner, Lutheran Cemetery Corp., Middle Village. Plan No. 693.

RICHMOND HILL.—Spruce st, w s, 15 s Division av, plumbing to dwelling; cost, \$50; owner, Thomas Coltes, on premises. Plan No. 696.

RIDGEWOOD.—Forest av, 757, electric sign to store; cost, \$95; owner, Mary Balling, premises. Plan No. 665.

RIDGEWOOD.—Myrtle av, 391, electric sign to store; cost, \$90; owner, E. G. Rader, premises. Plan No. 666.

RIDGEWOOD.—Fresh Pond rd, 837, 1-sty brick extension, 25x32, front and side dwelling, tin roof, interior alterations; cost, \$3,000; owner, Chas. Errocota, premises; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 655.

RIDGEWOOD.—Hughes st, 2369, plumbing to dwelling; cost, \$150; owner, William Koch, on premises. Plan No. 684.

RIDGEWOOD.—Myrtle av, 1841-43, interior alterations to two stores and dwellings; cost, \$2,500; owner, Wm. Wolf, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 704.

ROCKAWAY BEACH.—Lincoln av, 19, extend and repair porch to dwelling; cost, \$100; owner, J. C. Green, premises. Plan No. 709.

ROCKAWAY BEACH.—Seaside av, n e cor Boulevard, 1-sty frame extension, 27x15, front store; cost, \$200; owner, S. Chalkis, premises; architect, A. H. Knoll, Rockaway Beach. Plan No. 707.

ROCKAWAY BEACH.—Boulevard, n s, 50 e Bayside av, 1-sty added to top of dwelling; cost, \$400; owner, Geo. Gross, 350 Boulevard, Rockaway Beach; architect, J. B. Smith, Rockaway Beach. Plan No. 705.

SOUTH JAMAICA.—Elm st, w s, 530 s Rock- away Plank rd, plumbing to dwelling; cost, \$100; owner, D. Berkenhan, on premises. Plan No. 673.

WHITESTONE.—17th st, s w cor 10th av, 2-sty frame extension, 25x10, rear dwelling, tar and gravel roof, interior alterations; cost, \$1-

200; owner, Mrs. Mary Hayes, premises; architect, H. T. Morris, College Point. Plan No. 653.

WOODHAVEN.—Fulton st, 4480, plumbing, 2 houses; cost, \$100; owner, Fred Reininking, premises. Plan No. 667.

WOODSIDE.—Greenpoint av, s s, 50 e 3d st, new store front to dwelling; cost, \$200; owner, H. Heiman, on premises. Plan No. 678.

**PERSONAL AND TRADE NOTES.**

MATTHEW F. ROSS, plumbing contractor, has opened an office and shop at 575 Halsey st, Brooklyn.

WYCKOFF PIPE & CREOSOTING CO., INC., has moved its main office from 50 Church st to 30 East 42d st.

CAMDEN POTTERY CO., Camden, N. J., has moved its New York office from 95 William st to 110 West 24th st.

THE ROLFE BUILDING MATERIAL CO., will move its office, May 1st to 181 Burnet st., New Brunswick, N. J.

ADAMS, BRITZ & CO., heating and ventilating engineers and contractors, have opened an office and shop at 1759 Park av.

DAVIS CONSTRUCTION & ENGINEERING CO. will move its offices to the Vanderbilt Concourse Building, 52 Vanderbilt av.

NICHOLAS C. SQUITTIERI, plumbing and heating contractor, has moved his office and shop from 337 East 115th st to 2250 1st av.

BUILDERS' CO-OPERATIVE BUREAU, 51 East 42d st, will move to the new Vanderbilt Concourse building, 52 Vanderbilt av.

FRANKLIN CONTRACTING CO. will move its offices from 1 Hudson st to the Vanderbilt Concourse Building, 52 Vanderbilt av.

NAPOLEON LA VAUTE, architect, has moved his offices from 408 Bastable Building to 421 First National Bank Building, Syracuse, N. Y.

R. J. SCHWAB & SONS CO., Milwaukee, Wis., manufacturers of boilers, has opened a New York office at 51 Cliff st, in charge of H. H. Beals.

F. H. BOSWORTH & L. C. HOLDEN, architects, will move their offices about April 15 from 1170 Broadway to the Scribner Building, 597 Fifth av.

LANSING, BLEY & LYMAN, architects have associated themselves with Harris & Hall, landscape architects, with joint offices in the Prudential Building, Buffalo, N. Y.

HAROLD B. FITZGERALD, who for a number of years has been connected with the Art Metal Construction Co., has become associated with Mowbray & Uffinger, architects, 56 Liberty st.

A. R. HOWELL has recently been appointed advertising manager of the H. W. Johns-Manville Co., vice Frederick J. Low, resigned. Mr. Howell was until recently associated with the George Batten Co.

THE EDWARD H. CRANDALL CORPORATION, INC., has recently been organized to conduct a general contracting business. The main office of the company will be located at White Plains, N. Y.

BRAINARD THOMPSON, heating and plumbing contractor, has recently established a shop and office at 516 East 178th st, and desires catalogues and price lists from manufacturers and jobbers interested.

WILLIAM KUENZLER, a prominent building contractor of Union Hill, N. J., entertained a number of friends at his home, 317 Kossuth st, Tuesday evening, March 31, in honor of his birthday.

GEORGE A. RICKER, for the last two years First Deputy Commissioner of Highways for the State of New York, has opened an office at 188 State st, Albany, where he will practice as a consulting civil engineer.

METROPOLITAN LIFE INSURANCE CO. have had plans prepared by D. Everett Waid, architect, for a gymnasium for the use of their employees, to be erected on the roof of the building at 1 Madison av.

FRED LUNDY, former Register, former Transfer Tax Appraiser and former Democratic leader of the Sixteenth Assembly District, it was learned to-day, has been lying seriously ill at his home, in Coney Island, for several weeks.

YONKERS' BUILDING BUREAU during March, 1915, issued nearly three times the number of permits for new buildings as were issued in March, 1914. Our suburban neighbors seem to have caught on to the "Build Now" idea.

AMERICAN DISTRICT STEAM CO., North Tonawanda, N. Y., has established a New York office and show room at 140 Cedar st. The Manhattan office will be under the personal direction of G. C. St. John, vice-president of the company.

WENDELL P. BLAGDEN, architect, formerly of the firm of Hazzard, Erskine & Blagden, of New York, is now in charge of the Rochester office of Foster & Gade. He will superintend and be in charge of the new warehouse for Brewster, Gordon & Co., at that place.

HOWARD APLEGATE, who has been identified with the building business at Lakewood, N. J., and vicinity, has formed the Howard Aplegate Construction Co. with offices at West Front st and Maple av, Red Bank, N. J. The new firm will do a general contracting business.

ROBERT S. PATTERSON, Arthur W. Lawrence and George W. Mertz, who were constituted a building commission in a bill recently approved by the Board of Supervisors of Westchester County and passed by the Legislature, have been sworn in by Harvey Green, clerk of the Board of Supervisors.

JOHN A. HILL, president of the Hill Publishing Company, will deliver the fifth lecture under the auspices of the New York Trade Press Association at the University Building, Washington

sq. East, Wednesday evening, April 15, at 8:15. The subject of the evening will be "The Technical Paper and the Manufacturer."

JAMES P. HYNES, Isadore Feldman and Albert E. Watson, architects, have formed a partnership for the practice of their profession under the firm name of Hynes, Feldman & Watson, and have opened offices in the Goad Building, 105 Bond st, Toronto, and in the Guarantee Building, 50 Beaver Hall Hill, Montreal, Que.

JEFFREY MFG. COMPANY, 77 Warren st, will move about May 1 to 50 Dey st, where they will have five floors and a basement with a show room, and carry the largest stock of conveying machinery in New York. They will have a complete engineering force. G. H. Mueller, formerly chief engineer, is now New York manager.

CLIFFORD B. MOORE has been appointed consulting engineer of the Borough of Queens by Borough President Connolly, succeeding the late Foster Crowell. The salary is \$7,200 per year. Mr. Moore has been in the employ of the borough for a number of years. In October, 1911, he was appointed engineer of the topographical bureau.

NEW TERMINAL ENTRANCE.—The latest of the Grand Central Terminal conveniences, one that will be appreciated by those approaching the terminal from the north, is the new entrance just opened on 45th st and Vanderbilt avenue. It is a spacious marble corridor, passing under the recently constructed Vanderbilt Concourse Building and the Yale Club.

WESTERN ELECTRIC COMPANY has an attractive exhibit in the Panama-Pacific International Exposition, which covers a floor area of about 3,000 square feet. Electrical devices of many kinds are shown, which can be used in the home as well as in the office. One of the features is a practical demonstration of the company's recently perfected, loud-speaking telephone equipment, adapted for announcing in railway stations, paging guests in hotels, etc.

**OBITUARY**

BERTRAM LE ROY WILSON, a salesman for the Allis-Chalmers Co., died of heart disease at his home, 903 Bushwick av, Brooklyn, Friday, April 2. He was twenty-five years of age.

H. CHRISTIAN JENSEN, a general contractor prominent in Westchester County, died of cancer of the throat, at his home in Tuckahoe, N. Y., Monday, April 5. He was fifty-five years of age.

TERENCE RILEY, a retired painting and interior decorating contractor, died of pneumonia at his home, 427 First pl, Brooklyn, Wednesday, March 31. He was seventy-eight years of age and is survived by two sons and two daughters.

MICHAEL P. DEMPSEY, who has been active as a mason contractor in the Oranges for a number of years, died at his home, 237 North Park st., East Orange, Friday, April 2. He was sixty-two years of age. He is survived by three sons and four daughters.

JOHN B. BUCKLEY, a retired building contractor and an inventor of many appliances used in his work, died of Bright's disease at his home, 2169 Homecrest av Brooklyn, Tuesday, April 6. He was seventy-nine years old and is survived by three sons and three daughters.

JAMES DUNNE, for many years Democratic leader of the Sixth Ward of the old city of Brooklyn, died at his home, 317 Clinton st, Brooklyn, Tuesday, April 6. Under the administration of Borough President Coler he was Commissioner of Sewers.

WILLIAM F. PROCTOR died of a complication of diseases at his residence, 20 5th av, Tuesday, April 6. Mr. Proctor was born on Long Island fifty-seven years ago, and had been in poor health for some time. Mr. Proctor was a part owner of Eggleston Bros. & Co., one of the oldest iron and steel houses in Manhattan. He is survived by his widow.

WALTER FLOYD CROSBY, mining engineer, and a direct descendant of General William Floyd, one of the signers of the Declaration of Independence, died at his home, 128 West 11th st, Monday, April 5. He was fifty-nine years old and was educated at the Rensselaer Polytechnic Institute and Columbia University. He is survived by his widow, a son and two daughters.

DANIEL HARRIS, president of the New York State Federation of Labor for the last five years, died at the home of his daughter, Mrs. Henry W. Rubino, 447 81st st, Brooklyn, Monday, April 5. Mr. Harris, who was sixty-nine years of age, had been identified with the labor movement ever since he came to this country from London nearly fifty years ago. He was formerly president of the Central Labor Union of New York.

JOHN H. TOPPIN, of the firm of Toppin & Sale, painting and decorating contractors, Orange, N. J., died of pneumonia at his home, 61 Day st, Saturday, April 3. He was born in Wilmington, Del., in 1855 and went to Orange in 1874, where he had been in business ever since. Mr. Toppin was prominent in building trade circles and served on the auditing committee for the Master Builders' Association. Mr. Toppin leaves no immediate family, his wife and two sons having died some time ago.

F. HOPKINSON SMITH, famous as an engineer, artist and writer, died at his home, 150 East 34th st, Wednesday, April 7. His death was due to a complication of diseases after an illness of ten days. Mr. Smith was born in Baltimore, October 23, 1838. He was a member of social, literary and artistic clubs in nearly every State in the country and of some in Europe. He belonged to the American Society of Engineers, the American Watercolor Society, the Philadelphia and Cincinnati Art clubs and the Academy of Arts and Letters. He belonged

to the Century, Authors, University and Players clubs of New York, the Metropolitan, of Boston, and the Tavern, of Boston. He is survived by his widow.

ARCHIMEDES RUSSELL, one of the best known architects in Central New York and senior member of the firm of Russell & King, Syracuse, N. Y., died of heart disease in that city, Saturday, April 3. Mr. Russell was born in Andover, Mass., June 13, 1840. After completing his studies he entered the office of John Stevens, a prominent Boston architect. In December, 1862, Mr. Russell moved to Syracuse and entered the office of Horatio A. White. Seven years later he started an independent practice, which was successful from the first. About nine years ago Mr. Russell took as a partner Melvin L. King. They established offices in the Snow Building, where they have since been located. About three years ago Mr. Russell retired from the active work of the firm, but still retained his interest and was greatly sought after as a consultant, and advisory architect. Many of the most prominent buildings of Syracuse were designed by Mr. Russell. He was architect on the committee of five which had charge of the completion of the Capitol at Albany during Governor Levi P. Morton's administration. He prepared the plans for the Onondaga county court house, Yates Hotel, Crouse College, The Herald, Journal and Post Standard buildings, Cathedral of the Immaculate Conception and many other important structures. He was for years active in Republican politics and held various prominent city positions. He is survived by his widow, who was Miss Susan M. Bartlett, of Boston.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

AMERICAN FEDERATION OF ARTS will hold its sixth annual convention at the new Willard Hotel, Washington, D. C., May 12 to 14.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention in the Second Regiment Armory, Trenton, N. J., May 25-27.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its nineteenth annual meeting at the Hotel Astor, May 11-13. Secretary, F. H. Wentworth, 87 Milk st, Boston, Mass.

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.

MECHANICS & TRADERS EXCHANGE OF BROOKLYN held its quarterly meeting at the Exchange rooms, Arbuttle Building, Tuesday, April 6. Important questions relative to increasing the membership were discussed.

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.

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.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention in conjunction with the Southern Hardware Jobbers' Association at New Orleans La., April 20-25, inclusive. Secretary, F. D. Mitchell, Woolworth Building, New York.

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.

SAND-LIME BRICK ASSOCIATION at its eleventh annual convention, recently held at Dayton, O., elected the following officers for the ensuing year: W. H. Crume, Dayton, O., president; G. Sylvester, Calgary, Alta., vice president; H. W. Terry, Toronto, Ont., secretary; J. L. Jackson, Saginaw, Mich., treasurer.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the New Willard Hotel, Washington, D. C., September 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.

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.

METROPOLITAN HARDWARE ASSOCIATION held its annual meeting recently at the Hardware Club, New York, with a large percentage of the membership present. The principal matter of business was the election of officers which resulted as follows: Matthias Ludlow, president, 97 Market st, Newark, N. J.; J. J. Snyder, vice-president, 55 Snyder av, Brooklyn; A. M. Bedford, second vice-president, New Rochelle, N. Y.; A. Shimell, treasurer, 416 W. Broadway, Manhattan; and F. W. Littell, Jr., secretary, 470 Broad st, Newark, N. J.

**BUILDING MATERIALS AND SUPPLIES**

**NET GAIN FOR FIRST QUARTER \$6,285,278—  
CEMENT SITUATION CONTINUES TO IMPROVE.**

Art Metal Prices Advance—  
National Construction Statisticians

ADVICES from building contractors indicate a sharp improvement in building construction, but, except for the few lines affected by the great export demand now current, there are few advances. Common Hudson brick is steady at \$5.75, where it probably will remain. Raritan common brick is firm at approximately the same figure. Lehigh Valley Portland cement is still holding between \$1.23 and \$1.32 for immediate delivery, with current orders light. Lumber prices have held fairly steady, but Canadian spruce and yellow pine are a half a dollar to a dollar and a half higher at wholesale yards. Stone is firmer on demand, according to local cutters, architectural terra cotta requirements reflect the condition of the current structural steel market in gradual improvement, as does concrete and masons' supplies like lime, plaster, sand, cinders and crushed stone.

Consumers and specifiers may get some idea of the trend of prices by an authentic report of the state of the cement situation at the Lehigh Valley. The stock in the valley and Hudson River district is estimated conservatively at 20 per cent. below the amount in reserve outside of tested cement held for special order, last year. There have been estimates as high as 35 per cent. below last year's cement in storage.

Production during March was 25 per cent. more than a year ago, in Pennsylvania and New York, but the amount in storage was not increased. Almost 160 kilns are now in operation. Shipments in March were 50 per cent. greater than in March a year ago, which is a gain of 10 per cent. over February's 40 per cent. gain over the shipments of a year previous. Outside of tested cement there was said to be not more than thirty days' supply of cement in store, at the Lehigh Valley mills. It is believed that there is about 70 per cent. of kiln capacity now in operation in the two districts supplying this market. The hole made in the supply of cement in this market by the temporary retirement of the Edison Company is beginning to be apparent and the price situation at mill is expected soon to reflect this strain on the capacity of the two districts to supply this market.

**MANY BUILDING NOW.**

**First Quarter Reports Show Big Gains Over Recent Statistics.**

OFFICIAL figures indicating prospective building in New York and the entire country were available this week. New York's five boroughs show a gain of \$6,285,278 in estimated value over the first quarter of 1914. Manhattan shows even totals of new buildings and an increase in probable expenditures of \$5,500,535. The Bronx shows an increase of 53 new buildings and a gain in probable expenditure of \$3,022,020. Queens showed a loss of 4 buildings and a decrease in estimated cost of \$429,446. Brooklyn lost 44 at a decreased estimated expenditure of \$2,036,780. Richmond plan filings for new buildings developed an increase of 63 and a gain of \$228,954.

Bradstreets reports returns from 116 cities, showing a decrease for March of only 2.6 from March a year ago. Estimated value for these cities show a decline of 11.5 from March, 1914. In February, it might be noted, the permits fell off 5.8 per cent. from the like months a year ago while expenditures decreased 12.4 per cent. The really encouraging feature here shown is that the decrease in the number of permits almost reached the vanishing point in March. The improvement is no longer centered in New England. It is general.

Another favorable feature was found in the fact that the falling off in expenditure in the first quarter was only 10.8 per cent. from a year ago, whereas the decrease in the last quarter of 1914 was 25.7 per cent.

Another evidence of the turning of the tide in building is found in the number of cities showing gains or losses each month. For a long time the large majority of cities reporting have

It was stated this week that, within forty days, the demand would be sufficient, in this market, to require the throwing in of an additional 5 per cent. capacity at the mills and to warrant, under normal conditions, a New York wholesale price of at least \$1.53 by July 1. Another authority predicted a price of \$1.62 by September 1.

In the department of supplies affected by the heavy military requirements of Europe, a sharp change upward was reported this week. Many leading art metal concerns announced an increase in price of 10 per cent. by reduction of current discounts effective as of April 5. Sheet brass which on December 29 was quoted at 13 1/4 c. a pound is now 17 1/8 c. Copper sheets are held at 20 3/4 cents base as against 17 a few months ago. A price of 16 cents was quoted on carload lots spot cash, immediate acceptance. Spelter used in galvanized and zinc work is up to 11c. and stiffening whereas 6 cents is normal. Prompt N. Y. is 9 3/4 c.

Prospective builders are being advised by architects to proceed with their spring operations at the earliest possible moments. The whole building material market, somewhat stiffer and, in spots, higher than thirty days ago, is on the eve of an important upturn, not so much because of demand, but because of limited factory and mill supplies. Scarcity of labor upon the close of the war, when man-divested Europe calls upon her naturalized American sons to return to save homesteads and industries, there will be a dearth of cheap labor in this country and prices may ascend to boundaries not now considered possible.

Plan filings in the five boroughs for the current week follow. Elsewhere on this page is a brief survey on the comparative building plan filings this year and last. In the same week last year New York plan filings included 284 new buildings with an estimated value of \$2,902,130.

	Week ending	
	Apr. 2	Apr. 9
Manhattan...	8 \$2,189,500	14 \$ 146,200
Bronx.....	26 547,350	19 507,500
Brooklyn....	111 1,079,700	133 909,880
Queens.....	97 272,286	139 450,820
Richmond....	27 27,493	...
Total.....	269 \$4,116,329	305 \$2,014,400

shown decreases in expenditures from corresponding periods a year ago. In March, however, the gains and losses were quiet evenly balanced, fifty-seven increases and fifty-nine decreases showing in March. Baltimore shows a gain of 97.9 per cent.; Cincinnati, 55.9 per cent.; Rochester, 29.4 per cent.; Indianapolis, 13.6 per cent.; Pittsburgh, 5 per cent., and Philadelphia, 4 per cent. New York, five boroughs included, shows a gain of 352 new buildings and an actual gain in estimated cost of \$7,720,199. Chicago, however, showed an 8.9 per cent. decrease; St. Louis, 14 per cent.; Cleveland, 1 per cent.; St. Paul, 64.9 per cent.; Los Angeles, 48.4 per cent.; Portland, Ore., 46.4 per cent., and San Francisco 66.6 per cent.

The percentages of gain or loss as compared with March a year ago follow:

	Permits.	Value.
New England.....	I 33.1	I 37.1
Middle .....	I 24.3	D 4.4
Western .....	I 9.6	I 13.9
Northwestern .....	D 5.9	D 22.8
Southwestern .....	D 1.1	D 47.7
Southern .....	I 14.1	I .1
Far Western.....	D 36.6	D 49.3
Total .....	D 2.6	D 10.8

The country's building trend is shown in the following estimated cost table for the first quarter:

	1915.	1914.	Per cent. Change.
Jan. (155 cities)...	\$45,764,309	\$49,944,341	D 8.3
Feb. (153 cities)...	45,769,864	52,177,227	D12.2
Mar. (116 cities)...	56,860,426	64,285,341	D11.5
	\$148,394,599	\$166,406,909	D10.8

**COMMON BRICK.**

**Prices Unchanged With Large Quantities in Reserve.**

WHILE the movement of common brick in this market has improved within the last week, there is still a large quantity available for this market in both the Raritan and Hudson districts with the result that prices at the current level of \$5.75 to \$6 probably will continue to remain there. One manufacturer said that he could not imagine a building situation that could develop in this market prior to July or August 1 that would warrant even as high as a fifty cent raise. That probably accounts for the rumors that a number of up-river plants will not operate this year and others will work at reduced capacity. An estimate of 300,000,000 brick available in sheds up the river was not considered out of proportion to probable conditions.

Attention is called to a gain of almost a million in riding during the week just closed. The total for the calendar week probably will exceed 5,500,000. As most of this brick is being ridden direct to job, it appears as though a turn for the better in local construction was at hand.

Official transactions for Hudson River brick covering the week ending Thursday, April 8, 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.		
Open barges, left over, Friday A. M., April 2-7.	Arrived.	Sold.
Friday, April 2.....	6	7
Saturday, April 3.....	19	10
Monday, April 5.....	13	12
Tuesday, April 6.....	5	1
Wednesday, April 7.....	6	6
Thursday, April 8.....	5	7
Total .....	54	43

Reported en route, Friday, April 9-5. Conditions of market, steady. Prices: Hudsons, \$5.50 and \$6. Raritans, \$6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7 and — (yard). Cargoes left over Friday A. M., April 9-18.

Unloading.			
Mar. 26...21	943,500	Apr. 2...13	461,500
Mar. 27...16	456,000	Apr. 3...18	373,500
Mar. 29...16	685,500	Apr. 5...24	733,000
Mar. 30...16	580,000	Apr. 6...23	621,500
Mar. 31...16	591,500	Apr. 7...25	1,218,500
Apr. 1...15	568,500	Apr. 8...28	1,403,500
Total...100	3,825,000	Total...131	4,811,500

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 10-3.

1914.		
Left over, Friday, A. M., April 3-11.	Arrived.	Sold.
Friday, April 3.....	3	3
Saturday, April 4.....	8	4
Monday, April 6.....	7	4
Tuesday, April 7.....	3	7
Wednesday, April 8.....	6	13
Thursday, April 9.....	6	10
Total.....	33	41

**OFFICIAL SUMMARY.**

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Apr. 8, 1915....	276
Total No. of bargeloads sold Jan. 1 to Apr. 8, 1915.....	258
Total No. bargeloads, Jan. 1 to Apr. 9, 1915	18
Total No. bargeloads left over Jan. 1, 1914 87	
Total No. bargeloads arrived, including left over, Jan. 1 to Apr. 9, 1914.....	177
Total No. bargeloads sold Jan. 1 to Apr. 9, 1914.....	174
Total No. bargeloads left over Apr. 10, 1914.	3

**ART METALS.**

**Frank H. Graf Co. Reports Ten Per Cent. Advance.**

ARCHITECTS and others specifying interior equipment in the decorative department will find that prices have sharply advanced for fireplace fixtures, grille work, wrought iron material, etc. The Frank H. Graf Manufacturing Co., one of the leaders in this line, sent word to the trade this week that owing to the advances in copper, spelter and all raw materials used in the manufacture of andirons, fireplace fixtures and ornamental metal work, the former discounts were withdrawn and a new discount fixed which went into effect as of April 5, calling for practically a 10 per cent. increase in the price of these products. A similar increase was announced by the Peerless Manufacturing Co., of Louisville, Ky., a large factor in the local trade and it is understood that other brass goods manufacturers will follow suit. Some idea of the advance in the cost of raw material may be obtained by knowing that on December the price of sheet brass was quoted at 13 1-4 cent, whereas on the first of the month it was 17 1-8 cents. Copper advanced one cent owing to the extremely heavy export business. A quotation is made at 16 cents for carload lots. Lead is up. At the first of the month it was quoted but firm. In the open market spot was held at 4.20 and 4.25 cents at New York and at 4.15 at East St. Louis.

Exports of copper reported between April 1 and 7, total 1,311 tons and thus far no imports have been reported at the United States ports. The output of copper during the current month is expected to be in the neighborhood of 100 pounds by the refineries, an output entirely below the current demand. Copper sheets are held at 20 3-4 cents base for large lots. Spelter is quoted at 11 cents as against a normal of 6 cents. Prompt New York is quoted at 9 3-4 cents.