

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 17, 1915

NEW BUILDING CODE BRINGING OUT PLANS

Plan-Filing Heavy, Partly in Anticipation of Law Changes—Tight Money Market Held Responsible for Slowness in Starting Construction

THE quarterly reports of plans filed, in last week's Record and Guide, were very encouraging to business interests generally, as they showed substantial gains in all the boroughs except Queens, and only a slight falling off there. But reports from the trades are to the general effect that notwithstanding the large number of plans filed construction contracts are not being signed at the same rate, and work is not going ahead proportionately.

Such work as offers is just starting up for the season and is noticeable in the demolition of old buildings that is going on and in excavating operations. Reports to Secretary Tompkins of the Building Trades Council disclose that only about twelve hundred more men are under employment at this date than were engaged on the first of February, when 35,000 were idle.

The tight money market was blamed for awhile as the cause of holding back the work, but lately an improvement has been noticed in regard to the availability of building loans, and at the present time the prevailing opinion is that the unusually large number of plans filed in the three principal boroughs is in no small part in anticipation of the new building laws which are being passed by the Board of Aldermen from time to time, and also in part in anticipation of new regulations from the Industrial Board for the construction of factory and store buildings.

Business Agents Report.

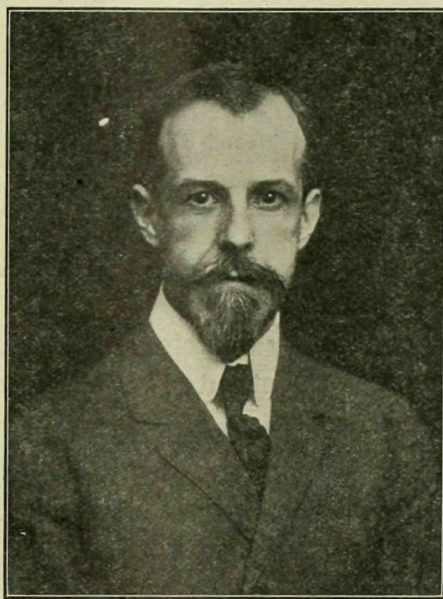
At this week's meeting of the business agents in the building trades who visit all parts of the metropolitan district, this was the interpretation put upon the present situation in the building trades. In numerous cases works have been halted after being started. An example of this is the project of Vincent Astor for an apartment house on the block front between 89th and 90th street. The site has been excavated but is now fenced up and deserted.

Several years ago, in the year 1909, it will be recalled, in anticipation of the enactment of a new building code, the plan filings were very heavy for a time, which made the building record of that year very large. Something of the kind is going on now, in the opinion of the men who make it their business to know, owing to a desire to avoid the consequences of possibly stricter laws than are now in the building code. The plans filed indicate an intention to build eventually, and the holding back may be due to tight money or to some unreadiness.

New Ordinance Introduced.

An ordinance governing excavations and foundations was introduced in the Board of Aldermen this week. It will be found printed in full in the City Record of April 15, and an explanation in the Record and Guide of April 3. The ordinance when approved will form part of the building code.

The Committee on Buildings to which was referred on March 23, an ordinance in relation to working stresses and loads reported in favor of adopting the ordin-



RUDOLPH P. MILLER, C. E.,
Who is drafting the new Building Code.

ance. The measure was laid over for one week.

Building Ordinances Endorsed.

The Advisory Council of Real Estate Interests, through its Building Code Committee, which consists of Messrs. Henry W. Hodge, chairman, Otto M. Eidlitz, and Julius Franke, and which has been sitting weekly to consider the ordinances of the Board of Aldermen that are being incorporated into the new Building Code, has endorsed Ordinances Nos. 1572, 1573 and 1590.

Ordinance 1572 relates to iron and steel construction in city buildings. This ordinance covers such subjects as girders, trusses, lintels, floor and roof beams, party wall posts, and steel wrought iron and cast iron columns, etc.

Ordinance 1573 pertains to wood construction and prescribes rules for the installation of beams, wooden trusses, bolting, stud partitions, fire stops, wooden columns, posts and girders, etc.

Ordinance 1590 relates to strength of materials, and is particularly applicable to working stresses and loads. This ordinance provides for proper safe loads for masonry work, for live and floor loads in stores, factories and warehouses, and for all temporary supports, as well as supports for wind pressure. The council, through its Building Committee, has suggested minor corrections as well as many verbal changes purely technical.

Report on New Elevator Regulations.

The Advisory Council of Real Estate Interests, through its Industrial Code Committee, which consists of Messrs. Julius Franke, chairman, Louis J. Horowitz, Frank A. Pattison and Evarts Tracy, and which has been considering all the rules and regulations promulgated by the Industrial Board, has made certain recommendations with regard to the proposed amendments to rules relating to construction, guarding, equipment,

maintenance and operation of elevators and hoistways in factories. Public hearings were held upon these proposed amendments, before the Industrial Board, on April 7, when the Advisory Council was granted the privilege of submitting a brief upon these proposed amendments, which brief contains the following recommendations:

"With regard to hoistway enclosures, as there is nothing in the proposed rules which provides for vertical sliding doors or rolling shutters, and as these doors are very much in use in factories, we would suggest that they be included and, therefore, we suggest the amendment to Rule No. 406, to read as follows, the new words being underscored:

406. Horizontal or vertical hoistway sliding gates or doors and rolling shutters for existing and future installations used for passenger and employees' elevators may be full automatic, manually operated or self-closing, and, unless full automatic, shall be fitted with a substantial lock or latch and all doors shall be arranged so they cannot be opened from the outside, except with a key.

"In Rule 407, which prescribes that vertical or horizontal sliding gates or doors that were installed previous to the adoption of these rules may remain in place, as installed, provided the gates are sufficiently high and strong, for the particular requirements where they are used, the word 'tell-tale' has been suggested as a change for the word 'tell-table' chains, when gates are less than 5 ft. 6 in. high and are set closer than 12 inches from the hoistway line. These 'tell-tale' chains may not be less than 4 ft. long and 6 in. centers must be suspended from the landing edges of the car platform.

Trap Doors.

"Where there are automatically operated trap doors, so constructed as to form a substantial floor surface when closed, and so arranged as to open and close by the action of the car in its passage both ascending and descending, it has been suggested that in addition to such trap doors, the hatchway shall be adequately protected on all sides and all floors, including the basement by railing or enclosure at least 5 ft. 6 in. in height rather than 3 ft. 6 in. in height, as prescribed in Rule 412.

"Under Rule 424, where elevators must be equipped with a speed governor when the downward or upward speed of the elevator exceeds 200 ft. per minute, or 150 ft. per minute, respectively, and it shall, under these conditions, release the safety equipment of the elevator, it is stated that car safety will not be required for direct plunger elevators. The Council feels that this might be a source of danger, as some plunger elevators are liable to accident in case the car should separate from the plunger. The counterweight would throw the car up through the roof. This should be considered.

"Under Rule 434, where there is the danger of physical injury to persons, by contact with counterweights at the bottom of the counterweight runaway, it is prescribed that the weights shall be

guarded on both sides with substantial, metal shields. The Council feels that since most counterweights are up against the wall and need to be guarded only on one side, the words 'on both sides' should be omitted.

"Under Rule 442 it is stated that in all factory buildings there shall be a passage way or unobstructed means of exit leading from the elevator to the outside of the building, when the elevator is at the lowest point of its travel. This rule might be interpreted to mean that the passageway must be built from the lower story up through the building. As the object of this law is to secure exit from the car, should it by accident drop to the bottom, and it is not the intention to provide a separate passageway, the Council would suggest that the reference to passageway be omitted and this read as follows:

442. In all factory buildings there shall be maintained an unobstructed means of exit leading from the elevator to the outside of the building, when the elevator is at the lowest point of its travel.

"Finally, there has been no provision made for what is known as sidewalk elevators or short-run platform lifts, which should be provided for."

Plan-Filing in The Bronx.

Superintendent Robert J. Moorehead is pleased with the record that the Bronx

is making this year. "The estimated cost of new buildings, planned in the borough during the first quarter of 1915, amounts to over \$7,000,000, which is an increase of \$3,000,000 over the corresponding period in 1914. This indicates, to Superintendent Moorehead, a healthy revival of business in the building industry, and a restoration of confidence amongst the loaning interests.

The plans filed include 131 new tenement houses to cost \$5,745,000, an average of nearly \$44,000 each. The tenement houses now being erected in this borough show much improvement in construction over the houses erected in previous years. The day for small rooms is now past, and the builder, who formerly squeezed 22 and 23 rooms on a floor of 50 foot wide tenement, now contents himself with from 15 to 18 rooms.

The following table of plans filed during the first quarter of 1914 and 1915 was quoted by the Superintendent:

Year.	No. of buildings.	Estimated cost.
1914	190	\$4,150,155
1915	243	7,172,175

The Proposed Consolidation.

"There has been considerable discussion over the proposed consolidation of building functions now exercised by various City and State departments," said Superintendent Moorehead.

"The Lockwood-Ellenbogen bill, which has just passed the Senate and Assembly by votes of 39 to 3 and 106 to

28, respectively, provides substantial relief from multiple inspection.

"The provisions of this bill have been grossly misrepresented, particularly in connection with the Tenement House Department. As a matter of fact, under this law the interests of tenement house dwellers are better safeguarded than ever, in that practical building inspectors, who are required by law to be competent masons, carpenters, ironworkers, etc., will now supervise the construction of new tenement houses in connection with the provisions of the tenement house law; and as any modification or variation of its requirements are expressly prohibited by the provisions of the Lockwood-Ellenbogen bill, the clamorings of misguided alarmists that the legislation is vicious or that the home of the tenement dweller is threatened with demoralization and destruction, must be classed as mere idle vapors."

"The endorsement of the bill by over one hundred civic organizations should be a sufficient guarantee of its merit, and as its enactment now rests with the Mayor. His Honor is now confronted with the alternative of either recognizing the demands of the public spirited citizens, who are supporting the measure with bona fide and convincing arguments to back them, or the claims of insincere theorists whose assertions of impending disaster are not borne out nor substantiated by facts."

AN EMERGENCY TAX FOR SECURITIES

Reported Agreement By Which a Larger Recording Tax Will Be Levied as a Substitute for Proposed Annual Tax

PREPARATORY to a complete revision of the tax system of the State, and in view of the alleged necessity of raising by direct tax and otherwise the extra sum estimated at \$18,000,000, the Legislative leaders intend, as an emergency measure, to substitute for the bills proposing an annual tax on securities one which will impose a registration tax. In advance of the introduction of the bill, it is reported that the agreement is to the effect that bonds registered between May 1 and October 1 shall pay a registration fee of $\frac{3}{4}$ of 1 per cent. instead of $\frac{1}{2}$ of 1 per cent., and shall be exempted from all further taxation for five years instead of forever as the present law now provides.

It was made evident at the hearing on Tuesday in the Senate Chamber that the Mills bill, if enacted at all, will first have to be radically amended. Naturally great opposition was raised against it by representatives of financial interests and by those tax experts who have their own notions as to how taxes should be levied. By practically all who appeared at the hearing it was agreed that the expenses of the State had been permitted to outgrow its income, and that until expenses can be reduced, new sources of revenue must be drawn on.

Leaders in the Legislature, after the hearing on the Mills bill, asked the advocates of the Emerson-Talmage bill to supplement former statements with further information, to aid them in coming to a decision as between the two measures or a modification of either. It was believed all along that the Emerson-Talmage bill had the best chance of passing, and it is still believed that eventually it will be incorporated into the laws of the State.

The Direct Tax.

The need for a new source of revenue was emphasized when the Assembly Committee on Ways and Means reported the general appropriations bill on Tuesday night and was discharged. The final print of the Appropriations bill shows a total of \$32,419,491, but in addition to this measure there are pending other bills appropriating \$36,000,000 more, for construction, supplies, highway maintenance, sinking fund payments, canal construction and special objects, or a grand total of \$68,000,000 as the demands to be made on the general funds of the State. These will be met in part by

indirect taxes estimated at \$40,000,000, leaving about \$28,000,000 to be raised by direct taxation, if the Appropriation bills are passed as they stand, and unless there be new sources of revenue. These new revenues will be furnished in part by the proposed increase in the excise tax on wines, by an increase in the automobile tax and the new secured debt tax. Mayor Mitchel still holds to his opinion that a direct tax is not required at this time.

What the Mills Bill Would Do.

Under the terms of the Mills bill bonds secured by property outside would be taxed a registration fee of \$5 on every bond of \$1,000 running for five years, and after that an annual tax of \$1.50, so long as the bond pays interest. The tax would be levied on individual investors, domestic corporations, joint stock companies, trustees, agents, guardians or administrators holding taxable securities for persons within the State or outside.

Particulars of the Talmage Bill.

The Talmage bill in the Assembly (printed No. 1957) to amend the Tax Law, in relation to the tax on securities and repealing the tax on secured debts, inserts in the law a new article to be known as Article 15 of Chapter 62, of the laws of 1909, which new article provides (in section 330) for an annual tax of two mills on each dollar of the clear market value on the first day of July, 1915, and on the first day of July of each calendar year thereafter to be collected and paid upon the following named property:

1. A bond, note, debenture, certificate or other evidence of indebtedness, or other obligation for the payment of money or its equivalent, whether forming part of a series or otherwise, and whether or not secured by mortgage, deed of trust, deposit of collateral or otherwise, which obligation by its terms is payable one year or more from its date, except obligations the payment of which is secured by a mortgage of real property wholly within the State of New York, which mortgage is recorded in the State of New York.

2. Such proportion of the clear market value of a bond, note, debenture or other obligation for the payment of money or its equivalent, secured by a mortgage of real property partly within and partly without the State, as the

value of the mortgaged property without the State shall bear to the value of the entire mortgaged property, taking into consideration the amount of any prior incumbrance upon such property or any portion thereof.

3. A bond, note, certificate or other evidence of indebtedness or other obligation for the payment of money or its equivalent, issued by a county, State, municipal corporation or political subdivision, which obligation by its terms is payable one year or more from its date, except a bond, note, certificate or other evidence of indebtedness or other obligation issued by the United States or a territory thereof, the State of New York, or a municipal corporation or political subdivision of the State of New York.

4. Shares of stock or other evidence of interest in a corporation, joint stock company or association, not incorporated or organized by or under the laws of this State, entitling the holder to participation in the net profits of the business for which the same is incorporated or organized, except shares of stock in a bank organized under the authority of the United States.

Exemption of Securities Deposited as Collateral.

Section 331. Bonds, notes or other obligations for the payment of money held as collateral to secure the payment of bonds, notes or other obligations taxable under this article or under article 11 of this chapter, shall, while so held, be exempt from taxation to an amount not exceeding the clear market value of the obligations so secured.

Section 332. Exemption of securities from other taxation. Property described in section 330 of this article, owned or held by the persons, corporations, joint stock companies or associations subject to taxation under this article, shall be exempt from other taxation.

Section 333. By whom tax to be paid. The tax imposed by this article shall, except as otherwise provided herein, be payable by every person residing within the State, and by every domestic corporation, joint stock company or association which shall on July first of the year for which the assessment is made, own the property subject to tax, or which shall on such date hold such property as agent, trustee, guardian, executor or administrator. The tax shall also be payable by every non-resident company doing business in the State.

CONSOLIDATION BILL UP TO THE MAYOR

Lockwood-Ellenbogen Bill Passes the Legislature With Large Majorities—Appeals for a Hearing—Other Bills in the Legislature

THE Lockwood-Ellenbogen bill, which gives property owners in New York City a measure of relief from over-regulation of their premises, after passing the State Senate last week with only three votes in the negative, was this week passed by the Assembly by the vote of 104 to 28. The bill is now to come to Mayor Mitchel. He will have fifteen days in which to sign it after he receives it.

The Conference Committee of Real Estate and Allied Organizations has addressed a letter to the Mayor praying that he now grant a hearing on the measure, in order that it may come again before the Legislature—provided he is not satisfied with the present provisions of the bill—in order that the bill, if his honor desires it changed, may be reconsidered immediately by the Legislature.

Petitioning the Mayor.

A general meeting of the Conference Committee was held at the rooms of the Real Estate Board yesterday afternoon. Phases of the pending bill were discussed and explained in the light that the conference sees them. As a result of the meeting, resolutions adopted by civic organizations and petitions signed by citizens are being presented to the Mayor in support of the appeal for a hearing at the earliest possible date.

The resolutions recite in part:

"Whereas over-regulation and over-inspection have been the most potent factors in causing the existing depressed condition of the real estate market and the consequent depreciation of real property values, and the enactment of this proposed legislation will prove equally potent in restoring confidence in real estate and in bringing values to their normal condition and in making real estate again a productive asset; and

"Whereas the near approach of the final adjournment of the Legislature makes it imperative that any desired changes in the measure, important to his Honor the Mayor, be immediately brought to the attention of the Legislature, in order that this relief measure, so necessary to property owners, may be passed; therefore

"We, the undersigned, respectfully urge that his Honor the Mayor advertise an immediate hearing on this bill in order that his attitude may be definitely known and his action taken, and the bill returned to the Legislature before final adjournment."

President McGuire, of the Real Estate Board, in expressing the hope to the Record and Guide that the Mayor would see his way clear to grant the hearing, said the Lockwood-Ellenbogen bill was the best compromise between all the interests concerned that it had been possible to get. He greatly regretted that the Mayor had been misled and the daily papers also misled as to the effect of the bill, especially with respect to the Tenement House Department. Nothing in the bill changed the provisions of the tenement law—except as to its administration.

When the bill was on its final passage in the Assembly, Mr. McQuiston, of Kings, proposed an amendment that would leave the Tenement House Department undisturbed and win the signature of the Mayor, but the majority, seeing no good reason why an exception should be made for any department, rejected the amendment. Only twenty-eight Assemblymen could be persuaded to vote against the bill on the final roll call.



LAURENCE M. D. MCGUIRE.

A leader in the campaign for the coordination of building inspection.

In an open letter published during the week Senator Lockwood, who introduced the bill in the Senate, said:

"It does not change one letter of the tenement law; as a matter of fact, it strengthens the law.

"It will not permit the change of a single building regulation or restriction in favor of any builder, whether he be scoundrel or humanitarian.

"The Mayor and his uplift associates in the City Government oppose this bill because it deprives Mayor Mitchel of the power to appoint a central bureau of buildings as attempted by him in the Wagner-Smith bill, which has failed in committee in both Houses of the Legislature.

"It decentralizes operating functions and brings them nearer to the people in each borough, but centralizes standardization and review and final authority.

"It substitutes practical efficiency and economy for the present theoretical operations of social uplifters whose work is done at great expense to the taxpayers.

"It will deprive the misinformed and misguided charity people and that unofficial arm of the City Government known as the City Club, both directed by out-of-townners, of their control over city departments and of their efforts to create new burdens.

Bills Signed.

Governor Whitman has signed the Cromwell-Stoddard bill, abolishing the office of Coroner in New York City, and transferring the duties of the office to a chief medical examiner, to be appointed by the Mayor, with deputies in each of the boroughs. The Governor also signed the Lockwood-Brennan bill reorganizing the New York City Municipal Court.

The administration bill, combining the workmen's compensation and labor departments was decided on at a conference of Governor Whitman, Senators Brown, Argetsinger, Walters, Mills, Thompson and Wicks, Speaker Sweet and Assemblymen Hinman and MacDonald. It increases from three to five the proposed industrial board to take charge of the "reorganized" department.

New Tax Commissioners.

Governor Whitman has signed the bill reorganizing the State Tax Depart-

ment, and immediately sent to the Senate the nominations of these men to make up the new Tax Commission; Ex-Senator Martin Saxe, of New York; Walter H. Knapp, of Canandaigua, and ex-Senator Ralph W. Thomas, of Hamilton, all Republicans. They succeed the three Democratic Tax Commissioners—Thomas F. Byrnes, of Brooklyn; William H. Sullivan, of Norwich, and Joseph S. Schwab, of New York.

Lighting of Public Halls.

Senator Patten has introduced a bill amending the tenement house law by providing that public halls, if not more than twenty feet in length, and used or intended to be used as a means of egress from not more than three apartments separated from the stair hall and other parts of the public hall by a self-closing fireproof door shall, in lieu of a window opening directly to the outer air, be lighted in the following manner: All doors leading from such hall shall be provided with glass panels and also with fixed transoms of glass over each door, and such door or doors shall open directly from a room having one or more windows provided with not less than 12 square feet of glass opening directly to a street, yard or court.

New Senate Bills.

S. 1323. (Horton.) Amending the Labor Law (Subdiv. 2 of Section 79-b) by making applicable to six-story buildings the present provisions relating to stairway enclosures now applicable to five-story buildings only. The bill also extends to seven-story buildings, as well as to six-story buildings, the present provisions permitting the Industrial Board to modify the requirements for stairway enclosures. To Labor and Industries Committee.

S. 1300. (Bennett.) Authorizing the appointment of a commission of nine members, consisting of three Senators, three Assemblymen and three persons appointed by the Governor, to examine into the workings of the Workmen's Compensation Law, and of the Workmen's Compensation Commission. The commission must report to the Legislature by January 20, 1916, as to what amendments, if any, are necessary to be made in such law.

S. 1303. (Sanders.) By request. Amending the Labor Law (new section 3), by providing that the provisions of the Labor Law relating to the construction, alteration and structural changes in buildings, and authorizing the Industrial Board to make rules and regulations, shall not apply to cities of the first class. To Cities Committee.

S. 1555 (Sage). Appropriating \$100,000 for the payment of interest on the Palisades Interstate Park debt.

S. 1556 (Sage). Appropriating \$106,250 for the payment of interest on the debt for the construction of barge canal terminals.

S. 1558 (Walker). Authorizing the board of assessors of New York City to make awards for damages caused by the change of grade of 67th street, Brooklyn, between 14th avenue and Ft. Hamilton avenue. To Cities Committee.

S. 1559 (Boylan). Amending the General Business Law (Section 340), by providing that the provisions of this section in relation to monopolies and restraints of trade, shall not be construed to forbid the existence and operation of fraternal, labor, consumers, agricultural or horticultural organizations, orders or associations not having capital stock and not being conducted for profit. To Judiciary Committee.

HOW AN EMPLOYER CAN INSURE HIMSELF

He Must Furnish Proof of His Financial Ability and Deposit Securities and Cash—Answers to Inquiries for Information]

TWO HUNDRED and eighty-eight employers in hazardous trades in this State have so far received permission to carry their own insurance under the Workmen's Compensation law. They are engaged in sixty-three industries and employ 284,000 men. Altogether they have deposited with the State Commission \$3,387,000 in securities and \$229,000 in cash.

Any employer has the privilege to secure compensation to his employees, for injuries that may be sustained, in one of the following ways: By insuring in the State Fund, by insuring in a stock or mutual company, or by carrying Self-Insurance. The State Commission makes no distinction between an individual employer, a co-partnership employer and a corporation employer.

The number of self-insurers is expected to be largely increased as employers come to a better understanding of the law, though, of course, the number will necessarily be limited to employers of relatively large means. Answers to some of the many queries about Self-Insurance that are being put to the State Commission by employers have been compiled by Assistant Secretary Nathaniel J. Rosenberg (formerly in the Manhattan Bureau of Buildings), from which compilation the Record and Guide is permitted to quote.

Proof Required.

In order to carry Self-Insurance, an employer must furnish proof to the commission of his financial ability to pay compensation to an injured employee when an award is made to such injured employee by the commission. The commission requires an applicant for Self-Insurance to make a formal request for the privilege to carry his own risk by filling out an application blank which is furnished by the commission. This application calls for information as to applicant's name, address, business, location of plant or plants, kinds of employment, number of employees, wage expenditure, etc. Attached to this application must be a detailed statement of applicant's assets and liabilities as shown by last inventory. When the application blank, properly filled out and executed, together with financial statement, are returned to the commission, the kinds of employment are classified and the rate is established.

When this has been done, the premium for six months is computed, using the same rate of insurance as employed by the State Fund.

Must Deposit Securities.

This premium is made the basis for the deposit of securities and cash required by the commission; or, in other words, the amount of the deposit of securities required by the commission from self-insurers should be equal to the six months' premium that would be charged to an employer were he to insure in the State Fund, except in addition to the six months' premium 10 per cent. of this premium must be in cash. The application, financial statement and established premium are then to be presented to the commission for consideration. The commission does not follow any particular form when considering an application for Self-Insurance. It is the extent of the hazard in connection with applicant's business, and his financial ability to cover such hazardous employment, which are given considerable weight.

Query.—In what class of cases, if any, are deposits waived?

Answer.—All carriers of Self-Insur-

ance must deposit securities and cash. No deposits are waived for any class of cases. The amount of securities and cash to be deposited is ascertained by the sum of the six months' premium and the premium is established from the payroll of the different kinds of employment in exactly the same manner as an insurance company or the State Fund establishes the premium for an employer who desires to place his insurance.

Q.—What form must securities take, and what percentage must be in cash?

A.—The securities accepted by the commission are in the stocks or bonds of the United States, or of this State, or in the bonds of a county or incorporated city in this State authorized to be issued by the Legislature, not estimated above their par or their current market value. The minimum amount of securities accepted is \$5,000. The amount of cash required is 10 per cent. of applicant's estimated six months' premium, the minimum amount accepted being \$100. The interest on the securities is given to the self-insurer when collected by the commission. No interest is allowed on cash deposits.

Method of Payment.

Q.—In the event of accident what is the method of payment as regards employer in (a) death and permanent disability cases; (b) temporary disability cases; (c) medical fees, hospital fees, funeral expenses, etc.?

A.—The method of payment by an employer in a death case under the rules of the commission is as follows:

If an award is made, the amount to be paid at once is a sum which would compensate the widow or other dependents from the date of death up to about the time of the award. This may be three, four, five or six weeks, or thereabouts, and is paid in a lump sum, and under the rules of the commission the compensation is paid in bi-weekly payments thereafter, and as the installments are paid, whether it be the first installment or any bi-weekly installment, it is charged against the deposit of the self-insurer, and an employer or self-insurer is required to keep his account replenished by further deposits monthly.

Rule 31 of the commission states that "the commission will require under the provisions of Section 27 of the Act that every employer securing the payment of compensation under Subdivision 3 of Section 50 to transfer to the State Insurance Fund all further liability under such awards by paying amounts equal to the present values computed by the commission with due regard to life contingencies of all further payments."

All sums so paid in shall be received and held in the State Insurance Fund, the aggregate amount thereof to constitute a trust fund to provide for the payment of all awards of compensation, of which the same were computed to be the commuted values, the payment of which out of such aggregate trust fund or otherwise shall be assumed by the State Fund and such employers shall be discharged from any further liability under such awards.

A Time Allowance.

Unless good cause exists in the opinion of the commission for requiring otherwise in a particular case, no disability will for the purpose of this rule be deemed finally adjudged permanent, and no order will be made to pay the State Fund an amount equal to such commuted value until six months have elapsed after the injury; but during

such period of six months the compensation will be paid to the commission and disbursed as provided by Section 25 of the Act.

Medical fees, hospital fees, cost of medical apparatus, etc., are paid by the employer carrying his own insurance directly to the person making the claim therefor, and is not to pass through the hands of the commission. Funeral expenses being a separate specific benefit under Section 16 are to be paid into the commission and by the commission to the person entitled to receive same, or may be charged against the deposit and the employer, as in the case of ordinary compensation awards, and in no case to exceed \$100.

Right of Investigation.

Q.—Is opportunity given an employer to investigate after a claim is presented and may he appear at hearings before an award is made?

A.—The employer is given every opportunity to investigate any of the facts in possession of the commission with regard to a claim pending, and is given five days' notice that the claim will be considered by the commission on a certain date and an award made or claim disallowed, as the case may be, and the employer is permitted to appear at the time of such consideration of the claim by the commission and present any facts he may care to.

Many applications for Self-Insurance have been denied because of the applicants' failure to submit satisfactory proof of their financial ability to pay compensation for themselves. In several instances where the financial statement presented by the applicant for Self-Insurance was not satisfactory, the application was granted under the following conditions: The applicant deposited the required amount of securities and cash and in addition the parent company of the applicant had to file a sworn agreement to compensate any employee of its subsidiary company in the event of the subsidiary company's failure to pay the award of any claim made by this commission.

Assessing Real Estate of Corporations.

Two Deputy Tax Commissioners are assigned to the assessment of the real estate of corporations in this city, and are assisted by clerks. The class of property thus designated consists of all improvements in streets, waterways and public places other than special franchises, also of all rights-of-way of public service corporations which extend through more than one block. Where the right-of-way of a railroad runs into a station or freight house, such property is assigned to the deputy in charge of the real estate of corporations, as we learn from a department report.

The Deputy Tax Commissioners are required to report the value of the land of the rights-of-way of public service corporations computed in harmony with the value of adjacent land. The deputy in charge of the assessment of this property uses the values so reported to him and adds the value of the improvements whatever they may be. The deputy in charge of this bureau, moreover, is required to confer from time to time with the employees of the State Board of Tax Commissioners and furnish them with any information in his possession concerning special franchises and to obtain from the State Board any information useful to him in the determination of the value of the property he is assigned to assess.

HOUSE MOVERS HAVE THEIR TROUBLES

Difficulties Encountered by Those Whose Business It Is to Change Locations of Structures—Problems Greater than in Former Days

HOUSE movers engaged at this time in unusually difficult projects have injected into the business some of the old time interest which has been, in a great measure, lost by the gradually diminishing number of building removals. There was a time, when the city was younger and the houses smaller, that house movers conducted a flourishing business in practically all sections of the city; latterly, such operations have confined themselves to the outlying districts and they concern chiefly small frame and brick dwellings, which present few engineering problems.

The growth of the city, the creation of congested areas, busy streets, and heavy traffic, the demands for new and modern structures and the vigilance of the various city departments having jurisdiction over such matters, have made house moving, in the city proper, not only a hazardous, but also an expensive process. Activities of house movers in these sections of the city are limited principally to setting back buildings in street widening proceedings, or in the laying out of bridge approaches or other public improvements. Many of the old-time house movers have combined as part of their endeavors, shoring, wrecking and general contracting and construction work.

Unless the building itself is a valuable one or of recent construction, or retains a touch of the sentiment which its old age intensifies rather than destroys, it is rarely if ever moved, now-a-days, principally for those reasons which have already been pointed out. In many cases it has been found practical to demolish the old structure and rebuild rather than transport it to a new site, which may be too valuable for such an improvement.

There have been, unquestionably, a large decrease in the number of such removals. Perhaps that is why special interest is centered on the two operations now under way in the Bronx. They have been attracting general attention on account of unique features that have called into play all the arts and tricks of the trade of the old time house movers.

On the Grand Boulevard and Concourse, C. Vorndran's Sons are moving the Ryan mansion, built several years ago, at an estimated cost of \$30,000, from its former site at the northwest corner of the Grand Boulevard and Concourse and 184th street, easterly, to the corner of Tiebout avenue and 183d street, a total distance of about 1,300 feet, a remarkable task when all the details are considered. It is a large dwelling, 2½ stories in height, about 60 feet square in size.

"The entire removal will take about six weeks," said Adam Vorndran, veteran house mover. "So much time is required because we cannot work steadily, without interruption. Weather conditions, such as we have recently been encountering, interfere with the apparatus and temporarily hold up the

actual moving. A difficulty we had to overcome was the uneven distribution of the weight. The mansion has a stone tower and four massive chimneys, resulting in an uneven load."

The same difficulty, namely, the handling of the uneven weight and the possible danger of wall settlement, has been successfully overcome by William Higginson, who is just putting the finishing touches to another unique house moving job at Third avenue and 146th street. He lifted the massive old stone edifice of the Mott Haven Reformed Church around the corner into 146th street, a dangerous and complicated undertaking on account of the presence of the large towers. The church was built in 1853, entirely of stone.

maps out a campaign and usually does not, even at the request of the owner, attempt to move a 45 foot house through a 35 foot street.

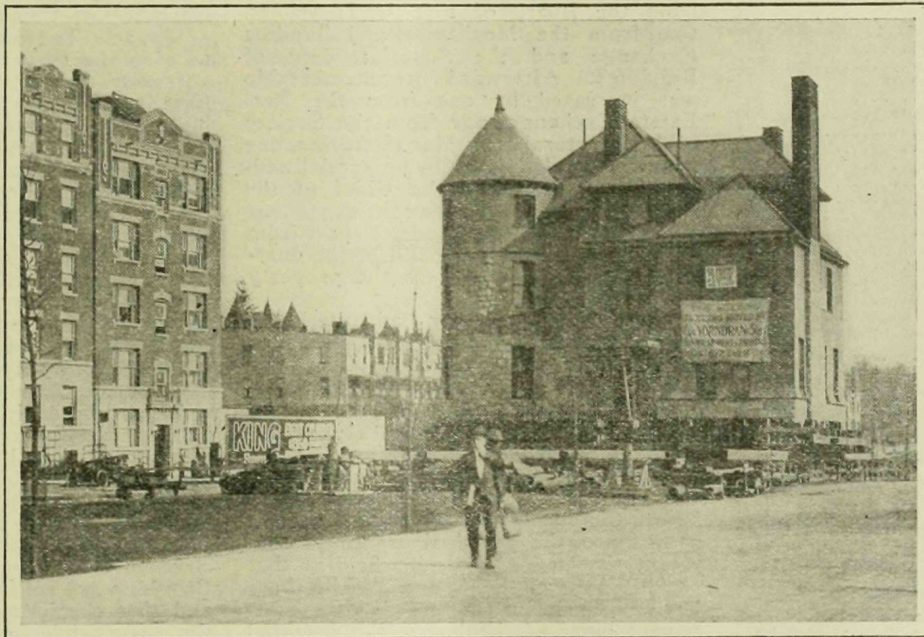
The house mover meets a number of city departments in each project. He must obtain his permit from the Building Department and file a bond with the Highway Department that he will not damage the roadway. He must assure the Park Department that trees will not be injured. He must arrange that there be no clash with the Police Department, through interruption of traffic, and he dare not antagonize the Fire Department by blocking up a fire thoroughfare. He must always consider the public utilities corporations with their telephone and telegraph wires, cables, gas mains, and car tracks.

Having gained his necessary permits and mapped out his course of action, the house mover begins his preliminary work. He must see first whether the cellar is the logical point at which to take the support; he usually endeavors to take it from the underside of the first floor. The walls are carefully examined in order to determine whether they can be carried without collapsing or whether they can bear the strain of "jacking up" or tying up. The details of the latter work depend upon the kind of construction of the wall. At this point he meets his most difficult problem, the ques-

tion of uneven weights. He must provide against all possible danger to the interior or exterior of the structure and must offset any possibility of injury caused by cracks in the plaster or woodwork or any shrinkage or settlement of the walls.

"All these preliminary precautions must be taken," said Charles H. Mann, of Miller, Daybill & Company, "in order to determine how the building is to be tied up and all possibility of damage to the building eliminated. A careful examination of the building is imperative. It may not be fit for removal and an undue or excessive strain may result in the collapse of the entire structure."

Having determined that the building can be moved, the actual lifting and carrying is begun. Holes are cut at various joints and timbers and I-beam supports inserted which rest on the tracks on which the building slides. The foundations are cut away and the structure rests on the timbers. It is entirely cleared of the ground before it is moved, in the mean time being carefully balanced in order to make allowance for the various weights. There are various methods in vogue in the actual moving. In those cases where the weight is equally distributed, most of the work is performed by horses who work a windlass, to which chains are attached. In many cases the building is moved by hand. A squad of men with jack-screws of various sizes all exert their strength at a given signal and move the building by "inches."



MODERN HOUSE MOVING METHODS IN THE BRONX.

"This undertaking may be considered an unusual one," said Mr. Higginson, "on account of the unusual weight of the structure. The stone walls, in places, are four feet, eight inches in thickness. The church is being more than moved, it is being turned around, which presents considerably more complications than the average house moving job, which means simply going straight ahead. The greatest care had to be exercised in keeping the building level and intact at all times; if there was a single slip in miscalculation or misplacement of timber, it might have resulted in an irremediable loss or the hold up of the entire project."

Another recent removal with interesting features was the shift of the Sherman Monument at Fifth avenue and 60th street, about 280 feet in a southerly direction to its present location, in order to give the subway builders an opportunity to excavate in 59th street.

"This was a particularly delicate undertaking," said George F. Drew, of Drew Bros., Inc., who performed the work, "because we had to avoid injuring a work of art. This situation coupled with its weight, 160 tons, necessitated unusual safeguarding measures. The monument was carried on steel needles and moved on steel I-beams by means of steel rollers."

The average house moving job entails many precautionary measures because the building must be turned back to the owner in practically the same condition that it was before it was bundled up and shifted. The house mover actually

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"Why should New Yorkers pay for up-State roads they never see?" asks Senator Wagner. Isn't the Senator a federalist any longer?

New York State pays \$150,000 annually for the rent of its offices in this city. That's five per cent. interest on a three million dollar State building, which the State ought to erect here.

The taxpaying public has a perfect right and, moreover, should consider it a duty to constitute itself a censor of the appropriating power.—President McAneny.

Taxpayers wish Mr. McAneny had always been as susceptible to their pleas for moderation in appropriations.

No department of government should be exempt from the common sense rules ordinarily applied to business conduct because of its avowed championship and connection with the interests of women and children. The conduct of business profitably must not be made impossible in New York City by over-regulation.

Sorry to see the Citizens Union, for the sake of being singular, wasting its efforts on the Flammann bill, which has no chance of being passed by the Legislature. One centralized department for the whole city with deputies in each of the boroughs, as provided in this bill, was the first thought of the advocates of a consolidation of building inspection, but the plan was found to be inexpedient.

Every man and woman who has saved or inherited a little money has it invested somewhere. A very large part is safely invested in real estate deeds and mortgages, but great numbers of investors have put billions into stocks, which for some years past have been salable only at a heavy sacrifice. Now that stock quotations are ascending investors are clearing themselves and taking profits, which permit them to end a long term of rigid economy, and to buy houses and lands and other things they have been wishing for. A bull market in Wall Street is good for real estate everywhere.

A Guarantee to Property Owners.

When the Board of Examiners was first established, in the year 1871, to hear appeals from the orders of the Superintendent of Buildings, it was considered the surest way of obtaining a competent and impartial court of justice under the conditions which then existed. Tradition says it was the manner in which the discretionary power conferred by the charter had been administered that caused the representatives of various building trade associations to come together with a determination to get a building law that would be comprehensive and fair. Up to the year 1860, when a separate building law was enacted, the public supervision over buildings had been exercised by Fire Wardens. The first officers of the new Building Department (a Superintendent, a Deputy Superintendent and eight inspectors) were selected in what may now be considered a curious way. Three members from the American Institute of Architects, three from the Society of Mechanics and Tradesmen and three officers of the Fire Department, met in convention and made the nominations. A return was made to the Mayor, who was required under the law to swear in the persons so nominated.

The building law of 1871 constituted the Board of Examiners and directed that it should comprise one member from the Board of Fire Underwriters, two from the Mechanics and Traders Exchange and the Superintendent of Buildings. Afterward the membership was increased by one from the Real Estate Exchange, one from the Society of Architectural Iron Manufacturers, one from the Real Estate Owners and Builders Association, and the Chief of the Fire Department. It was considered that a board so constituted and set apart from all political influences would be the guarantee of a square deal to the property owners of New York.

There was a further advantage to property interests from this mode of selection in that it insured that the board would be a technical body, that some of its members would be exceptionally well qualified to pass upon intricate questions of construction, and that others would understand the effect upon real estate investments of orders pending before the court. Each technical society named was the principal organized representative in its particular field at that period of the city's history. While there have since been changes in the component parts of the board, the essential character of the representation has remained the same. That is, the Board of Examiners has continued to be a technical body independent of and unconcerned about partisan politics. It has formed no part of the spoils system and has conscientiously attended to its own business. In its representative capacity it has covered the various branches of the business of constructing and altering buildings, which is the most considerable business in this city. With no larger compensation attached to the office than is paid to directors of banking and railroad corporations for attendance upon meetings, the honor of being selected by one's trade society for the "Court of Appeals of the Building Trades" has consequently been the sole reason why architects, builders and real estate managers of high standing have been willing in the past to give a part of their time to this public work.

As a long time has elapsed since the component elements were changed, and as new societies have grown up (as, for example, the American Institute of Architects, the American Society of Mechanical Engineers and the Real Estate Board), the contention that the complexion of the board should be brought more into concord with existing conditions, is not unreasonable, if the intention is to continue the board as a technical body. The only criticism which in the opinion of the general building profession has been leveled at the Board of Examiners with any claim to reason, has been predicated upon the brevity of the opinions and decisions handed down. These have seemed not to have been written with the purpose

of settling cardinal principles instead of minor details. That this fault, if it be a fault, is not personal but inherent in a court of this kind, is the argument which is likely to be most effective in favor of a board constituted after a different plan.

City Control of Terminal Facilities.

In cities that have both water and rail transportation it is important that all the railroads should have access to the waterfront. No one road should have a monopoly. A city owned belt line treats all shippers alike. From this belt line switches are run to terminal warehouses and factory districts. A few switch engines distribute the cars from one central yard or gather them up and bring them there. The present plan at this port whereby each railroad gathers up its own freight is an unnecessary expense to the roads and an inconvenience to the shipper. Instead of having to deliver goods at a half a dozen different terminals a shipper could, with a belt line railroad and general terminal system in operation, deliver all his freight at one terminal and have it distributed to the proper roads in the general collection yard, wherever it may be.

The city is trying to institute a system like this at South Brooklyn, and it has an enabling bill pending which has received the approval of the Brooklyn Board of Real Estate Brokers, the Chamber of Commerce and the Board of Trade. The Mayor says the plan is to give the City of New York the opportunity to secure for this marginal freight railroad which it proposes to build joint operation by all of the Eastern trunk line railroads by permitting these railroads to organize a joint terminal operating company. The law at present prohibits the organization of such a terminal operating company by the railroads.

Well devised freight terminals have a direct connection with the local distribution of food and building materials. The extra cost of delivery in this city over what it ought and could be made to be is large. The cost of living can be reduced by reducing the number of steps between producer and consumer, and this the municipal government is trying to do through this Brooklyn marginal road, and through the terminal improvements which it is planning for the West Side of Manhattan and elsewhere in the city. It is regrettable that the plans for Brooklyn are confused with other things and that the issue is not very clear to the responsible citizenship. But one thing is very clear, and it is that our natural port advantages continue to be very much in the raw because of the lack of intercommunication between terminals and the lack of channel improvements. Think of a great waterfrontage such as New York City has along both sides of the East River in Manhattan, Brooklyn, Bronx and Queens, being left in large part unavailable for deep-sea vessels because of intervening reefs and other channel obstructions. There must be in Congress some deep hostility to this port, since obvious harbor improvements have so long been held back and the city deprived of the means of progress along the lines most natural to it.

The Mayor Must Decide.

A large measure relief from over-regulation which the real estate and allied interests of the City of New York have long contended for is vouchsafed in the bill which the Legislature has passed and is forwarding to Mayor Mitchel for his approval. The coalescence of the jurisdictions of a number of departments over the construction and alteration of buildings, as provided for by the Lockwood-Ellenbogen bill, will permit of a needed retrenchment in the financial affairs of the city at a time when property is over-taxed as well as over-regulated mainly because of an over-manned civil service.

The Mayor will be assuming a very grave responsibility in withholding his approval from a measure whose cardinal principle, consolidation, has the approval of apparently every business man and property owner in the city. It is

freely admitted that details of the bill do not coincide and cannot be made to coincide with everybody's views. Always will it be a matter of personal opinion as to what extent government should be centralized or decentralized. The seventy or more allied associations are advocating this bill because it represents the best compromise they could prevail upon the Legislature to pass.

The present municipal administration was elected to effect a relief from over-taxation. Municipal and State economy is the great need of the day. The Mayor can do much in that direction by consenting to the consolidation of building inspection, even if the method which the Legislature has found to be most expedient is not in accordance with his personal policies. We cannot have things just exactly as we wish in a popular form of government.

Street Encroachments Illegal.

Editor of the RECORD AND GUIDE:

Your issue of April 10 has an article entitled "Architectural Projections," which states that an ordinance legalizing encroachments beyond the street line has been drawn and is to be submitted to the Board of Aldermen for action. Apparently the ordinance attempts to legalize and to continue the flabby and defective enforcement of the law against encroachments which has prevailed in Manhattan for the past three or four years.

It would be interesting to know how often the courts of this State must pronounce these encroachments illegal before the city authorities will realize it. The fundamental condition on which the city may take the land from the private owner for a street is that it will maintain the street in trust for street purposes for the whole people. It may not authorize private individuals to use part of the street to the exclusion of the public.

Such encroachments exclude the general public from the street space they occupy. Not only the other owners in a block may enforce their removal, but any member of the general public has the same right. For the city to encourage the creation of such encroachments by appearing to legalize them is indefensible. Innocent parties buy the houses and are confronted with lawsuits when they try to sell. The courts are approaching nearer and nearer to the decision that all such encroachments are defects which may relieve a purchaser from his contract on the ground that he need not buy a lawsuit. Even if the city does not order the removal of the encroachments the next door neighbor may. (*McMillan v. Klaw & Erlanger Construction Co.*, 107 App. Div. 407; *Smithers v. Steiner*, 13 Misc. 517).

In *Fifth Avenue Co. v. the Lotos Club*, 129 App. Div. 339, the court avoided the decision that a small projection of seven inches for a water table, easily removable, was a legal defect which entitled the purchaser to relief from the contract by finding that the projection was thirty-eight years old and had existed so long that it was to be presumed that neighborhood had acquiesced in its continuance. The fact that the building was to be destroyed may have had some influence, and, moreover, the next court may not take the same view.

The courts have declared time and time again that no board or official of the city had any power to authorize such encroachments, and now we have the city trying to legalize them by ordinance. (Sec. 50 of New York Charter; *City of New York v. Knickerbocker Trust Co.*, 104 App. Div. 223; *McMillan v. Klaw & Erlanger*, 107 App. Div. 407; *People ex rel Browning King & Co. v. Stover*, 145 App. Div. 259; *City of New York v. Rice*, 198 N. Y. 124).

It is a curious coincidence that the proposed ordinance is in principle exactly like the ordinance enacted by the Board of Aldermen and pronounced invalid in the case of *McMillan v. Klaw & Erlanger* (supra.). That ordinance attempted to legalize "all decorative projections on the face of a building beyond the building line in the nature of porches, arches, porticos, pedestals, free-

standing statuary, columns and pillars, which are erected purely for the enhancement of the beauty of the building from an artistic standpoint."

Perhaps the ordinance will not be enacted. CYRUS C. MILLER.

55 Liberty street.

A Contract for Electricity.

Editor of the RECORD AND GUIDE:

The Board of Estimate has before it, for consideration, a proposed contract for the purchase of electric current by the city from a central station, for fifty years. This contract is in the form of a "franchise" which it is proposed shall be granted for a high tension electrical transmission line over the recently acquired Catskill Aqueduct lands from the northern boundary of the city to the dividing line between Westchester and Putnam counties.

The contract is set forth in full in the City Record of March 5, 1915, at pages 1840 to 1842 inclusive. It provides, to be sure, that the current shall be furnished to the city "free of charge," but as the city is giving in return a privilege which may be or become of great value to the grantees, the contract provisions in order to protect the city's interests adequately should ensure as compensation for this grant the furnishing of valuable service. If the privilege to be ceded were worth nothing to the grantees, it would, of course, be absurd to expect them to give in return therefor anything of value, particularly electric current transmitted a long distance from the place of generation. To speak of this current as "free" current is therefore, to use a misnomer, and it would be a great mistake to belittle those provisions of the contract under which (if at all) the city will be able to require such current to be delivered. * * *

In the proposed fifty-year contract the provisions for the furnishing of high tension current call for the delivery at each of three places (two of them within the Borough of Manhattan and one within the northern part of Westchester County), of 850 kilowatts of three-phase alternating current having a frequency of 60 cycles per second at a pressure at the two points in Manhattan of 2200 volts and at the point in Westchester County of 40,000 volts. These requirements are quite specific. The city is gambling that it will be able to use just this service for fifty years in sufficient quantity to afford adequate compensation for the privilege granted by the city. If the service will not be required after a few years, or if this class of service will in course of time become obsolete, uneconomic or otherwise undesirable, the city is the loser by reason of having committed itself so definitely to the class of service it will require.

On the other hand, the provisions of this contract for the furnishing of low tension current are quite different. The companies agree to furnish current to the city without charge as follows:

"(d) Furnish whenever required two-phase or three-phase or three-phase alternating current having a frequency of sixty (60) cycles per second, at a pressure of 110 or more volts, sufficient for operating all motors and other apparatus as may be required for the maintenance and operation of the aqueduct.

"(e) Furnish whenever required single-phase alternating current having a frequency of sixty (60) cycles per second, at a pressure of 110 or more volts, or direct current at a pressure of 120 or more volts, sufficient for lighting all said buildings, bridges and grounds as may be necessary, and for any and all other purposes as may be required in connection with the maintenance and operation of the aqueduct and appurtenant works and structures."

The city here takes much for granted. It fails to specify the official or board who shall require the service or who shall decide at any time during fifty years just the motors and other apparatus and lighting outlets which it shall be necessary to supply with current to keep the aqueduct in operation. It is very unbusinesslike to leave such important details "up in the air." The frequency of the current is carefully fixed at 60 cycles per second. The minimum voltages (110

for alternating current, 120 for direct) are specified exactly, but not the maximum. Motors are to be operated apparently by alternating current, but lights may be served by either alternating or direct current without mention of the person or persons who are to decide that important point. Though curiously indifferent to certain vital matters, the drawer of the contract has failed to give the city that latitude of choice as to quantity and kind of service which alone (if anything) would permit the city to adapt its needs of current along the new aqueduct for fifty years to important changes in the electrical industry.

This unusual problem of a fifty-year contract deserves the widest discussion in technical circles.

JOINT COMMITTEE OF GREATER NEW YORK ENGINEERS.

By James D. Taylor, Chairman.

Saving Money for the Property Owner.

Editor of the RECORD AND GUIDE:

Another condition has arisen to perplex the property owner. The Labor Department has been issuing orders requiring the tenants in certain factories to reduce the number of occupants per floor; also requiring owners of factory buildings to provide additional means of exit. The tenant upon the receipt of such a notice to reduce the number of his employees, notifies the owner and informs him that he must be permitted to maintain a larger number of employees than that stated in the notice, or else he will be compelled to secure other quarters.

Now it is quite possible that the conditions in the building may permit the housing of a greater number, provided certain requirements are complied with. There are requirements as to the construction and enclosure of stairways, the number and kind of fire-escapes, the floor area and other details which an architect, engineer or other expert familiar with the situation will be able to apply. I have a case in mind, where after the tenants were limited to a small number of employees per floor, it was possible after carrying out suggestions as to the exits to more than double the number of employees to a floor without involving the owner in any large expenditure of money. This number could have been further increased had it been necessary. The owner should call into consultation some one thoroughly equipped with a knowledge of the laws applicable, who after making an inspection of the building, will be able to extricate the owner from this difficulty, and save him his tenants.

There are problems constantly arising in existing buildings, where the owner is endeavoring to have his building conform to the various laws. To procure for the owner an acceptance of the exits now provided in his building, to demonstrate to the proper authorities that the conditions existing do secure the safety of the occupants, and thus save him from spending money in large alterations, are problems that an owner should refer to one who specializes in such work, and who after an investigation of his premises, will be able to tell him just what will and what will not be accepted.

Every building presents its own peculiarities. The inter-relationship of the various stairways, fire-escapes, exterior stairways, fire walls, etc., in a building, their remoteness or nearness to each other, or to other parts of the building, the nature of the work being conducted on the various floors, the nature of construction of the building, its height, the floor area, the nature of the surrounding buildings, and other conditions too numerous to mention, but sure to be recognized by the man trained to such work, enter into consideration when determining what changes, if any, that an owner must make, in order to bring his building up to the standard required.

SAMUEL ROSENBLUM,

51 Chambers Street.

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REAL ESTATE NEWS OF THE WEEK

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A BROKER'S OPINION.

Effect on Real Estate of the Wasteful Issue of City Bonds.

Ernest Harvier, speaking of the general conditions in the real estate market, said this week: "Real estate values in New York City should reflect the improved condition shown in general business, in the second stage of the European war. New York City, as the chief shipping point for munitions of war, wheat, metals, oil and leather, should enjoy temporarily, at least, advantages which most other American shipping points lack, and with increased foreign trade, general business should be better and, when it is, real estate business is favorably affected, of course. The great barrier to the retention of real estate values here is the policy of the city administration or, more properly, all recent city administrations, in the wasteful issue of bonds, for unnecessary purposes, and the exploitation of the city government for "sociological" projects. The core of land values in New York is Manhattan Island, but the policy of all recent administrations has been to promote the growth of other boroughs, and of Westchester, Hudson County, N. J., and Nassau County, L. I., at the expense of Manhattan. Taxes here are paid, chiefly in the form of rent, and higher taxes and expensive 'supervision' have culminated in making many Manhattan properties untenanted."

Old Brokerage Firm to Move.

After a tendency covering a period of more than three decades, John C. R. Eckerson, successor to Thomas & Eckerson, real estate brokers, will move his office on April 22 from 35 West 30th street in the Wallack's Theater building, to 299 Madison avenue, corner of 41st street. Mr. William M. Thomas started in the real estate business at 508 6th avenue, in 1876, and Mr. Eckerson entered into a partnership with him, on February 1, 1880, under the firm name of Thomas & Eckerson. The business continued under this name until April 1, 1912, when Mr. Eckerson acquired Mr. Thomas's interest. Since that time the business has been conducted under the name of Thomas and Eckerson. John C. R. Eckerson, owner. In April, 1882, the firm moved to the Wallack Theater building, when that structure was completed, and has remained continuously in possession there for 33 years, being the only tenants ever to have occupied this space. The reason for the removal lies in the fact that this portion of the theater is to be demolished to make way for a modern loft structure. Prior to the erection of the playhouse, the site was used as a stone yard and miscellaneous trades.

Gasoline Engines to Fight Fires.

This week an order for six motor gasoline pumping engines for the Fire Department was awarded by Fire Commissioner Adamsor, a purchase which signalizes the real commencement of a new era in the development of up-to-date scientific fire-fighting equipment. The new motors will supplant the present steam fire-engines which have added so much to the picturesqueness of fires. The gasoline engines in appearance are entirely different from the familiar steam fire-engine, and eliminate the smoke and noise which characterizes the old-fashioned engine. There is only one gasoline pumping engine in the department at the present time, and it was installed for the purpose of testing its practicability. In the high-pressure district, south

of 34th street, Manhattan, and in the central business district of Brooklyn, engines are no longer needed, except as a reserve in case of a breakdown of the high pressure system, which furnishes the pressure.

The Fulton Trust Company.

The Fulton Trust Company of New York, located at 149 Broadway, has just completed its twenty-fourth year, having been established in 1890, and according to a statement of one of the officers of the company has paid to its depositors in interest on their accounts, the sum of \$3,825,667.92; to its stockholders, in dividends, \$1,022,500, and in addition, has accumulated in undivided profits \$375,000, at the present market value of securities; making, with \$500,000 capital and \$250,000 surplus, a total of \$1,125,000 capital, surplus and undivided profits.

The company recently issued an interesting pamphlet, reviewing the present situation, and dealing somewhat with the future. The officers of the company include Henry C. Swords, president; H. H. Cammann, Vice-President; Henry W. Reighley, Second Vice-President, and Charles M. Van Kleeck, Secretary.

"In spite of the fact," said Henry C. Swords, this week, "that conditions are considered unsatisfactory by many real estate owners, who have been affected in various ways by recent changes in the character of the neighborhoods, and by the multiplicity of building inspections, etc., I should say that the rate of interest on mortgages has rather eased off. We would report money offered at 5 per cent. for trust funds and, in those cases where the amount borrowed is small, as compared with the estimated value of the property, the rate is lowered to 4½ per cent."

"The future is problematic and dependent upon so many possibilities that we hesitate in prophesying. There is heard on every side a marked difference of opinion on account of the unusual economic and political situations which have been created, each observer retaining his individual impression and observation. No attempt, however, can be made to analyze conditions until the general situation has cleared, hostilities have ceased and the effects of the restoration of ante-bellum conditions become more apparent."

New Paving.

President Marcus M. Marks announces that the following new pavements will be laid in the immediate future:

Sheet Asphalt.—Dutch street, from John street to Fulton; 15th street, from Avenue A to Third avenue; 32d street, from Second to Third avenue; 40th street, from Second to Lexington avenue, and 176th street, from Audubon to St. Nicholas avenue.

Granite.—Houston street, from Lafayette to Crosby; 30th street, from Ninth to Tenth avenue; 32d street, from First to Second avenue; 38th street, from First to Second avenue, and 40th street, from First to Second avenue.

Guide for Notaries Public.

Eugene B. Schwartz, notarial and certificate clerk in the New York County Clerk's Office, has prepared at the suggestion of County Clerk Schneider, a manual entitled, "A Practical Guide for Notaries Public and Commissioners of Deeds." It is published by the Cooper Publishing Company. The book will be serviceable to notaries and commissioners who are not lawyers because of its instruction on the law prescribing their

duties and regulating their liabilities. It may also be profitably consulted by members of the Bar because of the information it contains upon matters of practice and custom prevailing both in this county and elsewhere.

PRIVATE REALTY SALES.

Buying, by builders, of sites for apartment houses in the Bronx and on the upper West Side, and of commercial structures in the midtown section of Manhattan, and the well maintained demand for investment properties of various kinds, resulted in one of the best weeks of the year, and furnished material for a most promising outlook. The improvement best manifested itself in the substantial increase in the number of transactions reported as compared with last week and previous weeks. If this tendency continues to become more marked and the general buying public becomes aware of the fact that there is a renewal of interest in real estate as an investment, the long looked for and expected revival will have become a reality.

The cry has been heard on every side in a great many lines of business, that people are retrenching and economizing; this feeling has been echoed in real estate circles and coincident with the slackening up of activity in a great many fields of endeavor has been a corresponding reaction in real estate. Latterly, however, there have been new developments and people are beginning to think and talk more optimistically. The time has arrived when brokers and others who are dependent upon realty for their livelihood, should become more imbued with this spirit which is creating generally, throughout the city and the country, a better feeling.

The announcement of the sale of the one-time home of the Calumet club, at Fifth avenue and 29th street, is interesting, inasmuch as the prominent corner is to be improved with an eleven-story structure, for occupancy by a well known cotton goods concern. The property has been vacant for some time, though various deals have been announced, affecting the corner. These, however, were never consummated. It will be remembered that the northwest corner of Fifth avenue and 31st street recently figured in a deal, which also calls for the improvement of the site.

The Ridgewood section of Brooklyn also was prominent in the transactions of the week, the Meyer estate property, containing 860 lots, being under negotiation for purchase, by a large building concern, which has been identified for several years in the district.

The total number of sales reported and not recorded in Manhattan this week was 35 as against 20 last week and 32 a year ago.

The number of sales south of 59th street was 5 as compared with 6 last week and 16 a year ago.

The sales north of 59th street aggregated 30 as compared with 14 last week and 16 a year ago.

The total number of conveyances in Manhattan was 134, as against 143 last week, 18 having stated considerations totaling \$596,700. Mortgages recorded this week number 73, involving \$2,532,687, as against 96 last week, totaling \$1,064,416.

From the Bronx 17 sales at private contract were recorded, as against 14 last week and 22 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$580,751, compared with \$1,047,840 last week, making a total for the year of \$14,335,673. The figures for the corresponding week last year were \$795,400, and the total from Jan. 1, 1914, to April 18, 1914, was \$12,415,924.

Lenox Hill Apartment Deal.

Pease & Elliman sold for the Lenox Hill Realty Company, Samuel A. Herzog, president, the new nine-story apartment house on plot 100x130, at 116 East 63d street, to a prominent New York investor. The brokers report it a cash transaction. The property has been held

at \$750,000. The land was acquired by the seller a year ago from the Murray-Lenox Land Company and Mrs. Amos Pinchot and the present structure completed last Fall. It houses four tenants to a floor and is entirely rented. Among the occupants of the building are George C. Hollister, Mrs. Helen M. Kelly, Langdon Geer and Mrs. Paulding Fosdick.

West Side Woodmere Deal.

Clarence Payne has purchased, from the Brixton Realty Corporation, Edwin S. Brickner, president, the "Brixford," a twelve story apartment house, at 138-144 West 79th street, on plot 80x100, through Robert E. L. Mordecai and Robert C. Knapp. In part payment, Mr. Payne gave about forty-five acres of waterfront running along the deep waters of Woodmere Bay, Long Island, for about 2,500 feet. The property is on the Woodmere boulevard and stretches east to the new Hewlett development. It is reported that the new owners intend to lay out this land in a co-operative park and erect summer residences on plots of two to three acres each.

Old Calumet Club Site Sold.

Burton Brothers, manufacturers of cotton goods, of 384 Broadway, have purchased from the Lawrence estate, through Tucker, Speyers & Company, the one-time Calumet Club property, at the northeast corner of Fifth avenue and 29th street, on plot 49.5x100. The new owners will erect an eleven-story structure for their own occupancy. The property has been held at \$600,000. It was recently reported leased to Dr. J. Wallace Beveridge but this lease has been abrogated. The deal serves to attract attention again to that section of Fifth avenue between 34th and 23d streets.

Buys Unimproved Corner.

The Buck Construction Company, Charles Buck, president, bought through A. H. Miller, from Harris and Maurice Mandelbaum and L. S. and A. M. Bing, the vacant plot 100x52, at the northeast corner of Lexington avenue and 50th street, part of the former Nursery and Childs' Hospital, acquired by the sellers at auction two years ago. It is reported that the property is to be shortly improved with a building to be leased to a single tenant. In part payment was given "Emsworth Hall," a six-story apartment house, at the southeast corner of Convent avenue and 149th street, on plot 100x100.

Builders in Field Place.

Richard H. Scobie has sold for the Estate of Edward Handy to A. Hamilton & Son, builders, a plot 62.06x100, in the south side of Field Place, between Creston & Morris avenues, opposite the new high school which takes in the entire block from Creston to Morris avenues, and from Field place to 184th street, and is now in course of construction. The same broker sold to A. Hamilton & Son a few weeks ago the adjoining plot on the southwest corner of Creston avenue and Field place, 58 ft. x 100 ft., making the entire plot 120x100, which will be improved with two high-class apartment houses.

Fifth Avenue Deal Closed.

Following the announcement in these columns last week that negotiations were well advanced, it was learned that contracts have been signed for the sale of the former Dinsmore property, at the northwest corner of Fifth avenue and 31st street. The property is assessed by the city for \$570,000, and was sold by William F. Fuerst as broker for Jacob H. Schiff to the Strathcona Construction Company, which will erect a twelve-story store and loft building, at an approximate cost of \$275,000, from plans prepared by George and Edward Blum.

Big Ridgewood Project.

The G. X. Mathews Company, which has been actively building and selling six-family flats in Ridgewood, is reported to be negotiating for the purchase of

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the 860 lots of the Meyer Park estate in Ridgewood from the heirs of Henry A. Meyer. The builders are said to have offered \$1,200,000 for the tract, intending to build more six-family houses. No details of the transaction could be learned yesterday.

"Maxim's" in Trade.

Susan E. Wood sold to Charles Laue, through Goodale, Perry & Dwight, 108-110 West 38th street, two five-story buildings, on a plot 40x98.9, occupied by "Maxim's" restaurant, and subject to the existing lease of that establishment. In part payment Mr. Laue gave the "Sonoma," a six-story elevator apartment house, at 133-135 Prospect Park West, Brooklyn, on plot 100x100. The transaction involved about \$500,000.

Transfers Show Big Trade.

Recording of deeds this week showed the sale by the J. C. McCreery Corporation of the six-story building, 132-144 West 27th street, on plot 120x98.9, to the Adams Real Estate Company, which gave in exchange the one-story business building, 985-989 Westchester avenue, extending through to 960½-968 East 165th street. The deal, which involved about \$425,000, was negotiated by Leopold Weil.

Bank Sells to Builders.

The Crest Holding Company, Abraham D. Weinstein, president, bought from the Broadway Savings Institute, through Wm. A. White & Sons, and Walter A. Stephens, the vacant block front, containing about twenty lots, on the east side of Mott avenue, between 157th and 158th street, opposite Franz Sigel Park, for improvement with apartment houses.

Apartment House Sale.

Rivoli Realty Company, Judson S. Todd, president, is reported to have sold 27 East 62d street, a nine-story apartment house on plot 57x100.5. Other property is said to have been given in part payment. This house was reported, in January, to have figured in a trade for the property of Dr. Myles, at 44-46 West 38th street.

Heights Block for Flats.

E. D. MacMannus & Company and M. I. Strunsky & Company sold for the Barney Estate Company to the Solow Construction Company, Max Raymond, treasurer, the plot 246x95, in the south side of West 172d street, 100 ft. west of Broadway, for improvement with five-story apartment houses.

Boston Road Block Sold.

Brown & Lapin, the Normal Construction Company, bought from the Lawyers Title Insurance & Trust Company, through William S. Baker, the block front, 264x111, on the east side of Boston road, between 172d street and Wilkins avenue. Three five-story apartment houses are to be erected.

From Manhattan to Virginia.

Daniel P. Ritchey in conjunction with W. H. Trice Real Estate Company, sold to C. H. Foster, formerly of New York, the Hotel Lynnhaven, at Norfolk, Virginia. The sale includes the building and a perpetual lease of the ground with furnishings and equipment. The Lynnhaven was opened at the time of the Jamestown exposition.

Manhattan—South of 59th St.

12TH ST.—Pepe & Bro. sold for the Levia Realty Co. the 5-story building, 47 West 12th st, on lot 22x73, to D. Cilla.

50TH ST.—Louis H. Lowenstein sold for the Raygold Realty Co., to a client of MacLay & Davies, the 4-story dwelling, 335 East 50th st, on lot 17x100.

56TH ST.—Cammann, Voorhees & Floyd sold for Patrick J. McMahon, 238-240 West 56th st, two 4-story houses, on plot 45x100. There are 22 apartments, and the store is occupied by the Motor Car Equipment Co.

Manhattan—North of 59th St.

80TH ST.—Pease & Elliman sold for Mrs. J. M. Doremus 320 West 80th st, a 5-story dwelling, on lot 17x102.2.

90TH ST.—Mrs. Robert B. Reese sold 259 West 90th st, a 4 and 5-story dwelling, on lot 18x100.8, to Mrs. Henry Meyers, who gave in part payment, the 3-story dwelling, 160 East 63d st, on lot 16x100.

94TH ST.—Theadala Realty Co. sold through Louis Cowan, the 4-story dwelling, 53 West 94th st, on lot 20x100, to Frederick Brown who gave in part payment, the 2-fam house, 2269 Creston av, Bronx.

100TH ST.—Pease & Elliman sold for Arnold B. Heine, the 5-story dwelling, 315 West 100th st, on lot 19x100.

109TH ST.—Moritz Greenstein has re-sold 117-119 East 109th st, a 6-story flat, on plot 50x100.11. He recently acquired it in foreclosure proceedings for \$58,937.

110TH ST.—John J. Kavanagh sold for Mrs. Palmer Coolidge, 12-14 East 110th st, two 5-story apartment houses, on plot 52x100, to Joseph M. Daggert, who gave in part payment, 1296 Madison av, a 4-story dwelling, on lot 20x73, at the northwest corner of 92d st, recently reported sold by the same broker. Mrs. Coolidge will occupy this house.

118TH ST.—Jacob Lowenthal sold 216-218 East 118th st, a 6-story tenement, on plot 37x100.

119TH ST.—Ennis & Sinnott have resold 126 West 119th st, a 3-story dwelling, on lot 20x100, to Morris Aron.

123D ST.—Max Tannenbaum sold, through D. H. Scully & Co, the 3-story dwelling, 58 East 123d st, on lot 18.3x100.11.

125TH ST.—Shaw & Co. sold for James M. Ryder, 319 East 125th st, a 3-story building on lot 20x100.

131ST ST.—Ennis & Sinnott bought from Nettie D. Baker and Edith Grant, the 3-story dwelling, 209 West 131st st, on lot 16.8x100.

133D ST.—Shaw & Co. sold for the Andrews Institute for Girls the 3-story dwellings, 52, 54 and 56 West 133d st, each on lot 16.8x100.

133D ST.—The estate of William McKee is reported to have sold the two 3-story dwellings, 115-117 West 133d st, each on lot 16.8x99.11.

140TH ST.—Paul A. McGolrick has sold 271 West 140th st, a 5-story flat, on lot 25x99.10, to Lester W. Samuels.

154TH ST.—Albany Savings Bank is reported to have resold the four 6-story flats, 248-260 West 154th st, on plot 150x99.11, recently acquired at foreclosure for \$143,000.

156TH ST.—John Brown has sold the lot 25x99.11, in the north side of West 156th st, 125 ft. east of 8th av.

173D ST.—James E. Barry & Co. sold for Mary Barry the 5-story building, 524 West 173d st, on plot 37.6x100, to Myron W. Robinson, who gave in part payment 2024 Madison av, a 3-story dwelling.

AUDUBON AV.—Ennis & Sinnott have sold to Hanna Cohn the vacant plot 100x100, on the west side of Audubon av, 25 ft. south of 179th st.

LEXINGTON AV.—Pease & Elliman sold for Vincent J. Slattery, to George Thompson, 571 Lexington av, a 5-story building on lot 20x78.

RIVERSIDE DR.—Joseph Shenk sold "Greyton Court," an 11-story apartment house, at the south corner of Riverside dr and 141st st, on plot 100x125, to Marion E. Ireland, who gave in part payment four 5-story apartment houses, on plot 175x109x irreg, at 975-985 Home st, taking in the northeast corner of Hoe av.

Bronx.

TIFFANY ST.—Turek Realty Co. has sold the 5-story flat at the southeast corner of Tiffany st and Whitlock av, on plot 55x100.

BROOK AV.—D. H. Scully & Co. sold for the Henry Morgenthau Co. the 1-story structure, containing 8 stores, at the southwest corner of Brook av and 156th st, on plot 40x156.

ELTON AV.—The 5-story apartment house 810 Elton av, on plot 50x100, has been sold through Shaw & Co.

FORDHAM RD.—Mark L. Kelly bought through B. H. Weisker, from Supreme Court Justice John J. Brady, the 3-story Fordham Club property, at the southwest corner of Fordham rd and Morris av, on plot 69x121xirreg. The property has been held at \$50,000. The plans of the club have not been determined.

FULTON AV.—Charles Zerman has sold the 5-story tenement at 1393 Fulton av.

GRAND BOULEVARD AND CONCOURSE.—John A. Evans sold for Mrs. Ida M. Holland, the residence 2436 Grand Boulevard and Concourse, on plot 50x100.

MOHEGAN AV.—Sonn Brothers sold to the Av. St. John and South st. Construction Co. the plot 70x118 at the northwest corner of Mohegan av and 180th st, as a site for a 5-story apartment house.

MORRIS AV.—D. H. Weisker has sold for the Curtin Estate to a builder, the plot 75x125 on the east side of Morris av., 105 ft south of Fordham rd. This property is directly opposite the Fordham Club property also sold this week through the same broker.

SOUTHERN BOULEVARD.—Smith & Phelps sold for Patrick J. Tierney, the plot 50x100, on the east side of Southern Boulevard, 134 ft north of Freeman st.

TIEBOUT AV.—The Schorn Realty Co., Henry Schorn, president, sold to Louis Ackermann and Carl Schaible two 5-story flats, on plot 67x84, at the northeast corner of Tiebout av and 188th st.

WALTON AV.—Smith & Phelps sold for George H. Janss, the lot 25x75, on the east side of Walton av, 100 ft north of Mt. Hope pl.

WILKINS AV.—Brooks & Momand resold for Harvie Blair, 1462 Wilkins av, 5-story flat, on plot 37.6x100.

Brooklyn.

DEAN ST.—Bulkley & Morton Co. sold 1136 Dean st, a 3½-story dwelling, with a 2-story extension, for E. W. Harris to Dr. John G. Williams.

SCHAEFFER ST.—E. K. Ramee sold for Fredericka Zaun the 3-sty dwelling, 238 Schaeffer st.

ST. JOHN'S PL.—John Thomason and Delio C. Thomason bought, through Charles E. Rickerson, the 3-sty dwelling, 203 St. John's pl.

ST. JOHN'S PL.—Frederick Fox & Co. sold for Charles T. Root to the Quiller Morgan Co. the 4-sty apartment house, 369 St. John's pl, held at \$50,000.

STERLING ST.—Realty Associates sold the following 2-sty dwellings, each on lot 20x100, in Sterling st.; No. 29 to Annie G. Cartwright; No. 33 to John McLean; No. 39 to George A. Lucas, and No. 51 to Clara L. Phoenix; also sold in the north side of Lincoln pl, 425 ft. east of Underhill av, the plot, 120x90, to the Pine Realty Co., which will improve with three 4-sty apartment houses.

UNION ST.—E. T. Newman sold for Raymond Fry, the 3-sty dwelling, 840 Union st, on lot 20x100.

10TH ST, ETC.—William H. Healey sold for Edward J. Doyle the 2-sty dwelling, 492 10th st, to H. D. Perry; also for Samuel S. Strauss, the 3-sty dwelling, 678 10th st to I. Hohenstein.

42D ST.—Frank A. Seaver & Co. sold for Reinhard Hall the 1-fam house, with 3 lots, at 1655 42d st.

BUSHWICK AV.—James M. Hawley sold for Hannah Wardenauer, 314 Bushwick av to George Graf.

ST. NICHOLAS AV.—James M. Hawley sold for Andres Nilson, 64 St. Nicholas av to Frederick Schweiker.

5TH AV.—Samuel Galitzka Co. sold for the John E. Sullivan Co. to John H. Bahrenburg, the 4-sty apartment house, at the southeast corner of 5th av and 76th st., on plot 75x120.

18TH AV.—Frank A. Seaver & Co. sold for Thomas Kelly nine lots at the northwest corner of 18th av and 70th st.

MAPLETON PARK.—Alco Building Co. has sold 1-fam. dwellings to Paul C. Cobbold, A. Hillman, William D. Hinchey, Margaret Barrack, George Campbell, J. C. McCoppen and Frederick Yates.

Queens.

EDGEEMERE.—The Lewis H. May Co. has sold for William Scheer a plot in Beach 41st st to Miss Lotta Ruelberg, who will construct a home for her own occupancy.

ROSEDALE.—New York Suburban Land Co. sold 80x100 on the Boulevard to F. W. Taylor and 60x100 in Rose pl to C. H. Bruen.

LONG ISLAND CITY.—Goodale, Perry & Dwight, Inc., sold for Steinway & Sons, the piano manufacturers, the lot 25x100, in Orchard st, near the Queensboro Bridge plaza, to Jacob Freeman, who has leased same to a large manufacturing concern for 21 years. This lot adjoins the McClure factory building that was leased last August by the same brokers for the Eastern Warehouse & Realty Co.

Rural and Suburban.

EAST ISLIP, L. I.—Charles O. Dorse sold for Ernest Burck, his 50-acre farm, fronting on Carlton av, to Richard K. Wolpert.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on 3d av to A. Powell, and 60x100 on Spruce av to T. J. Tompkins.

MANHASSET PARK, L. I.—L'Ecluse, Washburn & Co. sold to James D. Whelan, a plot adjoining his present residence.

WHEATLEY HILLS, L. I.—S. Osgood Pell & Co., in conjunction with Worthington Whitehouse, have sold the S. Osgood Pell estate, consisting of 37 acres, colonial ohuse and out-buildings, to Henry W. Lowe. The property adjoins the E. D. Morgan and Harry Payne Whitney estates.

YONKERS.—Albert B. Ashforth, Inc., in conjunction with the American Real Estate Co., has purchased for Arthur D. Geissler the residence of Charles Edwin Hunt at Edgecliff ter, Park Hill, a large colonial frame dwelling which the purchaser proposes to remodel and enlarge.

YONKERS, N. Y.—Robert E. Farley Organization announces sales at Nepperhan Heights of a plot on the extension of Marlborough ra to H. R. Snyder; also plots to George Smith and William Axman.

YONKERS, N. Y.—M. A. Broderick sold the 4-sty building 33-35 North Broadway for Mrs. M. A. McGrath to Daniel J. Shannon; the dwellings 34 Purser pl for Mrs. Cecelia B. Schopen to Mrs. Catherine Lyons, and 239 Warburton av for Miss A. De Angeles to Dr. Shanahan, and the moving picture theatre at the corner of Palisade av and Ashburton av for Ludermann Amusement Co. to Louis F. May.

LEASES.

Philip Lewisohn Acquires Corner.

Philip Lewisohn has leased for sixty years from Elbridge T. Gerry, through the Cruikshank Company, the southwest corner of Sixth avenue and 41st street, a plot 100x125, now occupied by eight two-story buildings, facing Bryant Park. It is reported that this site will be improved with a six-story building, designed to conform with the adjoining structure of the Union Dime Savings Bank. Mr. Lewisohn built the twenty-two story structure to the west on the site of the old Mendelssohn Hall, which has enjoyed a marked success.

Twenty-one Year Trinity Lease.

Nelson, Lee & Green have leased for Wells & Snedeker the five-story building

on plot 25x98.9 at 98 Chambers street to Burnett Bros., seeds. Wells & Snedeker, who own the building, have taken a lease from Trinity Church for the ground for a period of twenty-one years from May 1, and Burnett Bros. have leased the entire building for their own use for a part of this term. The building was held at a leasing price of \$7,500 per annum.

White Plains Avenue Lease.

The firm of John H. Behrmann, Inc., leased for John Borroni the half block front on White Plains avenue, beginning at the northeast corner of 221st street, to Bolte Brothers, for ten years from June 1 next. The lessees will renovate the buildings on the property and sub-lease for business purposes only, as this is an important corner on the line of the White Plains avenue extension of the subway and "L."

Millinery Firm Uptown.

L. Tanenbaum, Strauss & Company leased for the Hopaltrun Realty Company, the store, basement and first floor of the sixteen-story building being erected on the site of the one-time Bijou

Theatre, on Broadway, between 30th and 31st streets, to the New York Millinery & Supply Company, now at 628-630 Broadway. The aggregate rental is about \$300,000.

\$500,000 Victoria Building Lease.

Carstein & Linnekin leased the store, basement and first loft in the Victoria Building, Broadway, Fifth avenue and 27th street, to Muser Brothers, importers of laces and embroideries, now at Fifth avenue and 16th street, at an aggregate rental of about \$500,000.

Manhattan.

BRETT & GOODE CO. leased the 4th floor in 103 5th av to the Boy Scouts of America, as headquarters for its uniform department; also rented for the S. & H. Realties the store and basement at 174 Mott st to the Standard Italian Products Co, of 30 Church st.

GUSTAV BRITT leased the store at 33 8th av to Martha A. Gaines and at 43 8th av to Harry Sabloff.

CARSTEIN & LINNEKIN leased to the Bates Advertising Co., for many years in Spruce st, the Broadway half of the 14th floor in the Victoria Building at Broadway and 27th st, at an aggregate rental of about \$30,000.

CROSS & BROWN CO. leased for Louis Richard to G. Paulette, of 115 West 52d st, the 4-sty garage to be erected on plot 35x100 at 110-114 West End av.

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CROSS & BROWN CO. leased the 6th floor in 245 West 55th st to William T. Armstrong; the 5th floor in 138-140 West 14th st to the White Silk Braid Co. of 536 Broome st; space in 170 West Broadway to the Art Printing Press Co. of 23 Worth st; space in 136-140 West 52d st to the Jandorf Auto Co. of 1763 Broadway; offices in 304 Madison av to Dr. J. P. Solomon of 45 East 42d st and offices in the 42d Street Bldg to Gauvin Agency of 30 East 42d st, and George Andre.

CAMMANN, VOORHEES & FLOYD leased the dwelling, 256 West 75th st to Mrs. Lucile Martin.

CROSS AND BROWN CO. has leased for Robert Golet, store at 58-60 West 65th st to Hood Tire Co. of 1737 Broadway; for Burnol Fuel Co., store and basement at 207 West 50th st, to the Goodyear Rubber & Tire Co., and for Thomas F. Galvin the 6th floor at 561 5th av to Pneumatic Dress Form Co., of 557 5th av.

DOUGLAS L. ELLIMAN & CO. leased apartments in the building under construction at 400 Park av to Wm. B. Miller and 449 Park av for Cammann, Voorhees & Floyd to Mrs. W. W. Benjamin; in 969 Park av to Charles Baird, and in 122 East 82d st to Mrs. Juliet I. Ellsworth; and for Jacob Mattern a loft in 238-240 West 53d st to A. Blair Thaw, 2d, for a laboratory.

DOUGLAS L. ELLIMAN & CO. leased apartments in 400 Park av to E. C. DeWitt; at 122 East 76th st, being erected by Julius Tishman & Sons, to Nathan R. Finkelstein; at 114 East 84th st, being erected by the Surrey Realty Co, Samuel A. Herzog, president, to Dwight E. Robinson; at 122 East 82d st to George L. Hunter; and renewed leases at 383 Park av to Miss E. R. Welsh, and at 103 East 86th st to Graeme Donald.

DOUGLAS L. ELLIMAN & CO. leased 51 West 52d st, a 5-sty residence, for Mrs. J. H. Mohlman to Dr. Austin Flint, Jr.; also renewed the lease on 62 East 80th st, a 5-sty residence, for J. Langdon Erving to Miss Ethel Kingsland.

JACOB FINKELSTEIN & SON leased for Max Mandel the building at 111 Bowery to L. Cohen & Sons, of 360 Grand st; the store and basement in 205 Canal st to the La Voce Della Popolo, an Italian newspaper of Philadelphia; and space on the 9th floor in 121-123 Canal st to Goldberg & Blumen of 30 Suffolk st.

J. ARTHUR FISCHER leased for P. J. Flannery the basement store at the southwest corner of 6th av and 38th st to James Desco; also to Childs & Brown the 1st loft at 638 6th av; to the New York Costume Co. the 1st loft in 135 West 45th st and the 3-sty dwelling, 143 East 55th st to Rosina Swart.

FOLSOM BROTHERS leased for Robert Christie, the 4-sty building, 122 West 29th st, to Joseph Schild.

FREDERICK FOX & CO. leased the store and basement in 159 and 161 West 29th st to the Crescent Cloth Sponging Co.; the stores in 110 West 28th st to Kaye & Marotznik of 110 West 28th st and Gunther Bros. of 110 West 28th st; stores in 710-720 7th av to Jacob Brenner of 702 7th av; and Nick Samotac; the 7th loft in 40-42 East 19th st to Pratt & Farmer Co. of 48 East 21st st; the 1st loft in 596 6th av to Warren Smadbeck; the 2d loft in 7 West 31st st to Hamilton Garment Co.; the 10th loft in 143-145 West 20th st to Deutsch Bros; and the top loft in 42 East 12th st to Schlossberg & Bessner.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC. leased for Katherine A. Kingsland the store and basement at 614 3d av to John G. Kerkmann; also for the Lesk Realty Co. an apartment at No. 29 East 48th st; at 5 West 58th st for John J. O'Connor to Mrs. Florence La Rue, Frank Vernon and Albert Goodin and at 203 West 107th st for Morris Gumpel to Herman C. Hagedorn, which completes the renting of the building.

M. & L. HESS (INC.) leased rooms 1400-1401 in 440 4th av to the Neale Publishing Co., of 31 East 17th st; also offices in 44 East 23d st to R. L. Kenyon and the front part of the 9th loft in 205-209 West 19th st to the National Toy Mfg. Co.

EDWARD J. HOGAN leased space in the Woolworth Building to the William R. Gregory Co., Frank A. Doyle, the American Vulcanized Fibre Co., Cowan, Purinton & Mar, Robert M. Boyd, the New York Acreage Estates Co., Abram Ellenbogen, MacDonald & MacDonald, Colt's Patent Fire Arms Co., Jacob J. Schwebel, American Seedtape Co., British-American Export Co., F. O. Bezner, of the Hudson Motor Car Co., All Package Grocery Stores Co., Phelps Brothers, General Waste Paper Recovery Co., Asbestos Textile Co., R. F. R. Huntsman and Hugh M. Wharton.

HOUGHTON CO. and J. B. English leased for Alexander McConnell the 4-sty dwelling 61 West 69th st to Mrs. Margaret Curry and Mrs. Burt Lee.

SAMUEL H. MARTIN leased the store and basement at 867 9th av to Carl Fischer.

GEORGE W. MERCER & SON leased to the French Cable Telegraph Co. the corner store in 74 Hudson st; and in the same building stores to Nathan Brothers and Morris Pogoda; also the store in 166 8th av to Daniel Reeves, Inc., of 451 125th st.

GEORGE W. MERCER & SON leased for the Abbott Bakeries, Inc., the two dwellings, 275-277 West 22d st.

CHARLES F. NOYES CO. leased for the Bway Bldg. Co., Stewart Browne, pres., 4,000 sq ft of office space in 170 Broadway to I. Tannenbaum Son Co., Inc., now in the Singer Bldg., at an aggregate rental of about \$40,000; part of the 12th floor in 37 Liberty st to J. H. Hull and H. A. Everhardt for 5 years; offices in 160 Broadway to the American Manufacturers Export Association of 66 Broadway and to Norman S. Reisenfeld; for the Lawyers Title & Trust Co. part of the 7th floor in 6 Maiden Lane to the Lassner Co. of 6 Maiden Lane for 5 years; the store in 28 Frankfort st for John V. Black to Davis S. Hanson; and for Charles Laue the corner store and basement in the U. S. Arcade Building Fulton and Pearl

sts, to Schur & Riemenschneider at an aggregate rental of about \$25,000. Extensive improvements will be made and the premises opened as a high class cafe and restaurant.

CHARLES F. NOYES CO. has leased for the Phelps Stokes Estates underwriting premises on the ground floor of the Woodbridge Building, 100 William st to the General Accident, Fire & Life Assurance Corporation, of 55 John st, and similar space in the same building to the Norwich Union Fire Soc., of 59 John st.

PEASE & ELLIMAN renewed store leases in 137 East 35th st to George R. Siefken; in 258 Lexington av to Jacob Greenberg; in 262 Lexington av to R. Swidler, and in 254 Lexington av to A. Granel; also renewed the lease of Mrs. Leigh Hunt in 563 Park av and rented apartments in 103 East 75th st to G. A. Brisbie and in 39 East 27th st to the Misses Fern and Brue.

PEASE & ELLIMAN leased to the Lords Court Restaurant Co. larger quarters on the ground floor and basement in 27 William st; also leased offices in the same building to T. L. Thompson, of Rector st; Frank B Hall & Co., of 26 Exchange pl; the Quicknews Publishing Co.; Van Iderstein; Duncan & Barker; E. L. Eard; Palmer & Palmer; Rosenthal & Stern and Morgan G. Wake.

PEASE & ELLIMAN leased for the 62d St. Co., E. Clifford Potter, president, an apartment in 43 East 62d st to M. E. Guild; also furnished in 24 West 59th st, for Chauncey F. Ryder to Mrs. Alma V. Hayne; renewed the leases of apartments in 535 Park av of Mrs. Charles B. Foote and Miss Isabel Hastings, and renewed the lease of Mrs. Mary J. Kelly on the 3-sty dwelling, 620 West 147th st.

PEASE & ELLIMAN leased for Mabel L. Costello and others the 4-sty dwelling, 561 Madison av, to Mrs. Rebecca Wall, who will remodel the house from plans by A. Delhi into a store, studio and apartment building.

S. OSGOOD PELL & CO. leased for Frederick Southack & Alwyn Ball, Jr., the store and basement in 1662 Broadway to the Irland Rubber Co.; also the 5th floor in 27 West 38th st to Shupnik & Shindler of 32 West 31st st; the 2d floor in 1664 Broadway for the Star Tire Co. to Carl Johnson and Howard Shamburg sales agents for the Exello Tire & Rubber Co. of Philadelphia; in conjunction with Leroy Coventry, to the Roskam Scott Co., the 2nd floor in the southeast corner Broadway & 63rd st, and for C. W. Sandford, 130 East 25th st to Mrs. Weistead.

PEPE & BRO. leased for the Mala Realty Co. the 1st floor and basement in 71 West 3d st to D. Gallante & Co.

POLIZZI & CO. have leased for P. Fiumefreddo and another to Rocco Riccobono the 5-sty tenement 181 1st av for 5 years from May 1, 1915, at the aggregate rental of about \$20,000.

PORTER & CO. leased for the estate of Adolph Brussel the store in 129 East 125th st to Samuel & Harry Blank.

PORTER & CO. and HUBERTH & HUBERTH leased for the Acker, Merrill & Condit Co. to the New York American the store at 161 West 125th st.

GEO. R. READ & CO. leased space at 39-41 Cortlandt st to Frank D. Waller, John Kolshaw, Rowland & Burns and Sterling Blower Co.; also in 31 Nassau st to Doremus & Morse, of 50 Pine st; J. A. Raub, Harbison-Walker Refractories Co., of 30 Church st; in 120 Liberty st to Kenneth C. Gosling and Gelien & Co., of 155 Maiden la; in 113-115 Pearl st to J. W. Driggs Warehouse Co., of 278 South st, and A. Kendrick; in 97 Warren st to Louis Comanzo; in 20 Nassau st to James O. Oliver, of 35 Nassau st; in 60 Wall st to M. C. Abuza and Travis & Spence; and the store and basement in 22 South William st to the River Plate Commercial Co.

GEO. R. READ & CO. leased for P. Ballantine & Sons, the 5-sty building, 140 Washington st to the Anchor Corrugating Construction Co., of 62 Cortlandt st, completing the leasing, through the same brokers, of the buildings in the west side of Washington st, from Cedar to Albany sts; also leased for M. H. Harris, the east basement in 32 John st to Galante & Padavano, and space in 61 Broadway to Gordon Auchincloss and David H. Miller on the 29th floor and to Emil Baewald on the 22d floor.

RICE & HILL leased for the Mansbach-Froehlich Realty Co. to Jacob Braunstein the store and basement 1708 Broadway; also for May Irwin to William R. Fletcher the three upper floors of 152-4 West 45th st and to Carl Fischer two floors in 156 West 45th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the 557 5th Av Corporation the store 557 5th av to Lewandos French Cleaning and Dyeing Co.

WILLIAM J. ROOME & CO., INC. leased the parlor floor in 104 West 29th st to J. Goldberg & Son, furriers of 155 West 29th st; store in 110 West 29th st to S. Litwak for a restaurant; parlor floor store in same building to Gerstle & Lewis, Inc., furriers; space in 119 East 23d st to the Edwards School and the store and basement in 211 8th av to the O. X. O. Bread Co. of 95 8th av.

LOUIS SCHRAG leased for Teresa Rowan, the store in 133 West 22d st to Locker & Lashin and with Henry Brady, for Alfred J. Talley, the store in 257 7th av to S. Rosenthal.

G. SEIDE & SON leased for George Schuster, 1323 Park av, a 6-sty tenement.

SHAW & CO. leased for Ethel J. Norwood the 3-sty dwelling, 2005 5th av to C. Hanson and for E. Blum, 5,000 sq. ft. in the northeast corner of 1st av and 124th st to "Simonet," of 207 West 126th st.

SHAW & CO. leased for E. Von Minden the 4-sty dwelling, 200 Lenox av to the Central Republican Club and for A. W. Mead a store in 133 West 125th st to Joseph Smolinsky.

JACOB J. TABOLT leased for the estate of Margaret Dimond to Duffield & Co. the 2d loft in 209-211 West 33d st; also for Henry A. Brummer to Stewart & Witter the store and basement, 226 West 36th st; for the Kenio

Realty Co. to Mary Newman the dwelling 143 West 43d st.; 122 East 24th st. to Lillian Stockdale, and 202 West 36th st. to John Wendeling.

UNGER & WASSON, INC. leased the private house, 320 East 51st st. to Alexis and Maurice Lee to Carl J. Zorn.

Brooklyn.

E. T. NEWMAN leased the 4-sty dwelling 620 2d st. to R. O. Scallan; also the private houses 411 1st st. to William Garbutt; 469 2d st. to H. A. Instone; 443 5th st. to J. H. Norton and 583a 6th st. to M. Gaffken.

E. K. RAMEE leased for Mrs. J. H. Martin the store at 641 Central av. to the Great Atlantic & Pacific Tea Co.

Queens.

LEWIS H. MAY CO. leased at Arverne, L. I., for Julius Miller cottage on Straiton av. to W. Bomzon for Jennie S. Simon on Jerome av. to A. Meyer; for S. & L. Construction Co. on Vernam av. to D. Hollander. At Hammels, L. I., for William Schoncke, on Gouveneur av., to J. Baum, and for Alexander Weiner on South Grove av. to P. Lennon.

Suburban.

AMES & CO. leased the S. Vernon Mann estate at Great Neck, L. I. to Clarence D. Anthony; also the Thomas W. Lewis residence at Plandome, L. I., to Mrs. James W. Wiggins, and the George W. Hardway residence, in the Great Neck Estates, to C. J. Leary.

M. A. BRODERICK leased at Yonkers, 147 Shonnard ter. for Miss E. M. E. McCraith to F. J. Atkinson and 4 Amackassin ter. for Mrs. A. A. Brandreth to William A. Dalton.

FISH & MARVIN rented for Miss Helen Feldhushen her apartment in Gramatan Court, at Bronxville, to J. W. Harris.

FISH & MARVIN leased at Briarcliff Manor, the 6-acre estate of Walter W. Law, Jr., to William H. Kiernan of Spokane, Wash.; also for William McGowan his property to Garrett W. Owens and for Mrs. Francis S. Marshall, "Ramorney Cottage," furnished to Mrs. William G. Wood.

PEASE & ELLIMAN rented, furnished, for Edward Corning his residence at Shippin Point, overlooking the harbor at Stamford, Conn., to Mrs. R. Graham Biglow.

S. OSGOOD PELL & CO. leased to Victor von Schligelle, a house in Prospect la, "Wampage," Sands Point, L. I., and the stone house on Pelham av. to J. M. Rutherford.

S. OSGOOD PELL & CO. have leased to L. A. D. Percival, the new stucco bungalow on Plum Beach Drive, at Sands Point. This firm has leased or sold all but one of the houses at this water front development on the north shore of Long Island.

WORTHINGTON WHITEHOUSE has leased for Mrs. William G. Park her country estate at Westbury, L. I., to Gifford A. Cochran, consisting of 40 acres with a large Colonial house and out-buildings. It adjoins the estate of J. Norman deR. Whitehouse and Robert Bacon.

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.

MARY ANN LARKIN.—637 1st av., 942-31, 5-sty ten., 24.8x80, \$17,750; 639 1st av., 942-32, 5-sty ten., 24.8x80, \$17,750; 349 East 13th st., 455-43, 4-sty ten., 24x43.3, \$11,000; 351 East 13th st., n w c 1st av., 455-42, 4-sty ten., 21.9x56, \$22,250; 221 1st av., 455-41, 4-sty ten., 21.6x56, \$14,000; 273 Mott st., 509-33, 5-sty ten., 20.4x 93.5, \$17,000; 279-281 Mott st., 509-33-32, two 5-sty ten., each 20x91.5, each \$20,000; 283 Mott st., 509-31, 4-sty ten., 20x90.6, \$18,000; 149-151 East 113th st., 1641-22-23, old frame shed, 50x 100.11, \$20,000; 142 West 119th st., 1903-53, 3-sty dw., 20x100, \$15,000.

MARY N. McDONALD.—1797 Lexington av., 1639-51, 5-sty ten., 27x73, \$20,000.

OBITUARY

HENRY W. ALLEN, president of the Interborough Realty Co., of 10 Wall st., died at his home, 747 Quincy st., Brooklyn, aged sixty-eight. During the Civil War he served in the First Connecticut Heavy Artillery.

OTIS W. BOOTH, retired, real estate broker, died on Tuesday, aged eighty-five, at his home, 20 5th av. He was a member of the University place Presbyterian Church for the last sixty years.

DONALD C. BROWN, assistant general manager of the General Adjustment Bureau of 80 Maiden la, and in the insurance business for the last twenty years, died in the New Rochelle Hospital, on Tuesday, aged fifty-two, following an operation. He lived at 2 Spring st., New Rochelle, and is survived by a widow and one daughter.

WILLIAM H. FALCONER, for many years an active real estate agent, died April 7, aged eighty-four. His office was long at 100 4th av., back of Grace Church. He was a contemporary of E. H. Ludlow, Philip R. Wilkins and Homer Morgan. Mr. Falconer's father was superintendent of lamps and streets seventy-five years ago, and his great-grandfather was superintendent of the port in 1705. Mr. Falconer was one of the founders of the Society for Im-

proving the Condition of the Poor, and one of the first subscribers to the Record and Guide. Upon his retirement from business, about the year 1890, he made a tour of the world with his family and spent about two years abroad. Bruce M. Falconer, counsel of the Fifth Avenue Association, is his son.

WILLARD H. HODGSON, manager for the Home Fire Insurance Co. of Manhattan, died on Sunday of pneumonia, at his home, 379 Parkside av., Brooklyn. He was forty-three years old.

REAL ESTATE NOTES.

J. ARTHUR FISCHER has been appointed agent for 225 West 30th st.

BASTINE & CO. have been appointed agents of 78 5th av. by the Bloomingdale Estate.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has been appointed agent for 133 East 65th st. by the estate of Elizabeth H. Brewster.

SHAW & CO. negotiated the sale recorded Thursday of the 3-sty dwelling, 9 East 124th st., for Philip Schleussner to U. S. Ward.

O'REILLY & DAHN were the brokers in the recently recorded sale of the two 5-sty apartment houses, 748-752 East 179th st.

WHITLEY P. WESTERVELT placed for Max Radt, a loan of \$40,000 at 5 per cent. on the 6-sty apartment house, 149-151 East 5th st.

CHARLES S. KOHLER has been appointed agent for 66, 69 and 71-73 West 104th st.; also for 79 West 101st st. and 12 West 102d st.

S. OSGOOD PELL & CO. have been appointed agents for 225-227 6th av. and 22-26 West 34th st.

W. D. CLOOS & CO. have opened an office at 200 East 42d st. for the transaction of a general real estate and insurance business, specializing in the management of Murray Hill properties.

TITLE GUARANTEE & TRUST CO. loaned \$60,000 to the West Side Construction, on 1st mortgage for 3 years at 5 per cent., on the store and loft building at the southwest corner of 7th av. and 23d st.

MICHAEL J. EGAN, as referee, has filed a report in the Supreme Court recommending that the Jay Gould estate be permitted to lease 31-32 Park Row to the Reliable Co., moving picture theatre, for 21 years at \$27,500 a year.

REAL ESTATE OWNERS PROTECTIVE Association will hold its regular monthly meeting at the Hotel Majestic, Central Park West and 72d street, on Monday evening, April 19, at 8 p. m.

HARRY J. DOUGLAS has purchased from the Murray estate, the lot 25x81, at 2423 Grand Boulevard and Concourse, south of 188th st. He recently acquired the 25 ft. frontage adjoining, at 2425. The brokers were H. A. Douglas & Co. and McLernon Brothers.

ALBERT B. ASHFORTH, INC., which recently opened a downtown office at 14 Wall st., has been appointed by the New York Life Insurance Co. agents for the 20-sty office building at 50 Broad st., through to 50 New st. Russell Bunce will be rental agent on the premises.

M. MORGENTHAU, JR. CO. placed for the Hennon Construction Co., John A. Hennon, president, a first mortgage loan of \$39,000, at 5 per cent for 5 years on the recently completed 5-sty apartment house, 521 West 180th st.

A SPECIAL MEETING of the Committee of the Whole, of the West End Association will be held at the Hotel Ansonia, Broadway and 73rd st., on Monday evening, April 19, at 8.30 p. m. to consider and act upon the report of the Committee on Legislation, Law and Schools with reference to Riverside Park and Hudson River waterfront conditions.

PEASE & ELLIMAN wish to announce that their annual catalogue containing plans and

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- IV.—The Commercial Problem in Buildings.
- V.—Commercial Value of Buildings.
- VI.—The Real Estate Problem, or External Factors Influencing the Commercial Value of Buildings.
- VII.—The Structural Problem, or Utilitarian Requirements of Buildings.
- VIII.—Requirements of Different Classes of Buildings.
- IX.—Multiple or Collective Residences.
- X.—Business Buildings.
- XI.—Shops and Stores.
- XII.—Commercial and Structural Life and Depreciation; Maintenance, Repairs and Operation.
- XIII.—Valuations.

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descriptive data of the apartment houses for which they are agents, 48 pages in all, is ready for distribution to those interested. It contains plans of about forty of the better class houses, and data concerning about sixty, for all of which Pease & Elliman are exclusive agents.

CHARLES C. MULLALLY has been engaged as sales manager of the Nelson Estates, Inc., Thomas Nelson, Jr., president. The property comprises about 400 acres of developed forest land at Peekskill, and is adjacent to and includes a small portion of Depew Park, named for the mother of Chauncey M. Depew. The Nelson Estates is one of a chain of suburban holdings extending from White Plains to New York City, being marketed through the Robert E. Farley Organization.

**REAL ESTATE
STATISTICS**

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

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

MANHATTAN**Conveyances.**

	1915	1914
	April 9 to 15	April 10 to 16
Total No.....	134	143
Assessed value.....	\$6,163,300	\$8,741,800
No. with consideration..	18	9
Consideration.....	\$596,700	\$352,600
Assessed value.....	\$686,500	\$279,500
Jan. 1 to	April 15	Jan. 1 to April 16
Total No.....	2,003	2,159
Assessed value.....	\$109,913,210	\$127,899,583
No. with consideration..	271	218
Consideration.....	\$14,536,392	\$8,470,378
Assessed value.....	\$15,172,250	\$8,957,017

Mortgages.

	1915	1914
	April 9 to 15	April 10 to 16
Total No.....	73	79
Amount.....	\$2,532,687	\$2,573,073
To Banks & Ins. Cos....	17	18
Amount.....	\$1,601,000	\$594,500
No. at 6%.....	23	35
Amount.....	\$563,500	\$1,278,023
No. at 5½%.....	4	2
Amount.....	\$583,000	\$10,000
No. at 5%.....	16	18
Amount.....	\$431,950	\$547,500
No. at 4½%.....	4	3
Amount.....	\$487,000	\$377,000
No. at 4%.....	2	
Amount.....	\$3,000	
Unusual rates.....		
Amount.....		
Interest not given.....	24	20
Amount.....	\$464,237	\$360,550

Mortgage Extensions.

	April 9 to 16	April 10 to 16
Total No.....	50	37
Amount.....	\$3,393,500	\$2,473,500
To Banks & Ins. Cos.....	19	10
Amount.....	\$1,870 000	\$1,637,500
Jan. 1 to April 16	Jan. 1 to April 16	
Total No.....	572	656
Amount.....	\$28,336,743	\$31,875,585
To Banks & Ins. Cos.....	201	204
Amount.....	\$16,521,850	\$19,972,950

Building Permits.

	1915	1914
	April 10 to 15	April 11 to 17
New buildings.....	18	14
Cost.....	\$1,636,840	\$2,112,000
Alterations.....	\$184,630	\$227,533
Jan. 1 to April 15	Jan. 1 to April 17	
New buildings.....	140	148
Cost.....	\$17,881,065	\$14,749,790
Alterations.....	\$3,466,611	\$4,189,574

BRONX.**Conveyances.**

	1915	1914
	April 9 to 15	April 10 to 16
Total No.....	108	101
No. with consideration..	21	9
Consideration.....	\$152,385	\$120,945
	Jan. 1 to April 15	Jan. 1 to April 16
Total No.....	1,721	1,677
No. with consideration..	186	204
Consideration.....	\$1,543,439	\$2,082,885

Mortgages.

	1915	1914
	April 9 to 15	April 10 to 16
Total No.....	64	86
Amount.....	\$536,530	\$860,133
To Banks & Ins. Cos....	2	6
Amount.....	\$14,500	\$214,000
No. at 6%.....	33	42
Amount.....	\$227,950	\$302,840
No. at 5½%.....	8	9
Amount.....	\$38,650	\$149,750
No. at 5%.....	6	12
Amount.....	\$93,700	\$61,601
Unusual rates.....	2	3
Amount.....	\$5,192	\$77,397
Interest not given.....	15	20
Amount.....	\$171,038	\$268,545

Mortgage Extensions

	April 9 to 15	April 10 to 16
Total No.....	11	14
Amount.....	\$304,100	\$463,500
To Banks & Ins. Co.....	6	3
Amount.....	\$161,000	\$77,500
Jan. 1 to April 15	Jan. 1 to April 16	
Total No.....	243	240
Amount.....	\$4,988,505	\$4,486,100
To Banks & Ins. Cos.....	63	39
Amount.....	\$1,643,750	\$1,028,000

Building Permits

	1915	1914
	April 9 to 15	April 10 to 16
New buildings.....	27	18
Cost.....	\$704,550	\$148,800
Alterations.....	\$19,350	\$17,475
Jan. 1 to	April 15	Jan. 1 to April 16
New buildings.....	291	232
Cost.....	\$8,475,025	\$5,009,455
Alterations.....	\$244,810	\$347,005

BROOKLYN.**Conveyances.**

	1915	1914
	April 8 to 14	April 9 to 15
Total No.....	402	368
No. with consideration..	41	45
Consideration.....	\$331,239	\$152,837
	Jan. 1 to April 14	Jan. 1 to April 15
Total No.....	5,983	6,559
No. with consideration..	627	727
Consideration.....	\$3,373,208	\$5,265,364

Mortgages.

	1915	1914
	April 8 to 14	April 9 to 15
Total No.....	282	269
Amount.....	\$993,699	\$1,104,546
To Banks & Ins. Cos....	62	76
Amount.....	\$271,200	\$607,450
No. at 6%.....	163	143
Amount.....	\$493,579	\$355,514
No. at 5½%.....	79	54
Amount.....	\$321,800	\$512,175
No. at 5%.....	21	61
Amount.....	\$82,750	\$217,500
Unusual rates.....	2	2
Amount.....	*	\$872
Interest not given.....	19	9
Amount.....	\$95,570	\$18,181

Building Permits.

	1915	1914
	April 9 to 15	April 10 to 16
New buildings.....	119	118
Cost.....	\$1,225,450	\$1,097,100
Alterations.....	\$56,875	\$84,186
Jan. 1 to April 15	Jan. 1 to April 16	
New buildings.....	1,486	1,287
Cost.....	\$11,867,815	\$12,189,085
Alterations.....	\$1,048,414	\$809,295

QUEENS.**Building Permits.**

	1915	1914
	April 9 to 15	April 10 to 16
New buildings.....	197	157
Cost.....	\$708,545	\$919,685
Alterations.....	\$11,702	\$22,474
	Jan. 1 to April 15	Jan. 1 to April 16
New buildings.....	1,406	1,291
Cost.....	\$4,732,976	\$5,629,797
Alterations.....	\$257,974	\$291,640

RICHMOND.**Building Permits.**

	1915	1914
	April 9 to 15	April 10 to 16
New buildings.....	46	41
Cost.....	\$232,930	\$60,822
Alterations.....	\$11,354	\$11,270
	Jan. 1 to April 15	Jan. 1 to April 16
New Buildings.....	217	227
Cost.....	\$638,103	\$256,377
Alterations.....	\$41,803	\$68,522

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.

At 10:30, this morning, on the steps of the County Court House, in City Hall Park, Joseph P. Day will offer at auction, in bankruptcy proceedings, the real estate holdings of the New York Real Estate Security Company, in what is considered one of the largest public sales of improved Manhattan holdings ever scheduled. Among the properties on the list is the twenty-story office building, 42 Broadway; also the eleven-story apartment house at 468 Riverside Drive, and a number of other high class apartment houses and Westchester acreage. Another foreclosure action affecting the leasehold block front on the west side of Broadway, from 147th to 148th street will result in the offering of the Bunny Theatre and fifteen stores erected on the plot, by Bryan L. Kennelly.

Manhattan.

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

JOSEPH P. DAY.

Greene st, 78 (*), es, 101.2 s Spring, 25 x100.1, 6-sty bk loft & str bldg; due, \$47,171.02; T&c, \$370; Grenville L Winthrop et al, exrs. 30,000
Suffolk st, 12 (*), es, 75 n Hester, 25x50, 5-sty bk tnt & str; due, \$19,065; T&c, \$504.50; Wm M Martin, exr. 18,000
54TH st, 223-29 E, ns, 200 w 2 av, 125x100.5, 2 & 3-sty bk bldgs of brewery; adj Apr30. 30,000
55TH st, 237 to 243 E, ns, 100 w 2 av, 100x100.5, 4-5-sty bk tnts; adj Apr30. 11,000
56TH st, 216 W, see Bway, 1744-8.
60TH st, 229 E, ns, 255 w 2 av, 20x100.5, 4-sty & b stn dwg; due, \$11,162.74; T&c, \$625.30; Paul Bader & Lazare Bader. 13,000

60TH st, 210 E, ss, 142.2 e 3 av, 19.2x100.5, 3-sty & b stn dwg; due, \$9,269.92; T&c, \$863.10; Eugenia Rothschild. 12,000
109TH st, 300-2 E, see 2 av, 2118.
116TH st, 350 E, ss, 125 w 1 av, 16.8x100.11, 3-sty & b stn dwg; due, \$7,620.96; T&c, \$178.19; Vincenzo Lanza. 8,000
125TH st, 29 W (*), ns, 350 w 5 av, 20x99.11, 5-sty bk loft & str bldg; due, \$38,608.84; T&c, \$2,372.27; Bartow S Weeks trste. 30,000
Amsterdam av, 2107, es, 75 n 164th, 25x100, 4-sty bk tnt & str; withdrawn. 11,000
Broadway, 1744-8, sec 56th (No 216), 131.9x122.7x120.2x88.7, 7-sty bk tnt; partition; adj Apr28.
Manhattan av, 527 (*), ws, 20.11 s 122d, 16x90, 3-sty & b stn dwg; due, \$11,190.03; T&c, \$594.25; Henry L Morris trstes. 11,000
2D av, 2118 (*), sec 109th (Nos 300-2), 17x66, 3-sty fr bk ft tnt & str; due, \$5,446.29; T&c, \$168.30; City Real Estate Co. 5,000

HERBERT A. SHERMAN.

Stuyvesant st, 42 (*), ss, 86.7 w 10th, 17x70.5x17.2x75.5, 4-sty bk tnt; due, \$8,735.21; T&c, \$430.15; Bella C Peterkin. 8,000
82D st, 518 E (*), ss, 273 e Av A, 18.9x102.2, 4-sty stn tnt & str; due, \$7,796.78; T&c, \$353.55; Ernst Zipse et al, exrs. 6,000
84TH st, 507 E (*), ns, 117.6 e Av A, 19.6x102.2, 3-sty & b stn dwg; due, \$3,457.08; T&c, \$400.16; Arnold J D Heins. 3,500
116TH st, 207 E (*), ns, 115 e 3 av, 30x100.10, 5-sty bk tnt & str; due, \$26,724.74; T&c, \$1,341.70; Minna G Goddard. 24,000
141ST st, 239-41 W (*), ns, 200.4 e 8 av, 49.8x99.11, 6-sty bk tnt; due, \$7,414; T&c, \$2,000; sub to mtg of \$50,000; Chas E McClain. 50,500

M. MORGENTHAU JR. CO.

Amsterdam av, 1969-71, es, 49.11 s 158th, 50x100, 6-sty bk tnt & str; partition; Placid Realty Co. 74,300

DANIEL GREENWALD.

29TH st, 503 W, see 35th, 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; also 8TH AV, 783, ws, 57.9 s 48th, 25.1x100, 3-sty bk tnt & str; also 38TH ST, 250 W, ss, 325 e 8 av, 25x98.9, 5-sty bk tnt; also 9TH AV, 500, sec 38th (Nos 354-8), 24.9x100, 5-sty bk tnt & str; also 11TH AV, 302-4, nec 29th (No 563), 49.4x55, 2-4-sty bk tnts & str; Sheriff's sale of all right, title, &c; F Linderman. 4,000
38TH st, 250 W, see 35th, 217-9 W.
38TH st, 354-8 W, see 35th, 217-9 W.
8TH av, 783, see 35th, 217-9 W.
9TH av, 500, see 35th st, 217-9 W.
11TH av, 302-4 W, see 35th, 217-9 W.

JACOB H. MAYERS.

132D st, 227 W (*), ns, 245 w 7 av, 15x99.11, 3-sty & b stn dwg; due, \$8,935.23; T&c, \$205.70; Mary Woytisek. 7,000
CHAS. A. BERRIAN.

132D st, 122 W (*), ns, 250 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, \$8,124.80; T&c, \$313; Metropolitan Savgs Bank. 6,000

D PHOENIX INGRAHAM & CO.

118TH st, 63-5 E, ns, 140 w Park av, 50x100.11, 6-sty bk tnt; due, \$47,378.66; T&c, \$705.90; Gibraltar Mtg Co, a party in interest. 42,500

Total \$352,800
Corresponding week 1914.... 658,850
Jan 1, 1915 to date..... 12,320,616
Corresponding period 1914... 10,765,655

Bronx.

The following are the sales that have taken place during the week ending April 16, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Bettners la (*), ses, lots 82 to 90, 300x290 to cl Independence av, 329x32x196x219 & lots 94 & 95, 113x352 to cl Independence av x114x367; also ROADWAY leading to Sigma pl, at beg thereof & on ws Independence av, runs s125xe120xn125xw120 to beg, being lot 1 on n, runs n75xe172.9xs100.3xw73.5xn—xw105 to beg; also ROADWAY to Sigma pl, lot 4, 135x174x125x77; also INDEPENDENCE AV, ws, lot 82, 101x257x100.3x238; also INDEPENDENCE AV, lots 74 & 75, 134x158.3x134.6x179.6; also PARLINGTON AV, cl lot 73, 136.3x150x131.5x210.6; also PARLINGTON AV, cl lots 61 & 62, 200.6x200x100.3x73.5x100x266; also PARLINGTON AV, cl lots 38 to 49 & 51 to 60, 1267.3x222x162.3 to cl Neth-

erland av x1202.3x222; also NETHERLAND AV, cl lots 28 to 31, 350x88x350x121.3; also NETHERLAND AV, cl lot 27, 75x105.6x75x93.5, & lot 25, 104x269.1 to Riverdale av x100x39x130.5; also RIVERDALE AV, ws, 124 s cl 259th, 50x100; also RIVERDALE AV, ws, intersec cl 259th, 76x100; also RIVERDALE AV, ws, 226 n cl 259th, 100x100; also RIVERDALE AV, ws, 426 n cl 259th, 50x100, vacant; due, \$67,390.43; T&c, \$4,622.29; Wm L Condit. 60,000

135TH st, 285 E, ns, 125 e Lincoln av, 25x100, 5-sty bk tnt; Jos Ziula. 11,300
182D st, 544-50 E (*), swc 3 av (No 4463), 102.11x80, 2-5-sty bk tnts, str on cor; due, \$8,440.10; T&c, \$1,025; sub to mtg \$60,000; Regina Hyman. 62,000

Independence av, see Bettner's la.
Katonah av, 4313 (*), ws, 25 n 237th, 25x85, 2-sty fr dwg; due, \$5,827.78; T&c, \$744.22; Rebecca B Gourlie et al, extrs. 6,900

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.
3D av, 4463, see 182d, 544-50 E.
HENRY BRADY.

Rockwood st (*), ss, 84.2 e Walton av, 30.9x45x25x55, vacant; due, \$1,498.58; T&c, \$75; Anna B Crossin. 100

237TH st E, nwc Katonah av, see Katonah av, 4311.

Katonah av, 4311 (*), nwc 237th, 25x85, 2-sty fr dwg; due, \$5,486; T&c, \$354.24; Mary E Lowry. 6,000

Katonah av, 4315 (*), ws, 50 n 237th, 25x85, 2-sty fr dwg; due, \$5,827.78; T&c, 744.22; Mary E Lowry. 6,900

Shakespeare av, 1260 (*), es, 175.5 s 169th, 25x100.10, 2-sty bk tnt & str; due, \$1,836.28; T&c, \$50.03; sub to 1st mtg \$2,000; Jos Kugler. 2,500

JACOB H. MAYERS.

148TH st, 368 E (*), ss, 121.5 w 3 av, runs w25xs112.11xe25xn30xe.04xn83.6, 7-sty stn loft & str bldg; due, \$9,001.51; T&c, \$1,250.85; sub to 1st mtg \$48,000; Lincoln Mtg Co. 53,000

Edenwald av, see Monticello av, see Monticello av, sec Edenwald av.

Monticello av (*), sec Edenwald av, 175x100; due, \$6,527.07; T&c, \$1,277.42; Jno C Eidt. 5,000

HERBERT A. SHERMAN.

Morris av, 1046 (*), es, 130 n 165th, 20x92.6, 3-sty bk tnt; due, \$8,249.12; T&c, \$750; Imogene Whittlesey et al, extrs. 7,500

GEORGE PRICE.

Seofield st, 189 (*), ns, — e City Island av, 50x118; due, \$2,982.26; T&c, \$510; Louis F W Seifert. 3,800

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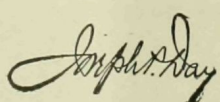
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Auction Sales, Bronx, Continued.

JAMES J. DONOVAN.

Kepler av, 4205, ws, 75 s 235th, 25x100, 2-sty fr dwg; due, \$2,698.98; T&C, \$68.15; Carrie Fisher. 2,951

Total \$227,951
Corresponding week 1914..... 136,550
Jan 1, 1915 to date..... 2,015,057
Corresponding period 1914.... 1,650,269

Brooklyn.

The following are the sales that have taken place during the week ending April 14, 1915, at the Brooklyn Sales-rooms, 189 Montague Street:

WILLIAM P. RAE CO.

GOLD ST, es, 80 n Myrtle av, 20x48.9; adj Apr 30
LINCOLN PL, ns, 321.2 e Brooklyn av, 140x102.8x irreg; Arthur H Selinger, 12,100.00
PACIFIC ST (*), ss, 150 w Kingston av, 25x107; Wm Stone 2,000.00
WARREN ST, ss, 287.2 e 5 av, 16.8x 100; Jno T Kenny 2,300.00
3D ST, nes, 228.8 nw 5 av, 26.8x95; adj May 12
45TH ST, sws, intersec nws 16 av, 60x 100.2; also 45TH ST, sws, 220 se 15 av, 80x100.2; David Lewin 4,145.00
BROADWAY, ss, 200 e Bedford av, 95.7 x14.1; adj Apr 27
FLATLANDS NECK RD (*), es, adj land of August G Graue, & 147.8 n Mill la, runs e150.7xs40.1xw40.3xsw47 xw70xn64 to beg; Sarah V Ryder et al 1,000.00
MORGAN AV, es, 75 s Thames, 25x100; Moses Deimant 4,500.00
PARK AV, ss, 411.8 e Nostrand av, 41.8x100; Annie Elias, def. 32,200.00
5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Desmond Dunne Co. 9,955.00

WILLIAM J. McPHILLIAMY & CO.

BALTIC ST (*), nwc Hoyt, 25x100; Julia W Costello 7,000.00
QUINCY ST, ss, 175 e Bedford av, 50x 100; Isabella A Sigrist 16,400.00
17TH ST (*), sws, 150 se 3 av, 25x100; Wm Forger 10,500.00
41ST ST (*), ss, 300 e 13 av, 20x100; Henry Hafker et al 3,300.00
70TH ST, nes, intersec ses 12 av, 60x 200; 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; adj May 12
75TH ST (*), ss, 100 w 13 av, 60x100; also 13TH AV, ws, 60 s 75th, 40x100; Thos H Heffron 6,100.00
79TH ST, nec 12 av, 440x200 to 78th; withdrawn
BROADWAY (*), sws, 20.6 nw Whipple, 20.6x85.1; Alex Rosenstem 13,000.00
BROOKLYN AV (*), ws, 257.6 n Av I, 40x100; Alwilda Matthews 1,000.00
OCEAN PKWAY (*), ws, adj land of Eliza Schoonmaker, containing 2 14/100 acres; Whitman W Kenyon 5,000.00
15TH AV (*), ses, intersec nes 65th, 16.4x100; Ellen A Fitzsimmons 4,000.00
18TH AV, ws, 600 s 86th, 50x96.8; adj Apr 27
24TH AV, nec 82d, —x— to Stillwell av; withdrawn
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. 7,502.00

NATHANIEL SHUTER.

BOERUM ST, ss, 100 w Lorimer, 75x 97x25x3x50x100; Saml Talley 21,732.00
BUTLER PL, ses, 50.3 sw Sterling pl, 100x128.6x102.4x134.1; adj Apr 28
CLARKSON ST, ss, 115 e Flatbush av, 20.2x114.9x irreg; A B Roberts 7,000.00
E 18TH ST, ws, 180 n Johnson rd, 20x 100; withdrawn
73D ST, ss, 220 e 5 av, 30x94; withdrawn
FORBELL AV, ws, 109 n Magenta, 17.9x120; Henry Rockmore 2,490.00
5TH AV (*), sec 75th, 21.11x95.9; Jno M Heidelberger 600.00

JAMES L. BRUMLEY.

ADAMS ST (*), es, 101.9 s Myrtle av, 26.9x97.9x irreg; Germania Savgs Bank 8,500.00
22D ST (*), nes, 175 nw 6 av, 25x100; Nathaniel Jacobs 5,500.00
53D ST, ns, 160 w 5 av, 40.6x90; Goryeb Pros. 15,925.00
KINGS HIGHWAY (*), sec, right of way, runs ne169.3xn382.2xse1075.6xs 182xse762.3xse1825.9xse114.3 xsw 147.9 xnw2978.3xne16.6xnw1331.6 to beg; D & M Chauncey Real Estate Co. 166,800.00
KINGSTON AV, es, 38.9 s St John's pl, 19.4x80; adj Apr 30
79TH ST (*), ns, 155.6 w 14 av, 18.6x 100; Arthur C Wadley 2,700.00
79TH ST (*), ns, 137 w 14 av, 18.6x 100; same 2,700.00

HENRY BRADY.

PACIFIC ST, 465, ns, 125 e Nevins, 25x70; Etta Haggerty 4,225.00
Total \$372,674.00
Corresponding week 1914..... 366,425.00

BANKRUPTCY SALE

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, ss, 155 w Park av, 100x100.2, 3-5-sty bk dwgs.
93D ST, 4-6 W, ss, 125 w Central Park W, 50x 100.8, 7-sty bk tnt.
111TH ST, 136 W, ss, 287.8 e 7 av, 37.6x100.11, 5-sty bk tnt.
111TH ST, 140 W, ss, 250.2 e 7 av, 37.6x100.11, 5-sty bk tnt.
111TH ST, 507 W, ns, 150.2 w Ams av, 62.6x 100.11, 6-sty bk tnt.
111TH ST, 517-21 W, ns, 274.6 w Ams av, 100x 100.11, 6-sty bk tnt.
114TH ST, 122 W, sec St Nicholas av (Nos 66-72), 131.2x100.11x89.2x118.5, 7-sty bk tnt & str.
114TH ST, 609 W, ns, 125 w Bway, 100x100.11, 9-sty bk tnt.
135TH ST, 506 W, ss, 191.8 w Ams av, 45.10x 99.11, 6-sty bk tnt.
136TH ST, 520-2 W, ss, 275 e Bway, 100x99.11, 6-sty bk tnt.
136TH ST, 530 W, ss, 105 e Bway, 70x99.11, 6-sty bk tnt.
141ST ST, 476 W, sec Ams av (Nos 1627-33), 35 x99.11, 7-sty bk tnt & str.
141ST ST, 600 W, swc Bway (Nos 3449-59), 90x 99.11, 6-sty bk tnt & str.
142D ST, 605 W, ns, 100 w Bway, 100x99.11, 6-sty bk tnt.
144TH ST, 560 W, ss, 100 e Bway, 100x99.11, 6-sty bk tnt.
145TH ST, 155-7 W, ns, 180 e 7 av, 40x99.11, 6-sty bk tnt & str.
145TH ST, 159-61 W, ns, 140 e 7 av, 40x99.11, 6-sty bk tnt & str.
150TH ST, 462-80 W, ss, 80 w Ams av, 170x 99.11, 6-sty bk tnt & str.
162D ST, 565 W, nec Bway (Nos 3880-8), 100x 99.11, 6-sty bk tnt & str.
162D ST, 615 W, nec Ft Wash av, 164.11x69x 188x99.2, 6-sty bk tnt.
176TH ST, 500 W, swc Ams av (Nos 2324-36), 100x119.10, 6-sty bk tnt & str.
177TH ST, 502-4 W, ss, 100 w Ams av, 42.6x 99.11, 5-sty bk tnt.
AUDUBON AV, 220 & 228, nwc 176th, runs w 100xn199.10 to ss 177th xe100 to av xsl199.10 to beg, 2-6-sty bk tnts.
BROADWAY, 42, es, 206.7 s Exch pl, 116.3x 197.7x115.7x175, 20-sty bk office bldg.
BROADWAY, 3099-3103, ws, 221.7 n 122d, 80.5x 100, 6-sty bk tnt.
BROADWAY, 3132, es, 67.6 s 125th, 32.6x75, 5-sty bk tnt.
BROADWAY, 3441-7, nwc 140th (No 601) 90x 99.11, 6-sty bk tnt.
BROADWAY, 3134, es, 35 s 125th, 32.6x75, 5-sty bk tnt.
CLAREMONT AV, 180, nec 125th (No 603), 100 x100, 6-sty bk tnt.
CLAREMONT AV, 182, es, 100 n 125th, 40x100, 5-sty bk tnt.
CLAREMONT AV, 190, es, 169.8 s 127th, 40x 100, 5-sty bk tnt.
CENTRAL PARK W, 418, swc 102d, 100.11x117, 10-sty bk tnt.
CENTRAL PARK W, 447-8, swc 105th, 55.11x 100, 7-sty bk tnt.
COLUMBUS AV, 386 (leasehold), ws, 76.8 s 79th, 25.6x100, 1-sty bk str.
COLUMBUS AV, 380-4, nwc 78th (No 101), 102.2x100, 7-sty bk tnt.
MT MORRIS PARK W, 35, swc 124th, 100.11x 100, 6-sty bk tnt.
RIVERSIDE DR, 448, es, 156.5 n 116th, 58.9x 135.5x50.10x123.10, 12-sty bk tnt.
RIVERSIDE DR, 468, sec 119th, 100x100, 9-sty bk tnt.
RIVERSIDE DR, 583, nec 135th, —x—, 6-sty bk tnt.
ST NICHOLAS AV, 60, nec 113th, 118.5x144.2x 100.11x82.3, 7-sty bk tnt & str.
ST NICHOLAS AV, 961, nwc 158th, 203.3x78.5x 199.10 to ss 158th xe 41.11 to beg, 6-sty bk tnt.

Bronx.

138TH ST, 590 E, ss, 237.2 e St Anns av, 37.5x 100, 5-sty bk tnt.
145TH ST, 546 & 550 E, ss, 75 w St Anns av, 78.2x99.11, 2-6-sty bk tnts.
BATHGATE AV, 2029, nwc 179th, runs n60.4x w188.2 to es Washington av (No 2020) xs60.4 xe188.2 to beg, 1-6 & 1-5-sty bk tnt & str.
BROOK AV, 278, es, 25.1 n 139th, 37.7x103.7x37 x100, 5-sty bk tnts & str.
BROOK AV, 282, es, 62.9 n 139th, 37.7x107.2x 37x103.7, 5-sty bk tnt & str.
FOREST AV, 1044-48, es, 196.8 n 165th, 75x170x 75.5x170, 2-5-sty bk tnts.
WASHINGTON AV, 1477, ws, 90 s 171st, 37.5x 100.2, 5-sty bk tnt.

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. 17.

No Legal Sales advertised for this day.

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, \$5,685.02; 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.
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.

APR. 20.

HAMILTON TER, 51, es, 479.6 n 141st, 25x96.6 x25x98.7, 3-sty & b bk dwg; German Savgs Bk

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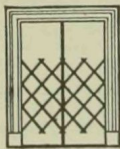
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in City N Y—Sarah Backer et al; Alfred Roelker, Jr (A), 62 William; Theo K McCarthy (R); due, \$22,901.08; T&C, \$256.40; mtg recorded Nov 5, 1909; Henry Brady.

25TH ST, 330 W; ss, 425 e 9 av, 25x98.9, 2 & 3-sty bk loft & str bldg; Jno C Welwood—Emil Fraad et al; Rounds, Schurman & Dwight (A), 96 Bway; Wm D Leonard (R); due, \$5,540.72; T&C, \$250; Bryan L Kennelly.

68TH ST, 26 W, ss, 266 w Central Park W, 19x 100.5, 4-sty & b stn dwg; City Real Estate Co—Dani H Shea et al; Harold Swain (A), 176 Bway; Vance Hewitt (R); due, \$21,392.05; T&C, \$572.75; mtg recorded Sept 30, 1910; Joseph P Day.

92D ST, 55 W; ns, 284.10 w Col av, 20x100.6, 3-sty & b stn dwg; Elias H August—Marcia I Le Fevre et al; Strasbourger & Schallek (A), 74 Bway; Abr Nelson (R); due, \$14,432.68; T&C, \$332.40; mtg recorded July 11 1907; Joseph P Day.

118TH ST, 68 & 70 E, ss, 140 w Park av, 50x 100.11 6-sty bk tnt; Baron De Hirsch Fund—Annie Koplik et al; Action 2; M S & I S Isaacs (A), 52 William; Chas T Terry (R); due, \$48,433.91; T&C, \$688.10; Joseph P Day.

BROADWAY, 3581 to 3599, ws, whole front bet 147th & 148th (Nos 602-4), 199.10x125x39.11x 50x99.11x75, 1-sty bk strls; Sarah Dahlman—147 & 148th Sts Corp et al; Chas Putzel (A), Woolworth Bldg; Geo C DeLacy (R); due, \$27,727.32; T&C, \$—; Bryan L Kennelly.

RIVERSIDE DR, ns, 445.1 w 158th, 102.11x 204.7 to 160th, x100x228.3, vacant; Union Dime Savgs Bank—Henry Corn et al; Action 1; Woodford, Bovee & Butcher (A), 1 Madison av; Martin Conroy (R); due, \$52,634.69; T&C, \$117.25; Henry Brady.

RIVERSIDE DR, ns, 478.4 w 158th, 110.11x 231.11 to cl 160th x39.10x63.2x237.6, vacant; same—same; Action 2; same (A); Geo Cog-gill (R); due, \$47,800.52; T&C, \$2,612.00; Henry Brady.

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

2D AV, 2218, sec 114th (Nos 300-2), 20.11x80, 4-sty stn tnt & str; Green-Wood Cemetery—Abr Cohn et al; Miller, King, Lane & Trafford (A), 80 Bway; Jno H Corwin (R); due, \$14,941.73; T&C, \$367.97; Joseph P Day.

3D AV, 1081-9, sec 64th (Nos 200-6), 100.5x130, 1-sty theatre & 3-1-sty bk str; Kath S Galbraith et al—Jno H Bodine et al; Jno C Ten Eyck (A), 76 William; Jos V Mitchell (R); due, \$90,102.96; T&C, \$—; Joseph P Day.

APR. 21.
RUTGERS PL, 26-S, swc Clinton (No 241), 57.8x 71.4x57.4x71.10, 5-sty tnt & str; Anna S Wilson—Jno A Anger et al; Mitchell & Mitchell (A), 44 Wall; Frank Moss (R); due, \$53,288.33; T&C, \$6,802.80; mtg recorded Feb 20, 1908; D Phoenix Ingraham.

11TH ST, 138 W, ss, 435 w 6 av, 22.6x125.3, 3 & 4-sty & b bk dwg; Eliz F Pegg—Hester Bates et al; Chas T Terry (A), 100 Bway; Walter Hirsch (R); due, \$5,381.72; T&C, \$—; sub to 1st mtg \$17,000; Joseph P Day.

22D ST, 136 & 138 W, ss, 362.6 e 7 av, 41.8x98.9, 7-sty bk loft & str bldg; Marie F Powell—Carvert Holding Co et al; Thos I Feitner (A), 67 Wall; Wm L Cahn (R); due, \$89,161.97; T&C, \$2,947.60; mtg recorded Feb 27, 1912; Herbert A Sherman.

96TH ST, 334 E, ss, 140 w 1 av, 35x100.8, 6-sty bk tnt & str; Louis T Lehmeyer—Oscawana Park Co et al; Marshall S Marden (A), 37 Liberty; Saml Strasbourger (R); due, \$28,256.02; T&C, \$127; Daniel Greenwald.

102D ST, 209 E, ns, 155 e 3 av, 25x100.11, 5-sty bk tnt & str; Jas W Newton—Davis Krilow et al; Chas E Fiske (A), 189 Montague; Patk J Walsh (R); due, \$17,101.35; T&C, \$608.35; Henry Brady.

108TH ST, 67 W; ns, 150 e Col av, 25x100.11, 5-sty bk tnt; Minnie Bussel—Jno Reis et al; H I & L Cohen (A), 220 Bway; Abraham S Oberstein (R); due, \$4,114.63; T&C, \$666.80; sub to mtg \$22,000; M Morgenthau, Jr Co.

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

128TH ST, 154 to 160 W, ss, 166.8 e 7 av, 66.5x 99.11, 4-3-sty & b bk dwgs; Chas T Pegg—Hester Bates et al; Chas T Terry (A), 100 Bway; Frederic L Lockman (R); due, \$3,148.54; T&C, \$—; sub to 1st mtg \$27,000; Joseph P Day.

173D ST, 555 W, nwc Audubon av (No 160), 100 x100, 6-sty bk tnt; Penrose Realty Co—Fletcher Court Co et al; Gates Hamburger (A), 220 Bway; Jos C Levi (R); due, \$5,538.01; T&C, \$5,237.75; sub to 1st mtg \$150,000; mtg recorded Feb 3, 1912; L J Phillips & Co.

LENOX AV, 170-8, sec 119th (No 86), 100.11x 85, 8-sty bk tnt & str; Bank for Savgs in City N Y—Harris Pomerantz et al; Cadwalader, Wickersham & 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.

1ST AV, 1843, ws, 25.8 n 95th, 25x80, 5-sty bk tnt & str; Bertha M Johnson—Aschel Sigalov et al; Wells & Snedeker (A), 34 Nassau; Schuyler C Carlton (R); due, \$11,224.45; T&C, \$576.90; Joseph P Day.

1ST AV, 127, ws, 52.4 s 8th, 24.6x50, 5-sty bk tnt & str; German Savgs Bank in City N Y—Phillip Wagner et al; Dean, Tracy & McMahon (A), 160 Bway; Julian M Wright (R); due, \$17,879.11; T&C, \$2,018.35; mtg recorded June 30, 1891; Joseph P Day.

APR. 22.
NEW CHAMBERS ST, 13, nec William, 27.6x—x21.6; East River Savgs Instn—Andrew F Gilsey et al; Omri F Hibbard (A), 74 Bway; Geo C Austin (R); due, \$8,573.53; T&C, \$124.60; mtg recorded March 6, 1905; Joseph P Day.

RUTGERS PL, 24, ss, 57.7 w Clinton, 25.5x72.3x 25.7x71.10, 5-sty bk tnt & str; Emily M Wheeler—Jno A Anger et al; Mitchell & Mitchell (A), 44 Wall; Wilbur Larremore (R); due, \$2,997.50; T&C, \$2,495.75; mtg recorded Apr 3, 1908; D Phoenix Ingraham.

57TH ST, 109 W, ns, 143 w 6 av, 20x100.5, 4-sty & b bk dwg; Louise A Geiger—Charlotte Dahlgren et al; Hill, Lockwood, Redfield & Lydon (A), 35 Nassau; Abr Stern (R); partition; Joseph P Day.

111TH ST, 122 W, ss, 218.9 w St Nicholas av, 15x109.11, 4-sty & b bk dwg; Equitable Life Assur Soc of U S—Emilie Sahb de Hierapolis et al; Alexander & Green (A), 165 Bway; Jno H Rogan (R); due, \$10,225.79; T&C, \$129.70; Samuel Marx.

111TH ST, 253 W, ns, 92 e 8 av, 96x100.11, 6-sty bk tnt; Henry F Schwartz—Sarah R Greenblatt et al; Rounds, Hatch, Dillingham & Debevoise (A), 62 Cedar; Chas L Greenhall (R); due, \$40,080.14; T&C, \$1,003.00; mtg recorded Feb 20, 1913; Joseph P Day.

131ST ST, 222 to 226 W, ss, 240 w 7 av, 45x 99.11, 3-3-sty & b stn dwgs; Bklyn Trust Co—Hester Bates et al; Cullen & Dykman (A), 177 Montague, Bklyn; Henry B Singer (R); due, \$22,657.19; T&C, \$987.10; Samuel Marx.

137TH ST, 263-5 W, ns, 80 e 8 av, 45x99.11x22.6 x12.6x22.6x87.5, 6-sty bk tnt; Mary J Kingsland—Bassy Block et al; Chas P & Wm W Buckley (A), 141 Bway; Jno H Rogan (R); due, \$52,622.74; T&C, \$286.40; Bryan L Kennelly.

APR. 23.
MONROE ST, 188 & 190, ss, 60.2 e Montgomery, 43.11x95.9, 2-5-sty bk tnts & str; Alfred M Heinsheimer et al—Nathan Isenberg et al; Action 1; Cary & Carroll (A), 59 Wall; L

Harding Rogers, Jr (R); due, \$35,120.73; T&C, \$1,126.41; mtg recorded Mar 4, 1909; M Morgenthau, Jr Co.

MONROE ST, 192, ss, 104.1 e Montgomery, 24.10 x98.3x24.11x97.1, 5-sty bk tnt & str; same—same; Action 2; same (A); same (R); due, \$21,032.31; mtg recorded Mar 4, 1909; M Morgenthau, Jr Co.

MONROE ST, 194, ss, 129 e Montgomery, 24.10x 99.6x24.6x98.3, 5-sty bk tnt & str; same—same; Action 3; same (A); same (R); due, \$21,022.39; T&C, \$609.20; mtg recorded Mar 4, 1909; M Morgenthau, Jr Co.

61ST ST, 207 W, ns, 146 w Ams av, 27x100.5, 5-sty bk tnt & str; Morris Jaffe—S & J Realty Co et al; Saml S Kogan (A), 302 Bway; Henry Waldman (R); due, \$3,618.56; T&C, \$75; sub to mtg \$12,500; Joseph P Day.

66TH ST, 58 E, ss, 160 w Park av, 20x100.5, 5-sty bk dwg; Alice Sachs—Julia W Porges; Harold Swain (A), 176 Bway; Harold H Herts (R); due, \$28,856.45; T&C, \$—; J H Mayers.

93D ST, 183 E, ns, 130.6 w 3 av, 30x100.8, 4-sty stn tnt; Christine G Oppenheim et al—Adolph Cohen et al; Cary & Carroll (A), 59 Wall; Jas C Brady (R); due, \$22,328.32; T&C, \$1,097.56; M Morgenthau, Jr Co.

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Legal Sales, Manhattan, Continued.

118TH ST, 313-5 E, ns, 200 e 2 av, 50x100.11, 6-sty bk tnt & str; Lawyers' Mtg Co—Jos Edelstein et al; Cary & Carroll (A), 59 Wall; Archibald E Baxter (R); due, \$49,121.81; T&C, \$787.69; M Morgenthau, Jr, Co.

APR. 24.

No Legal Sales advertised for this day.

APR. 26.

61ST ST, 242 W, ss, 200 e West End av, 25x100.5, 5-sty bk tnt; Equitable Life Assur Soc of U S—Annie Goldstein et al; Action 1; Alexander & Green (A), 165 Bway; Abram Ellenbogen (R); due, \$10,761.99; T&C, \$182.50; Joseph P Day.

61ST ST, 244 W, ss, 175 e West End av, 25x100.5, 5-sty bk tnt; same—same; Action 2; same (A); Arnon L Squiers (R); due, \$10,761.99; T&C, \$182.50; Joseph P Day.

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.

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. 17 & 19.

No Legal Sales advertised for these days.

APR. 20.

ADAMS ST, es, 297.2 n Van Nest av, 27.5x108.2x25x100; Ella A Butler et al—Wm J Scully et al; Clarence F Corner (A), 375 Pearl; Abr M Pariser (R); due, \$4,155.01; T&C, \$377.30; Joseph P Day.

BEAUMONT AV, 2316, es, 200 n 183d, 115x100; 2-sty fr dwg & vacant; Flora L Root—Augusta McGuire et al; Amend & Amend (A), 119 Nassau; Harold C Knoepfel (R); due, \$1,463.03; T&C, \$212.54; James J Donovan.

CASTLE HILL AV, 1321, ws, 175 n Westchester av, 25x108; Arnold Timmerhans—Mitchell McDermott Constn Co et al; Alfred J Wolff (A), 115 Bway; Michl B McHugh (R); due, \$6,519.44; T&C, \$150; Charles Berrian.

FRISBY AV, ns, 220.5 w Rowland, 25x122.9x25x122.7; North Bronx Realty Co—Mary Lee et al; Kramer & Rourke (A), 220 Bway; Jerome S Hess (R); partition; Joseph P Day.

ROMBOUTS AV, 3707-35, ws, 100 s Light, 270x100.5x63.11x.05x206.2x100; Dyre Av Realty Co—Truro Constn Co et al; W Arthur Howell (A), 30 E 42d; Melville E Loewus (R); due, \$20,208.18; T&C, \$—; sub to pr mtg aggregating \$52,709.10; Chas A Berrian.

APR. 21.

HERSCHEL ST, 103, ws, 303.9 s Halsey pl, 39.6x112.7x27.1x105.8; Jane M Hicks—Walter L Shulman et al; Jos G Quinn, Jr (A), 257 Bway; Jas T Brady (R); due, \$3,778.36; T&C, \$462.12; Herbert A Sherman.

HERSCHEL ST, 106, ws, 227.10 s Halsey pl, 25.4x97.10x14x11x97.10; Jane M Hicks—Norwood Heights Realty & Constn Co et al; Jos G Quinn, Jr (A), 257 Bway; Jas T Brady (R); due, \$3,790.85; T&C, \$431.02; Herbert A Sherman.

ST PAUL PL, nwc Washington av, see Washington av, 1443.

188TH ST, 504 E, ss, 152 w Bathgate av, 20x95, 3-sty bk tnt; Farmers' Loan & Trust Co—Mountain Constn Co et al; Geller, Rolston & Horan (A), 22 Exch pl; Phoenix Ingraham (R); due, \$8,264.50; T&C, \$157.60; Henry Brady.

DECATUR AV, 2767, ws, 125.4 s 198th, 25x82.3x25.2x86.4, 2-sty fr dwg; Louis H Cramer et al—Lydia A Reynolds et al; Wray & Pillsbury (A), 50 Park pl; Wm H Steinkamp (R); due, \$5,558.50; T&C, \$465.54; Herbert A Sherman.

PARK AV, 3104, es, 29.11 n 158th, 28.3x70.4x—83.7, 3-sty fr tnt; Bernhardine D Busing—Anna M Kunkely et al; Louis Steckler (A), 261 Bway; Jos J Silver (R); due, \$2,729.67; T&C, \$1,011.11; Geo Price.

RYER AV, 2098, es, 181.6 n 180th, 18.6x103.7x—103.10, 3-sty bk tnt; Farmers Loan & Trust Co—Ralph W Horne et al; Geller, Rolston & Horan (A), 22 Exch pl; Phoenix Ingraham (R); due, \$7,129.46; T&C, \$108.08; Henry Brady.

WASHINGTON AV, 1443, nwc St Paul's pl, 65.3x100.5x70.10x100.7, 5-sty bk tnt & str; N Y Life Ins & Trust Co—Geo F Murphy et al; Emmet & Parish (A), 52 Wall; Ely Neumann (R); due, \$68,109.57; T&C, \$851.50; M Morgenthau, Jr, Co.

APR. 22.

CEDAR ST, ws, 125 s Chester av, 25x100; Charlotte Recke—M Kempf Realty Co et al; Action 1; Jerome Eisner (A), 41 Park Row; Wm T Quinn (R); due, \$1,213.28; T&C, \$218.07; sub to 1st mtg \$3,000; Henry Brady.

CEDAR ST, ws, 150 s Chester av, 25x100; same—same; Action 2; same (A); same (R); due, \$1,119.33; T&C, \$228.51; sub to 1st mtg \$3,000; Henry Brady.

CEDAR ST, ws, 175 s Chester av, 25x100; same—same; Action 3; same (A); same (R); due, \$1,299.49; T&C, \$238.41; sub to 1st mtg \$3,000; Henry Brady.

CEDAR ST, ws, 200 s Chester av, 25x100; Rebecca Fuhr—M Kempf Realty Co et al; Jerome Eisner (A), 41 Park Row; Wm T Quinn (R); due, \$1,009.54; T&C, \$240.03; sub to pr mtg \$2,800; Joseph P Day.

167TH ST, 841 E, see 170th, 580 E.

170TH ST, 580 E, ss, 90.7 e Fulton av, 16.8x—, 2-sty fr dwg; 167TH ST, 841 E, nec Stebbins av, 25x62.6x19x61.2, 3-sty fr tnt & str; Dorothea Taylor—Charlotte J Herbst et al; Phillips, Mahoney & Wagner (A), 51 Chambers; Benj F Gerding (R); due, \$1,214.25; T&C, \$733.40; Henry Brady.

PROSPECT AV, ws, 100 n 180th, 35.3x66.1, vacant; Nathan Kurtzka—Antonio Gallani et al; Schwartzman & Schwartzman (A), 44 Court, Bklyn; Leo J Curren (R); due, \$707.46; T&C, \$465; James Donovan.

STEBBINS AV, nec, 167, see 170th, 580 E.

WASHINGTON AV, 962-6, es, 161.6 s 164th, 58.11x200, 3-2-sty fr dwgs; Bowery Savgs Bank—Workmen's Educational Assn of Bronx Borough et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Michl B McHugh (R); due, \$10,894.71; T&C, \$550; Joseph P Day.

APR. 23.

181ST ST, W, sec Davidson av, see Davidson av, sec 181st.

197TH ST, E, nec Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.

197TH ST, E, ns — e Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.

197TH ST, E, ns, 95 e Creston av, see Grand Blvd & Concourse, nec 197.

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.

GRAND BLVD & CONCOURSE nec 197th, —x100, vacant; 197TH ST, E, ns, — e Grand Blvd & Concourse, 25x100, vacant; 197TH ST, E, ns, 95 e Creston av, 55.4x140x62.1x140.2, vacant; Jos E Dutey et al—Concourse Bldg Co et al; Hirleman & Vaughan (A), 391 E 149th; Julia A Gainey (R); due \$1,346.50; T&C, \$1,158.89; sub to 4 pr mtgs aggregating \$8,000; James J Donovan.

APR. 24 & 26.

No Legal Sales advertised for these days.

Brooklyn.

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

APR. 17.

No Legal Sales advertised for this day.

APR. 19.

6TH ST, ss, 282.10 e 8 av, 35x100; also 10TH ST, nwc 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.

APR. 20.

CHESTER ST, ws, bet Blake & Dumont avs Lot 39; Juliette F Potter—Abr K Taylor et al; Saml A Potter (A), 140 Nassau, Manhattan; Abr Feinstein (R); Jacob H Mayers.

INDIA ST, ss, 200 w Oakland, 25x100; Florence Raynor—Jos Chirin et al; Seley & Levine (A), 215 Montague; Louis R Bick (R); Nathaniel Shuter.

PULASKI ST, ss, 530.2 e Throop av, 25.5x100; Wilhemina Bultmann—Eugene Muller et al; Reynolds & Geis (A), 359 Fulton; Geo R Holahan, Jr (R); Wm J McPhilliamy & Co.

VAN SICLEN ST, ws, 304.3 s Av T, 122.8x—; Wilbur F Rockwell—Selena M Lakeland et al; Harry L Thompson (A), 175 Remsen; David J Daly (R); Wm P Rae.

58TH ST, swc 2 av, 140x125; Wm N Cromwell et al—Sarah F P Wales et al; Henry J Davenport (A), 375 Pearl; Wm M Benedict (R); Wm J McPhilliamy & Co.

AV D, ns, 60 e E 39th, 20x90; Julius Lehrenkrauss et al—Nunzio Brusca et al; Louis Ravid (A), 44 Court; David P Goldstein (R); Nathaniel Shuter.

CLASSON AV, es, 250 s Putnam av, 38.2x110.5; Christopher W Wilson—Hamilton Trust Co et al; Coombs & Wilson (A), 260 Bway; Thos O'R Gallagher (R); Nathaniel Shuter.

NEPTUNE AV, sec Ocean pkway, 309.6x140.5; Larina Sawyer et al—Selena M Lakeland et al; Harry L Thompson (A), 175 Remsen; Arthur T Hanson (R); Wm P Rae.

NEW LOTS RD, ss, 24 w Van Siclen av, 507.1x irreg; Maria Wyckoff—Empire Keystone Impt Co et al; Fredk Van Wyck (A), 40 Wall, Manhattan; Henry D Lott (R); Wm P Rae.

APR. 21.

E 8TH ST, es, 260 n Av D, 30x100; Henry W Chadeayne—Bertha Esselmann et al; Harry L Thompson (A), 75 Remsen; Bernard I Finkelstein (R); Nathaniel Shuter.

9TH ST, ns, 222 w 3 av, 25x100; Kate A Cullen—Ida Walker et al; Isidore Lowenbraun (A), 116 Nassau, Manhattan; Eugene F O'Connor, Jr (R); Wm P Rae.

40TH ST, ss, 100 e 3 av, 25x100.2; Caroline L Brown—Maria Slavin; Theodore Witte (A), 375 Fulton; Mortimer S Brown (R); Nathaniel Shuter.

E 56TH ST (proposed), cl, 215 n Av U, —x—to cl 52d (proposed); Sheriff's sale of all right, title, &c, which Worcester Bklyn Realty Co had on Mar 6, 1915, or since; Lewis M Swasey, sheriff; Wm P Rae.

GEORGIA AV, es, 360 s Blake av, 20x97.6; Sol Marks—Cecie Kleinman et al; Saml Wolbarst (A), 309 Bway; Harry S Lucia (R); Nathaniel Shuter.

ST MARK'S AV, ns, 199 e Ralph av, 19.6x127.9; Jas S Lawson et al—Thos P Wilson et al; Oscar Borth (A), 192 Bway, Manhattan; Patk E Callahan (R); James L Brumley.

22D AV, nws, 105.3 ne E 2d, 17x49.1; Lucy W Peek—Edwin M Meeker et al; Geo F Alexander (A), 315 Washington; Howard O Wood (R); Howard O Wood at County Court House at noon.

APR. 22.

HERKIMER ST, ss, 200 w Utica av, 50x185; Francis L Allyn—Henrietta Hall et al; Chas S Taber (A), 189 Montague; Geo Tonkonogy (R); Wm P Rae.

PACIFIC ST, ns, 290 w New York av, 20x120; Bowery Savgs Bank—Leonora Klinger et al; Cary & Carroll (A), 59 Wall, Manhattan; Mitchell May (R); James L Brumley.

UNION ST, ss, 126.11 e 3 av, 25x129.10; Alois Lazansky—Louise Hoff et al; Jonas Lazansky & Neuburger (A), 115 Bway, Manhattan; Barnett Rosenfeld (R); Nathaniel Shuter.

E 12TH ST, ws, 602 s Slocum pl, 34x100xirreg; Julia S Lorber—Jacob Grossman et al; Bennett E Siegelstein (A), 93 Nassau, Manhattan; Howard O Wood (R); James L Brumley.

BEDFORD AV, sws, intersec ses Keap, 35x100; also BEDFORD AV, ssw, 35 se Keap, 106x100; Zena Lichtenstein—Helen R Miller et al; Abr P Wilkes (A), 61 Park Row, Manhattan; Asa F Smith (R); Wm J McPhilliamy & Co.

CLARENDON RD, sec Nostrand av, 100x100; Mechanics' Bank—David J Stewart et al;

Owens, Gray & Tomlin (A), 189 Montague; Thos J Molloy (R); James L Brumley.

RAILROAD AV, es, 269.3 s Jamaica av, 45x175x irreg; Geo Specht—Theophile Henky et al; C S Heidenreich (A), 375 Fulton; Jos F Conron (R); Wm P Rae.

APR. 23.

BRISTOL ST, es, 260 n Sackett, 40x110; Empire City Lumber Co et al—Wilson Cent Co, Inc, et al; Jos B Boudin (A), 51 Chambers, Manhattan; Alfred A Schlickerman (R); Nathaniel Shuter.

BRISTOL ST, es, 196.1 s East New York av, 37x100; Shetland Co—Saml Brasch et al; Action 2; Jos G Deane (A), 45 Bway, Manhattan; Jas W Monk (R); James L Brumley.

DOBBIN ST, ws, 150 n Nassau av, 25x92.5; Williamsburgh Savgs Bank—Patk O'Connor et al; Action 1; S M & D E Meeker (A), 217 Havemeyer; Peter B Huberty (R); Wm J McPhilliamy & Co.

ELTON ST, es, 375 n Liberty av, 25x90; Adeline Fry—Oscar A Perine et al; Chas J McDermott (A), 2 Rector, Manhattan; Henry S Rasquin (R); Wm J McPhilliamy & Co.

GOLD ST, ws, 259 s Willoughby av, 22.3x100.3; Sheriff's sale of all right, title &c, which Ferdinand L Cross had on Jan 7, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.

W 15TH ST, es, 365 n Mermaid av, 40x108.10; Obermeyer & Liebmann—Luigi Fringo et al; Hovell, McChesney & Clarkson (A), 50 Court; Jas W Redmond (R); Wm J McPhilliamy & Co.

70TH ST, ss, 300 e 8 av, 20x100; Edw Devine—Albert J Dowdeswell et al; W H Garrison (A), 50 Court; Jno D Mason (R); Wm J McPhilliamy & Co.

APR. 24.

No Legal Sales advertised for this day.

APR. 26.

CHAUNCEY ST, ns, 350 w Ralph av, 50x81.3; Jno D Williamson—Clifton Place Realty Co et al; G Burchard Smith (A), 391 Fulton; Jacob M Peyser (R); Wm J McPhilliamy & Co.

68TH ST, sws, 100 nw 16 av, 20x100; Bklyn Trust Co—Lillian LaMoyné et al; Cullen & Dykman (A), 177 Montague; Peter P Smith (R); Wm J McPhilliamy & Co.

BLAKE AV, sec Bristol, 110x100; Realty Supply Corp—The Lirock Inc et al; Abr H Spigelgass (A), 44 Court; David Senft (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

APR. 10.

13TH ST, ns, 269 e 1 av, 73.11x53.3xirreg; N Y Investors' Corp—Carlsbrooke Realty Co et al; H Swain (A).

99TH ST, 53 E; Calvin A Stevens et al—Joe Gingsberg et al; W P Vining (A).

160TH ST, nec Ft Washington av, 102.8x102.2; Nathan Waxberg—L & D Realty Corp et al; amended; Lese & Conolly (A).

APR. 12.

103D ST, 167 E; Amelia Lohr—Moritz Kurzkrok et al; Gerlich & Schwieger (A).

108TH ST, 51-53 E; Henry S Bowron—Compact Realty Co, Inc, et al; Schenck & Punnett (A).

115TH ST, 310 E; Lewis Q Jones—Angelina Forrieri et al; amended; Weekes Bros (A).

WEST END AV, nec 96th, 100x124; Farber Cont Co—Essie Constn Co, Inc, et al; J A Seidman (A).

APR. 13.

WATER ST, 684; Aletta L Tower et al—Ernestine Schleicher et al; Baldwin & May (A).

31ST ST, ns, 145.4 e 7 av, 19.11x66; Mary A Williams et al—Wm F Donnelly et al; Cary & Carroll (A).

61ST ST, 235 W; Abraham Beller—Herbert Fischer et al; amended; C J Foltz (A).

134TH ST, 318 W; Jas K Holly, trst—Rudolph Newman et al; Gay & Goddard (A).

AUDUBON AV, ws 50 s 180th, 50x100; Philip Kramer et al—Alfred C Bachman et al; Gollmar, Smith & Froeb (A).

PARK ROW, 158; Frank Prime et al—Evarts Holding Co et al; Dean, Tracy & McBarron (A).

APR. 14.

19TH ST, 239 E; Wells P Eagleton—Marie P Boom et al; Dayton & Bailey (A).

114TH ST, ss, 334.11 e 7 av, 40.1x99.11; I B Realty Corp—Isidor Bleiman et al; L S Marx (A).

2D AV 2207; Fitch Gilbert et al—Harris Kahn et al; J H Seymour.

APR. 15.

69TH ST, 50 E; Maurice S Bondy—Seth B Robinson et al; amended; W Bondy (A).

96TH ST, 206 W; Francis H Ross—Ethel H Moore et al; A J Ewald (A).

117TH ST, 212-214 E; Isaac Goodstein—Fischel Realty Co et al; A H Schwarz (A).

120TH ST, 235 W; Robt B Hirsch et al—Jas G Wagner et al; Cary & Carroll (A).

120TH ST, 237 W; Eliz W King—Jas G Wagner et al; Cary & Carroll (A).

APR. 16.

CANNON ST, 133; Esperanto Mtg Co—Marcus Rosenthal et al; W S Newhouse (A).

E BROADWAY, 101; Rachel Jacobson—Hannah Solomon et al; H Meyer (A).

MERCER ST, 19; City Real Estate Co—Walton C Althouse et al; H Swain (A).

12TH ST, 648 E; Baldwin Staubaugh—Simon Machiz et al; amended; M W Wood (A).

28TH ST, 41-3 E; W Forbes Morgan, Jr—Inner Circle Realty Corp et al; Gerard & Smith (A).

45TH ST, 71-9 W; Broadway Savgs Institution of City of N Y—Jos H Bannigan et al; amended; R Kelly (A).

109TH ST, 84 E; Lazarus Marshall—Israel D Schlachetki et al; Guggenheimer, Untermyer & Marshall (A).

120TH ST, 329-33 E; Josephine E Thayer—Louis Lese et al; amended; F de P Foster (A).

Bronx.

APR. 9.
CLINTON AV, es, 132 n 181st, 66x150; Annie Mahoney et al—Giosue Galiani et al; Wesselman & Kraus (A).
GRAND BLVD & CONCOURSE, nwc 177th, 30.7 x59.7; Ellis Weisker—Mt Hope Methodist Episcopal Church et al; W R Osborn (A).

APR. 10.
236TH ST, ss, 105 e Carpenter av, 25x114; Martha L Tree—Geo W Burton et al; Clocke, Koch & Reidy (A).

APR. 12.
JENNINGS ST, ss, 134.1 e Union av, 36x100; D Henry Waltemade—Agnes M Pragnell et al; Elfers & Abberley (A).

INTERVALE AV, 850-54; also FOX ST, 854, 858, 860; Margt Knox—Mardece Constn Co et al; A Knox (A).

APR. 13.
ELSMERE PL, 871; Assets Liquidation Co—Henry B Hardenburg et al; Wing & Russell (A).

170TH ST, ns, 108.6 e Crotona av, 32.3x30.6; Amelia Smith—Eugene H Hammond et al; F W Burr (A).

192D ST, sec Valentine av, 13.7x177.8; Ella S Poor—Max Brand et al; Roelker, Bailey & Stiger (A).

LOT 93 & 94, Map of 131 building lots belonging to Estate of Thos O Woolf 24th Ward; Henrietta H Woolf, admtrix—Carl H Dittmar et al; Deering & Deering (A).

LOT 287, "Map of 329 lots parts of Shieffelin Estate," 24th Ward; Benj E Elgar—Giuseppe Bevacqua et al; Cook & Elgar (A).

APR. 14.
IRVINE ST, es, 100 n Seneca av, 24.9x100; Benson Realty Co—Jos E Dutey et al; Elfers & Abberley (A).

BATHGATE AV, 1964; August Heil—Robt Clemens et al; W D Cameron (A).

APR. 15.
BATHGATE AV, es, 54.10 n 173d, 20.2x87.6; Ferdinand A Dueser as gdn—Annie Rosenhaus et al; G W Stake (A).

CYPRESS AV, nwc 140th, 95.7x200.1; Edgar S Appleby et al—Moses Arndstein et al; Cannon & Cannon (A).

LOTS 96 & 97, map of prop of S Cambreleng at Fordham; Jno Anton—Maiche Marino et al; Williamson & Bell (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

APR. 8, 9 & 10.

No Judgments in Foreclosure Suits filed these days.

APR. 12.

64TH ST, 115 E; United States Savgs Bank of City of N Y—Albert J Kramer; Merrill & Rogers (A); Henry Hofheimer (R); due.....31,108.33

138TH ST, 105 W; Thos F O'Brien et al—Lillian V Field; Armin H Mittleman (A); Chas H Murray (R); due.....24,026.86

148TH ST, ss, 75 e Convent av, 100x99.11; Seamen's Bank for Savgs in City of N Y—Corkmaz Realty Co; Cadwalader, Wickersham & Taft (A); Wm Klein (R); due.....148,600.00

APR. 13.
55TH ST, 234-6 E; Metropolitan Savgs Bank—Jos Doelger et al; A S & W Hutchins (A); Herman Joseph (R); due.....32,000.00

APR. 14.
119TH ST, 43 W; Union Trust Co of N Y—Theresa Abelson et al; Miller, King, Lane & Trafford (A); Phoenix Ingraham (R); due.....11,488.89

.....11,488.89

Bronx.

APR. 9.

CEDAR AV, 1961-3; Corporate Mtg Co—Edmonson Constn Co et al; L J Tompkins (A); M P Breen, Jr (R); due.....1,014.42

APR. 10.

LOTS 14, 15, 22 & 23, parcel 22, map of subdivision of prop of Estate of Wm B Ogden at Highbridge; Park Mtg Co—Guidone & Galardi Co et al; Seybel & French (A); E S Booth (R); due.....6,241.00

APR. 12.

166TH ST, nwc Prospect av, 80x100; Jas T Byrne—Angel Constn Co et al; A Zimmerman (A); W A Keating (R); due.....3,082.91

168TH ST, nwc Union av, 26.6x96.8; Helen Fuld et al—Geo P C Stolzenburg et al; Kurzman & Frankenhaimer (A); C Brandt, Jr (R); due.....22,385.00

APR. 13.

KINGSBRIDGE TER, 3013; also KINGSBRIDGE TER, 3015; Corporate Mtg Co—Edson Bldg Co et al; H D Patton (A); R H Arnold (R); due.....2,075.94

KINGSBRIDGE TER, 3017; also KINGSBRIDGE TER, 3019; Corporate Mtg Co—Edson Bldg Co et al; H D Patton (A); R H Arnold (R); due.....2,075.94

APR. 14.

GARFIELD ST, es, 395.6 s Morris Park av, 25x100; Minnie Hummel—Theo Weberg, Jr; L E French (A); J C Brady (R); due.....3,207.16

BRONX PARK AV, es, 75 s Leabannon, 25x100; Conrad Muller, exr—Fanny Shapiro et al; E A Acker (A); W E Smith (R); due.....4,171.03

LOTS 297 & 333, map of Village of Wakefield; Thos Burke—Geo W Winston et al; D F Nugent (A); R H Bergman (R); due.....2,601.45

APR. 15.

BEAUMONT AV, es, 233.3 n 187th, 33.4 x100; Julius Simon—Clarence Realty & Constn Co et al; L L Levy (A); F S McAvoy (R); due.....3,451.10

.....3,451.10

BEAUMONT AV, es, 266.6 n 187th, 33.3 x100; Julius Simon—Clarence Realty & Constn Co et al; L L Levy (A); F S McAvoy (R); due.....3,532.37

LIS PENDENS.

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

Manhattan.

APR. 10.

No Lis Pendens filed this day.

APR. 12.

PECK SLIP, 43; Otis Elevator Co—General Fish Co et al; action to foreclose mechanic's lien; H L Brant (A).

APR. 13.

174TH ST, nec Wadsworth av, 100x189.9; Adamo Ciccarono—West Park Presbyterian Church of N Y City et al; action to foreclose mechanic's lien; Menken Bros (A).

AV A nwc 22d, 172.9x117.4; National Bridge Works—Auto Truck Storage & Exchange Co et al; action to foreclose mechanic's lien; Thompson & Fuller (A).

APR. 14.

FULTON ST, 216; David S Naugle—Emily A Naugle et al; action to impress trust, &c; E E Fay (A).

105TH ST, ss, 195 e 1 av, 50x100; Zachariah Hirsch et al—Fannie Hirsch et al; partition; A H Schwarz (A).

3D AV, 1382; Thos F Kane—Matthew A Kane et al; action to declare deed void; J J Lorden (A).

3D AV, 1384; Thos F Kane—Jno L Kane; action to declare deed void; J J Lorden (A).

3D AV, 1386 & 1388; 2 actions; Thos F Kane—Catharine L Kane et al; action to declare deeds void; J J Lorden (A).

LOT 30 1/2; Block 1225, Sec 4; Bessie A McGuire—Jno M Pinkney et al; H Yarm (A).

APR. 15.

CHRISTIE ST, ws, adj land of Reuben Munson, 25x50xirreg; also 12TH ST, ss, 357.8 e 2 av, 25x93.8; Moses Karpf et al—Cannariato Real Estate Co et al; action to set aside deeds; L Sanders (A).

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

APR. 16.

No Lis Pendens filed this day.

Bronx.

APR. 9.

225TH ST, E, nec Paulding av (known as Lot No 85-1, Wakefield); L Josephine Moses—Elisha G Selchow et al; action to foreclose transfer of tax lien; G A Moses (A).

APR. 10.

No Lis Pendens filed this day.

APR. 12.

No Lis Pendens filed this day.

APR. 13.

MERRIAM AV, sec University av, 42.8x125; Geo Colon & Co—Sarah B Smith et al; action to foreclose mechanic's lien; Menken Bros (A).

MORRIS AV, 1543; Rothblatt-Siegel Co, Inc—Mollie E Katzen et al; action to foreclose mechanic's lien; J Glasser (A).

APR. 14.

FOREST AV, ws, 100 s 165th, 22x91; also LOT 230, Map of part of Trask Estate, adjoining 174th st subway station; Amelia Cook—Eliz Wich et al; partition suit; G Goodman (A).

APR. 15.

No Lis Pendens filed this day.

Brooklyn.

APR. 8.

BERRIMAN ST, es, 100 n Pitkin av, 90x100; Morris Druss—Berrilen Realty Co et al; S A Potter (A).

HOYT ST, es, 40 n Wyckoff, 20x90; Lucy Harksey—Wm H Nolan et al; G W Pearsall (A).

LINDEN ST, 21; Carroll F Norton—Wm Boyle et al; partition; F Ingraham (A).

VAN BRUNT ST, nws, 25 s Verona, 35x90; Jos McNeerney—Mary A Loughran et al; E J Flanagan (A).

JAMAICA AV, ss, 26.9 e Miller av, 15x62.6x15x68.6; JAMAICA AV, ss, 57 e Miller av, runs s74.8x31.4xn49.5xnw35.7xw25.10 to beg; E 31ST ST, ws, 300 s Av K, 40x105; LOTS 165 to 170 & 1/2 of lot 171 "Map of heirs of Nicholas Schenck, Jr"; FULTON ST, ss, 275 e Sackman, 50x100; SUMPTER ST, ss, 275 e Patchen av, runs se2.4xw.05xsw52.4xe25.5xne55.2xw37.1lxw50 to beg; HERKIMER ST, 593-5; PATCHEN AV, 210; MILLER AV, ws, 160 n Blake av, 20x100; ROCKAWAY AV, nwc AV K, runs w29.4xn90xe105xn15xe120xs105 to beg; CONKLIN AV, nec Bklyn & Rockaway Beach R R, 60x131.4x66.3x103.2; E 95TH ST, ec Av M, runs sel26.6xnel109.4xnw100.7xsw103.5 to beg; SKIDMORE LA, sc Rockaway av, 84.11x131.5x84.11x133.3; ROCKAWAY PKWAY, es, 83.5 n Av J, 156.1x126x152.9x126.1; STILLWELL LA, w land of Chas Stillwell, 125x140; LOTS 6 to 9, Map of prop heirs Tunis & Daniel Durland; E 102D ST, ws, 100 n Av G, runs n180xw100xn220xw20xn—xw—xs—xe—to beg; 3/4 pt; E 102D ST, ws, 100 n Av G, —x—, 3/4 pt; E 102D ST, swc Av G, —x—, 3/4 pt; LOTS 8, 9, 12 & 13, Map of Henry Lohman; LOTS 750 to 759, Map of land of heirs of Nicholas Schenck, Jr; LOTS 208 to 215, Map land of heirs of Nicholas Schenck, Jr; BROADWAY, ss, 295 e Troy av, 82.7x100x78.1x100.1; ST JOHN'S PL, ns, 101.10 w Rochester av, 66.2x133.2x66.10x133; STERLING PL, ns, 215 w Ralph av, runs w10xn126.4xnel15xe80xn—xne5x89xw120xs100 to beg; ST JOHN'S PL, nec Ralph av, 19.4x41.5x11.2x38.4; PROP begins 100 s Sterling pl & 100 e Ralph av, runs e60xs71.10xw61.1xn82.2; EASTERN PKWAY, nec Buffalo av, 30x100; PROP bounded n Park plwx Utica av & se land of Klos & Balz, —x—; DEGRAW ST, ss, 144.6 e Utica av, 80.6x144.6x46.4x162.9; DEGRAW ST,

ss, 100 e Buffalo av, 20x220.7; ROCKAWAY AV, ws, bet Ays D & E, —x—; VARKENS HOOK RD, es, 146 s Av G, 110.6x195x124.5x186.5; SALT MEADOW, called Flatbush Meadow bounded w by a ditch, xn land Henry Vanderveer xs land Michl Stryker xe Vanderveer Creek; E 8TH ST, nes, 208.7 se Av K, runs se37.1lxnel100.1xnw37.1lxsw100.2 to beg; UTICA AV, es, 60 n Sterling pl, runs n162.9xnel133.5xe8.8xsl15.7xe—xse20xw—xs22xw20xs40xw80 to beg; COOPER ST, 273 & 273A; also PROP in Queens, Suffolk & Delaware Co; Emma G Henderson—Albert T Balz et al; partition; A D Ecke (A).

JEFFERSON AV, 623; Albert E Salmon—Fred R Farrington et al; J L Case (A).

UTICA AV, es, 97.6 s Av N, 180x200; Wm S Pendleton—W W Robertson Realty Co et al; H J Davenport (A).

"LOT 7" Map of prop showing location of 19 houses in 6th Ward; Wm R McGuire—Cath Collins & ano; J J Kesselman (A).

APR. 9.

COLES ST, sws, 106.6 nw Hicks, 25x100; Jno H Rickard—Jno P Fitzpatrick et al; to create a title; E J Fandrey (A).

LINCOLN PL, ns, 198.1 e Howard av, 18.1x78.4x20.5x68.10; Albert T Bass—Sol Wolf et al; H L Thompson (A).

E 12TH ST, es, 1,050 s Beverly rd, 50x100; Ida A Ostergen—Pauline W De Lissier et al; W F Haemer (A).

36TH ST, nes, 160 se 14 av, 20x100.2; Eliz Davis Alfred B Emrick et al; T F Redmond (A).

41ST ST, ss, 160 w 4 av, 40x100.2; Timothy S Williams—Mountain View Hts Realty Co et al; Cary & Carroll (A).

71ST ST, ns, 502.10 w 18 av, 83.10x100x86.1x100; also 70TH ST, ss, 500 w 18 av, 88.5x100.1x86.1x100; South Jersey Land Co—Melchior Longo et al; Kramer & Bourke (A).

BELMONT AV, ss, 75 e Hendrix, 25x100; Emma Baker—Rose McGarry et al; Watson & Kristeller (A).

CARLTON AV, es, 91.8 n Bergen, 18.4x81.4; BERGEN ST, ss, 100 w Carlton av, 20x100; ST MARK'S AV, ss, 165 w Vanderbilt av, 17.6 x131; CLINTON ST, ws, 19.6 s Nelson, 53x55.6; Lizzie P Frerichs—Jno Love et al; partition; W O Gantz (A).

HUDSON AV, ss, 175 s Lafayette, 25x100; Geo D Gilmore—Philip Cichetto et al; W E Buckley (A).

JAMAICA AV, ss, 57 e Miller av, runs s74.8xe31.4xn49.5xnw35.7xw25.10 to beg; MACON ST, swc Patchen av, 20x80; Emma G Henderson—Albert T Balz et al; partition; A D Ecke (A).

NEW UTRECHT AV, ws, 148 n 58th, 40x110; Bklyn Instn of Arts & Sciences—Josephine R Glashoff et al; T F Redmond (A).

NOSTRAND AV, ws, 60 s Clarendon rd, 20x80; Minnie Hartel—Henry Blau; J W Kahn (A).

THATFORD AV, ws, 75 n Belmont av, 25x100; N Y Investors Corp—Etta A Sosnowitz et al; T F Redmond (A).

TOMPKINS AV, ws, 40 n Ellery, 20x100; Bond & Mtg Guar Co—Chas Hollander et al; T F Redmond (A).

APR. 10.

COURT ST, ws, 71.9 n Schermerhorn, 24.1x100; also PROP adj swc above prop, 4.9x24.1x4.5x24.1; Wm H Snyder—Thos Lamb et al; dissolution of co-partnership; Smith, Doughty & W (A).

AV C, sec Ocean pkway, 34x130; Clara E Broune—Emma C Miller et al; Reed & Pallister (A).

NEW JERSEY AV, ws, 300 s Sutter av, 20x100; Eugene L Richards—Henry Hoffman et al; to set aside deed; Morrison & Schiff (A).

SNYDER AV, 3014; FOREST PL, swc 88th, 53.9 x107.2x100x113.4; Dietrich W Kaatz—Augusta B Bruggerman et al; N D Shapiro (A).

APR. 12.

AMES ST, ws, 190 n Pitkin av, 25x99.10; Title G & T Co—Sarah Scheinert et al; T F Redmond (A).

CONCORD ST, nws, 150 sw Lafayette av, 50x125; CONCORD ST, nws, 100 sw Lafayette av, 50x125; Herman Richter—Barbara Trefz et al; Reynolds & Geis (A).

DEGRAW ST, ns, 274.6 w Schenectady av, 28.6 x133.1; Caroline Wayne—Tempel Constn Co et al; Pratt, Koehler & B (A).

HOPE ST, ec Keap, 25x100; Paul Hellinger—Nathan Reissler et al; P Hellinger (A).

MONTEITH ST, ss, 300 w Bremen, 25x100; Minnie Weil—Saml Klausner et al; Levy, Gutman & G (A).

MOORE ST, ns, 329.5 w White, 50x100; Nathan Federgreen—Phillip Epstein et al; S Bitterman (A).

AV F, nec West, 80x100; Cornelius J O'Brien—Gustaf A Johnson et al; H L Thompson (A).

DEKALB AV, nws, 63 sw Bushwick av, runs n 90xw17xn40xw60xs130xe77 to beg; Thos A Clarke—1175 DeKalb Av Co & ano; J J Curtin (A).

LINCOLN AV, ws, 426.4 n Atlantic av, 28x87.6; Edmund A Burke—Ella L Sparrow et al; F Cobb (A).

APR. 13.

ELTON ST, es, 150 s Liberty av, 25x90; Ida Van Wert—Albert Kauffmann et al; P Windels (A).

POWELL ST, es, 140 n Livonia av, 60x100; Barnett Kopelowitz—Abr Krauss; to create a trust; M Greenwald (A).

STOCKTON ST, ns, 84 e Tompkins av, runs n40 xe2xn40xe14xs80xw16 to beg; Morris Grossman—Jaffe Roth Co et al; foreclosure mechanic's lien; H S & C G Bachrach (A).

N 7TH ST, nes, 80 nw Bedford av, 20x85; Saml Friedman—Henry Siner et al; L Sanders (A).

44TH ST, nes, 200 nw 15 av, 120x100.2; Bank of Flatbush—Diaz Bldg Co et al; G Boochever (A).

61ST ST, swc 18 av, 140x100; Fannie Johnston—Cath E Coleman et al; H J Davenport (A).

68TH ST, ss, 220.5 w 10 av, 20.1x90; Jno H Carl—Safe Realty Corp et al; Michling & Kayser (A).

DRIGGS AV, 910; Morris Levinson—Lazarus Harris & ano; to create a lien; S Solomon (A).

HOWARD AV, es, 26.2 s Dean, 27x90; Abr Levin—Abram Barasch & ano; to reform a deed; I Solomon (A).

Lts Pendens, Brooklyn, Continued.

HUDSON AV, ws, 69.8 s Willoughby, runs w100 xs8xw12xs42.2xe112xn50.2 to beg; Libbie Traktman—Roosevelt Hospital et al; to create a title; J Taylor (A).	
APR. 14. BARRETT ST, ws, 100 n Sutter av, 100x100; Salvatore Marceca—Regal Holding Co et al; R K Jacobs (A).	
CROWN ST, swc Rogers av, 100x255.7; Alois Lazansky—Attilio Pasquini & ano; Jonas, Lazansky & N (A).	
ECKFORD ST, ws, 225 n Norman av, 25x100; Kittie S Timmer—Sarah L Geehin et al; partition; J W Robertson (A).	
FULTON ST, ns, 50 w Bradford, 50x100; Thos B Rider—Leonard J Leese et al; J M Rider (A).	
HOPKINS ST, nec Throop av, runs n50xe60xn 25xe20xs75xw80 to beg; Bond & Mtg Guar Co—Philip Leventhal et al; T F Redmond (A).	
PENN ST, ses, 140 ne Harrison av, 60x100; Williamsburgh Savings Bank—Grace E Tompkins et al; S M & D E Meeker (A).	
E 13TH ST, ws, 240 n Av H, 40x100; Morris L Schupack—May T Crofts & ano; foreclosure mechanic's lien; I Solomon (A).	
E 14TH ST, es, 300 n Av X, 100x100; Max Silberstein—Ceegold Co; foreclosure mechanic's lien; J A Seidman (A).	
E 21ST ST, ws, 323 s Ditmas av, 78.4x100x33.7x 109.6; Wm E Phillips—Edwin H Bigelow et al; H A Ingraham (A).	
75TH ST, nes, 500 nw 19 av, 40x100; Agnes E Reynolds—W Harry Ewald, Jr, et al; H M Bellinger, Jr (A).	
CHRISTOPHER AV, ws, 125 n Pitkin av, 36x 100; Abr Kaplan—Kaufman Quinton et al; M N Koven (A).	
GATES AV, sc Irving av, 50x100; Louis Allmendinger—Louis J Hass et al; C Oechler (A).	
NEW JERSEY AV, es, 90 s Stanley av, 60x200; Karl Schmieg—Hannah Friedman et al; C S Heidenreich (A).	
SHEFFIELD AV, ses, 216.8 n Sutter av, 16.8x95 Sarah W Baker—Sam D Dancik et al; T F Redmond (A).	
STONE AV, es, 71.6 n Dean, 17.6x80, Dime Savgs Bank—Maria C Mignone et al; Cullen & Dyckman (A).	
WYTHE AV, ws, 40 s N 8th, 20x55; Wilfred V Nichols—Thos Grohulsky et al; H J Davenport (A).	
14TH AV, ws, 80 n 77th, 40x100; Jno Calendo—Pasquale Russo et al; A F Van Thun, Jr (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. 10. ORCHARD ST, 59; Manhattan Marble & Slate Works, Inc—Edw Ridley & M Whitelaw & Co (58)	16.00
45TH ST, 307-15 W; Geo I Roberts & Bros, Inc—Vincent Astor et al & Osborne, Rea & Co & Jas McWalters (59)	229.50
64TH ST 241-5 W; Jno R Woods—Bournonville Realty Co & F J Ashfield & Sons; renewal (56)	360.00
118TH ST, 215 E; Barnett Voichick—Helen Loughran & Reggie Loughran (55)	27.10
AUDUBON AV, 392; Jno Zicherman—Amelia C Holmes & H M Laubitschcock (57)	32.20
WEST END AV, nec 96th, 100x124; Farber Contracting Co—Essio Constn Co, Inc (54)	5,789.80
APR. 12. GREENE ST, 213; Dora Isseks—Jno J Tully; L C La Forrest and Engineers' Supply & Repair Co (62)	30.00
MOTT ST, 35; Abr Levin—Jno Doe; Tolkow Sesken & Co (65)	302.27
38TH ST, 237 W; Hirsch Greenberg et al—Tion Realty Co; Jacob Epstein (64)	95.43
AMSTERDAM AV, sec 125th, 25x100; C Rieger's Sons, Inc—Richard A Henriques et al; Darwin E Hill (60)	1,910.00
NAGLE AV, ses, 296 sw Hillside av, 100x92; Pratt & Lambert Inc—Central Bldg Impt & Investing Co & Sonn Bros; Miller & Raines (61)	235.35
6TH AV, 656-58; Hirsch Greenberg et al—Union Trust Co; trst; Jacob Epstein & Anna Markel (63)	105.41
APR. 13. 58TH ST, 316 E; Max Levine—Jeremiah F Cotter; Jacob Chesler (67)	20.00
64TH ST, 241-45 W; S H Pomeroy Co, Inc—Bournonville Realty Co; F J Ashfield; renewal (66)	350.35
LEXINGTON AV, 311; Jos H Lowenstein—Allerton 38th St Co, Inc (68)	400.00
APR. 14. NORFOLK ST, 134; Pleasant Iron Wks, Inc—Nathan Cohen; Morris Goldberg (69)	419.35
10TH ST, 387 E; Louis Berger—Michl Garlick; Max Lipsky (71)	50.34
11TH ST, 211 W; Edgar Luneschloss—Minna Aronson; Jacob J Aronson, agent (72)	20.00
13TH ST, 416-24 W; Edgar Luneschloss—Wm A Astor, exr; R J Francis, agent (73)	32.00
84TH ST, 205 W; Julius L Engel et al—Wohlfarth Realty Co & Adam Urbach (75)	184.00
157TH ST, 540 W; Diatkin & Wald—Lamont Realty Co (70)	42.00
BROADWAY, 2182-86; 77TH ST, 227-31 W; Superior Cornice & Skylight Wks, Inc—Eva J Coe; Lewis C Van Riper (74)	230.00
APR. 15. 20Th ST, 510 E; Nathan Boyarsky—Jno A Brookman; Barney Berkowitz (77)	164.45

BOWERY, 115 & 117; Herman Steinberg—Jas F Hadly; Edward Morrissey (76)	113.00
APR. 16. 45TH ST, 17-21 W; Bayer-Gardner-Himes Co—Midville Realty Co & White, Van Glahn & Co; renewal (80)	196.00
46TH ST, 110 W; Knickerbocker Electrical & Chandelier Supply Co—Evan Costume Co & Geoly & Angelo D Benedetto (79)	32.47

Bronx.

APR. 9. 179TH ST, ns, 50 e Walton av, 50x 75; Sam Minskoff—Notlaw Realty Corp (9)	250.00
179TH ST, nec Walton av, 50x75; Sam Minskoff—Notlaw Realty Corp (10)	250.00
LIEBIG AV, ws, 250 s 261st, 50x95; Wright-Ogden Co—Hannah Nyden & Louis J Schoefer (8)	348.97
LIEBIG AV, ws, 250 s 261st, 50x95; Frank Ramstedt—Hannah Nyden & Louis J Schoefer (13)	145.00
LIEBIG AV, ws, 250 s 261st, 50x95; Yonkers Woodworking Co, Inc—Hannah Nyden & Louis J Schoefer (14)	110.00
MORRIS AV, swc Tremont av, 31.6x85; Sam Minskoff—Notlaw Realty Corp (12)	250.00
TREMONT AV, nec Walton av, 25x103; Sam Minskoff—Notlaw Realty Corp (11)	250.00
APR. 10. ELTON AV, 110; Alex Campbell—Mary A Walters & Michl J Moriarty (15)	55.00
APR. 12. LIEBIG AV, ws, 250 s 261st, 50x95; Victor Zambetti—Hannah Nyden; Louis J Schoefer (16)	52.00
APR. 13. CROTONA AV, 910; Title Guar & Trust Co—Lena Schacht; Jos Solzman (18)	20.00
LIEBIG AV, ws, 250 s E 261st, 25x100; Davis Bros—Hannah Nyden; Louis J Schoefer (17)	127.00
APR. 14. MACLAY AV, ss, 132.8 e Zerega av, 18x92; Patrick J Twomey—Danl J Daily et al; Daniel Daily (19)	35.00
APR. 15. No Mechanics Liens filed this day.	

Brooklyn.

APR. 8. BARRETT ST, 94-6; De Fago & Liberti—Regal Holding Co & Mayer Hoffman as pres	986.27
LORIMER ST, 70; Jos Zucker—Bertha Robinson & Rosie Wolf	30.00
PARK PL, 1702-8; J Sandak—Rio De Janiero Realty Co & Ida Marcus	213.25
QUINCY ST, ns, 300 e Nostrand av, 50 x100; General Gas Appliance Co—Giffuni & Richard, Vicent Giffuni & Raffaele Richard	115.00
AV B, ns, 40 e 88th, 60x100; R E Simons—Lemides T Burlridge	7,000.00
FLATBUSH AV, sec Parkside av, 95x 85.4x102.4x120.9; Canadian Bldg Material Corp—Bklyn Union Bldg Corp, Carmine Carraturo & Frank Brancaccio	201.08
APR. 9. GRAND ST, 659; F Pancio—L Schwartz & Hyman Sulsky	70.00
BEDFORD AV, ws, 75 s Clifton pl, —x—; L J Kelly—Thos Roeliford, Sr	39.00
MYRTLE AV, 365; J Mortons Sons' Co—Louis Rappaport & T J Dougherty	226.41
APR. 10. LINCOLN PL, sec Bedford av, runs e 134.6xs100xe8xs85.7xw70xn57.9xw73xnw 30.10xn107.2 to beg; M R Dowdeswell—Carmina Camardella & Jas V Camardella	391.60
22D AV, 6516-20; R C Vernes—Sea Beach Bldg Co	215.00
APR. 12. FULTON ST, 2595; Milwaukee Metal Ceiling Co—Minnie Bennett & Harry Erkert	190.00
HENRY ST, swc Pacific, 144x188; I Spiegel—L I College Hospital; Jno Thatcher & Lewis Max	57.00
HEWES ST, 243; J Seider—Saml Neifeld & Wm Hill	50.00
HINSDALE ST, es, 200 s Dumont av, 150x100; B Goetz—Willmont Realty Corp	147.35
NEWELL ST, 243-55; GREENPOINT AV, 226-34; Harry Silverstein—Sidney J Freiden, Israel Kostell, Sam Fleischman & Wm Fetner	75.76
ATLANTIC AV, ns, —w Utica av, 25x 100; Aaron Levinthal—Jno A Selsman & Jno Cohen	284.00
LIBERTY AV, sec Van Siclen av, 150 x100; B Goetz—Diaz Bldg Co	515.00
20TH AV, ws, 22.2 s 58th, 80x80; C M Johnson—Up-to-Date Bldg Co, Sidney H Bailey & Geo Van Orden	82.13
SAME PROP; R Wiese—same	109.50
APR. 13. PROSPECT PL, nec Troy av, 80x27.6; Empire City Lumber Co—Johnson Realty Co	380.85
STOCKHOLM ST, ses, 200 sw St Nicholas av, 35x100; Manhattan Marble & Slate Works—German Hospital Soc & Tower Constn Co	220.00
OCEAN AV, sec Newkirk av, 46x124.10; J Danes—Kirknew Realty Corp & Y Y Karpel	35.00
APR. 14. CARROLL ST, 1426, 1440, 1442, 1448 & 1450; J W Sands—Leslie Posen Constn Co	3,854.00
GRAND ST, ns, 75 w Manhattan av, 25 x100; J Bossert & ano—Henry & Lena Schwartz & H S Sulsky	264.11

GRAND ST, ns, 75 w Manhattan av, 25 x100; B Becker—Harry & Lena Schwartz & Hyman S Sulsky	127.50
E 14TH ST, es, 300 s Av W 100x100; M Wlody—Ceegold Co & Henry Somerville	28.50
CLASSON AV, 93; G Diamond—Antonio & Luisa Dezege	122.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

APR. 10. 13TH ST, 635 E; Sol Sartizky—David Moskowit et al; Jan21'15	30.00
APR. 12. 27TH AV, ws, 24th to 25th; S C Marx Co—National Cloak & Suit Co et al; Apr2'15	277.17
*SAME PROP; Richardson Phenix Co—same; Apr2'15	513.06
*SAME PROP; Diehl Mfg Co—same; Apr2'15	188.87
*SAME PROP; E F Keating Co—same; Apr2'15	1,585.74
*SAME PROP; H W Johns-Manville Co—same; Apr2'15	4,075.32
*SAME PROP; Parker Sheet Metal Wks same; Apr2'15	6,405.52
APR. 13. 75TH ST 507-9 E; J L Keating & Co—Bernet C Gerken et al; Aug17'14	158.13
BROADWAY, 317; Murray Hill Sheet Metal Works—Soc of the N Y Hospital et al; Sept15'14	46.00
LEXINGTON AV, 571; Davis Brown, Inc—Hammerstein Opera Co et al; May27'14	9,449.79
LEXINGTON AV, es, 50.5 s 51st; Jno Jordis Iron Works—Hammerstein Opera Co et al; June30'14	7,112.77
SAME PROP; Davis Brown, Inc—same; May26'14	9,449.79
2D AV, 1207-15; Jno Viviani—Jane Sanders et al; Dec15'14	857.60
27TH AV, nwc 24th; Johnson Service Co—National Cloak & Suit Co et al; Apr2'15	2,226.00
APR. 14. 116TH ST, ss, 80 w Lexington av; Herman First—David Yesky et al; Mar15'15	24.85
BROADWAY, 1367; Jacob Rubin—Mary B Averill et al; Jan21'15	64.65
3D AV, 1550-54; Empire Architectural Iron Wks—Henry D Greenwald et al; Apr3'15	88.75
APR. 15. *PECK SLIP, 43; Guarantee Cornice & Sktght Co—Eessie F Kane et al; Sept10'13	115.00
6TH AV, 4-1 & 491½; Thos Galligan, Inc—Henry Vogel et al; Oct14'14	55.00
APR. 16. 56TH ST, 363-7 W; Jacob Schlesinger—Ida L Eisele et al; Feb2'12	470.00
APR. 9. No Satisfied Mechanics Liens filed this day.	
APR. 10. No Satisfied Mechanics Liens filed this day.	
APR. 12. No Satisfied Mechanics' Liens filed this day.	
APR. 13. No Satisfied Mechanics' Liens filed this day.	
APR. 14. 139TH ST, 588 E; Bernet Zam—Sarah E Techt et al; Oct31'14	344.00
APR. 15. WHITLOCK AV, sec Tiffany, 50.4x100; Robt Griffin Co, Bronx Branch, Inc, et al—Turek Realty Corp et al; Mar 25'15	352.83
Brooklyn. APR. 8. E 15TH ST, es, 600 n Av N, —x—; Jno M Garvey—Anna Thomas; Mar 13'15	118.43
BAY 23D ST, 186-88; Max Kornreich—Bay 23D St Constn Co & Harry Chevron; Feb16'15	330.00
APR. 9. SUMPTER ST, 7 & 9; C & G Viebrock—Neuveau Co & Sol Brill & Geo D Suydam; Feb3'15	321.00
SAME PROP; Natl Gash & Door Co, Inc—Sol Brill & Geo D Suydam; Dec28'14	120.00
SAME PROP; John McKeown, Inc—Neuveau Realty Co & Geo D Suydam; Dec28'14	118.37
SAME PROP; Jno F Reilly—same; Dec28'14	672.00
SAME PROP; C W Wilson & Co—same & S Brill; Dec30'14	340.52
SAME PROP; Geo D Suydam—Neuveau Realty Co; Dec23'14	2,098.75
*E 14TH ST, es, 300 n Av X, —x—; Abr Reiser—Ceegold Co, Inc; Henry Sommerfeld & Frank P Sabetti; Dec 15'14	880.00
APR. 10. NEVINS ST, 174; Ermire Krevulin—Joseph A McGarry; Dec31'14	163.00
PROSPECT PL, nec Troy av, —x—; Realty Supply Corp—Jensen Realty Co; Apr3'15	680.00
WARREN ST, 493; Hyman Gash & ano—Jos A McGarry & Erna Krevulin; Nov30'14	83.00
E 14TH ST, 2325-35; Block & Greenberg Lumber Co—Ceegold Co, Inc; Mar 29'15	402.20

APR. 12.

HICKS ST, 200; McMann & Taylor Co—John Thatcher & Son & W J Baldwin, Jr. Heating Co; Mar29'15	265.13
SAME PROP; H B Smith Co—same; Mar29'15	174.53
SAME PROP; Armstrong Cook Co—same; Mar29'15	162.61
SAME PROP; Wm E Quimby (Inc)—same; Mar25'15	700.00
SAME PROP; McMann & Taylor—same; Mar19'12	265.13
SAME PROP; Wm E Quimby (Inc)—same; Mar26'12	700.00
SAME PROP; H B Smith Co—same; Mar20'12	174.53
*SUMPTER ST, 7 & 9; Geo D Suydam—Nuveau Realty Co (Inc); Dec23'14	2,098.75
*SAME PROP; Jno F Reilly—same & Geo D Suydam; Dec28'14	672.00
*SAME PROP; Jno McKeown (Inc)—same; Dec28'14	118.37
*SAME PROP; Christopher W Wilson et al—same & S Brill; Dec30'14	340.52
*SAME PROP; Chas Viebrock et al—same; Feb3'15	321.00
*SAME PROP; Nat'l Sash & Door Co—Geo D Suydam & Sol Brill; Dec28'15	120.00
S 3D ST, 111 & 113; Chas H Parsons Marble Co (Inc)—S 3D St Bldg Corpn; Feb3'15	1,030.00
E 14TH ST, es, 300 s Av W, 100x100; Saml Meschel—Ceegold Co (Inc); Mar29'15	70.00

APR. 13.

HICKS ST, 200; Mitchell—Tappen Co—Jno Thatcher & Son & W J Baldwin, Jr. Heating Co; Mar29'15	326.50
SAME PROP; H W Johns—Manville Co—same; Mar29'15	75.00
SAME PROP; Mitchell—Tappen Co—same & Casino Mansions Co; Apr6'12	326.50
SAME PROP; same—Casino Realty Co, Casino Mansions Co & W J Baldwin, Jr. Heating Co; Apr17'12	326.50
GRAHAM AV, 306-308; Osborn Sash & Door Co (Inc)—Sundel Hyman & Jacob Applebaum; Apr12'15	80.00
STONE AV, es, 105 s Livonia av, —x—; Barnett Weinstein—Frank Rabinovitz Iron Wks (Inc) & Stone & Powell Impt Corpn; Nov21'14	250.00

APR. 14.

No Satisfied Mechanics' Liens filed this day.

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

ATTACHMENTS.

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

Manhattan.

APR. 8 & 9.

No Attachments filed these days.

APR. 10.

BARRACANO, Luigi; D Messuri & Co; \$2,611; J Goldstein.	
GEDDES, James P; Union Trust Co of N Y et al, admsrs; \$125,071.71; Miller, King, Lane & Trafford.	

APR. 12.

No Attachments filed this day.

APR. 13.

CREDIT ITALIANO; Alfred M Ernst; \$1,513.86; Olcott, Gruber, Bonyng & McManus.	
SCHUYKILL SILK MILLS; Sarah K Siegel, \$4,727.40; A J Spiro.	

APR. 14.

PARR'S BANK, Ltd; J S Bache & Co; \$7,975.60; Wollman & Wollman.	
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CHattel MORTGAGES.
AFFECTING REAL ESTATE.

Manhattan.

APRIL 9, 10, 12, 13, 14, 15.

Jacobs, Chas. Greenwich st, 142..F Lohmann & Sons, Inc. Bar Counter..	59.50
Moore, John L. 84th st, 155 W..International Gas & Electric Fix Co. Fixtures.	220.00
Steel Pneumatic Tube & Tire Co. 52d st, 146 W..Stamford Rubber & Supply Co. Press, &c.	450.00

Bronx.

APRIL 9, 10, 12, 13, 14, 15.

Demetrio, Pensanti & Cappelio. 2946 Paine av..J Landeberg Mfg Co. Gas & Electric Fixtures	52.50
Regina Constn Co. 181st st, nwc Mapes av, —x—..O K Clothes Dryer Co. Dryers.	135.00

Brooklyn.

APR. 8, 9, 10, 12, 13 & 14.

Pellman, Louis. 463 13th st..Richd Heepe. Bollers	389.00
Property Impt Co. Nostrand av, nr Midwood..Volelsky & Jarcho.	175.00
Rapaport, Max. 1628 Pitkin av..Isaac A Sheppard & Co. Ranges.	1,862.00
Salaway, Saml. 557-9 Kosciusko st..Colonial Mantel & Refrigerator Co. Refrigerators, &c.	114.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

APR. 15.

25TH ST, ss, 200 w 4 av, 50x98.9; Dudley Harde loans Jno Slattery Building & Constn Co to erect a 12-sty store and loft; 2 payments	10,000.00
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161ST ST, ns, 140 w Ft Washington av. 150x99.11; Metropolitan Life Ins Co loans Hudson View Constn Co, Inc, to erect a 6-sty apartment; 10 payments	165,000.00
161ST ST, ns, 200 w Ft Washington av. 150x99.11; same loans same to erect a 6-sty apartment; 10 payments	165,000.00
161ST ST, nec Riverside dr, 223.2x—; Metropolitan Life Ins Co loans Melvin Constn Co, Inc, to erect a 6-sty apartment; 10 payments	245,000.00

APR. 16.

5TH AV, nwc 31st, 29.4x125; Jacob H Schiff loans Strathcona Constn Co to erect 12-sty lofts; 10 payments	175,000.00
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Bronx.

APR. 9.

BRYANT AV, ws, 340 s 165th, 100x126; City Mtg Co loans Turpod Realty Co, Inc, to erect 3 5-sty apartments; 11 payments	81,000.00
LONGFELLOW AV, nes, 139.4 n Westchester av, 56x119.6; Manhattan Mtg Co loans Absar Realty Co to erect 5-sty apartment; 10 payments	32,000.00
LONGFELLOW AV, nes, 195.4 n Westchester av, 44x119.6; Manhattan Mtg Co loans Absar Realty Co to erect 5-sty apartment; 10 payments	33,000.00

APR. 10.

HOME ST, sec Vyse av, 50.3x100.3; Manhattan Mtg Co loans Vyse Bldg Corpn to erect 5-sty apartment with stores; 9 payments	45,000.00
HOME ST, ss, 50.3 e Vyse av, 50.3x100.3; Manhattan Mtg Co loans Vyse Bldg Corpn to erect 5-sty apartment; 9 payments	35,000.00

APR. 15.

237TH ST, ns, 225 w Martha av, 50x100; Central Mtg Co loans Ehrich Peterson to erect 2-sty bldgs; 3 payments	6,400.00
BOSTON RD, whole blk front bet Charlotte & Wilkens av, —x—; Lawyers Title & Trust Co loans Normal Constn Co to erect 3 5-sty bldgs with stores; — payments	170,000.00
HOE AV, ws, 200 n Jennings, 50x100; City Mtg Co loans Galveston Bldg Co to erect 5-sty apartments; 6 payments	28,000.00

ORDERS

Brooklyn.

APR. 8.

E 15TH ST, es, 600 n Av N, 29.10x—; Annie Thomas on Home Mtg Inv Co to pay Andrew Gray	250.00
SAME PROP; same on same to pay same	250.00

APR. 9.

E 14TH ST, es, 300 s Av W, 100x100; The Ceegold Co on Home Mtg Inv Co to pay Block & Greenberg Lumber Co	202.20
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APR. 12.

STERLING PL, sec Rochester av, 120x100; J V Cunningham, Inc, on Spencer Aldrich to pay Realty Supply Corpn	200.00
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DEPARTMENTAL
RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 117 of 1915, New Building 1570 of 1915, 128-148 Linden avenue, Brooklyn. Messrs Sass & Springsteen, appellants.

Section 31 of Code.—Omission of brick fore and aft partition walls.

An equally good form of construction can be employed.

To omit the brick fore and aft partition walls.

A fire wall is provided to limit the undivided area. Laid over.

APPEAL 118 of 1915, New Building 1666 of 1915, 402-404 South 2d street, Brooklyn. Messrs. Sass & Springsteen, appellants.

1. Fore and aft walls omitted.

2. Excessive area of stair walls.

3. Excessive height of walls.

An equally good and more desirable form of construction can be employed.

1. To omit parts of the fore and aft wall at front and rear, and allow the floor beams to be carried on girders over the centre of the rooms.

2. To permit the stair enclosure walls to be 8' on 3d and upper stories.

3. To permit the walls of 2d story to be 12' thick.

1. The fore and aft partition wall is provided where possible and practically throughout the entire length of the building, and a fire wall is provided to divide the building.

2. The area of stair hall is only 6½ ft. in excess of 180 sq. ft. and it is better to give more room in the stair hall than to reduce same 4' in length and 2' in width in order to bring it down to the exact area of 180 sq. ft.

3. The total height of the building is only 1' 3' in excess of 60 ft. above the foundations, and the 12' walls are only 9' in excess of 50 ft. Laid over; appellant absent.

APPEAL 119 of 1915, New Building 1685 of 1915, 209 Avenue F, Brooklyn. W. T. McCarthy, appellant.

Thickness of fore and aft walls not according to section 31 of the Code.

The proposed construction is better than the construction permitted according to the part of Section 31 of the Code pertaining to party walls of twenty foot houses.

That the 8' fore and aft walls shown on the accompanying plans be permitted and that a girder fireproofed in an approved manner be used at front and rear instead of a 12' brick wall.

1. That the 8' fore and aft wall shown on plans does not exceed 24' and the span between it and the adjoining 12' outside walls does not exceed 16' 6" which is 3' 6" less than permitted in a 20' house.

2. That the girders properly fireproofed are good construction inasmuch as a fire wall is provided at stairway. Approved.

APPEAL 120 of 1915, New Building 1686 of 1915, 203 Avenue F, Brooklyn. W. T. McCarthy, appellant.

Thickness of fore and aft walls are not according to Section 31 of the Code.

The proposed construction is better than construction permitted according to the part of Section 31 of the Code pertaining to party walls of twenty foot houses.

That the 8' fore and aft walls shown on the accompanying plans be permitted.

1st. That the 8' fore and aft walls shown on plans at the narrow portion of building are 26' and 15' respectively and the span where they take bearing from both sides does not exceed 17' 6" on either side, which is 2' 6" better than in a 20' building.

2d. That the 16' section of wall in the rear portion of the building from the rear wall to the angle takes bearing from only one side and carries a span of only 13' 3". Approved.

APPEAL 121 of 1915, Alteration 531 of 1915, 18-22 West 18th street, Manhattan. Henry C. Pelton, appellant.

1. Building increased in height to over 150 ft. All interior trim should be fireproofed.

It being claimed that the rules and regulations of the President of the Borough, or the provision of the law, or ordinances do not apply.

That an equally good and more desirable form of construction can be employed.

That all un-fireproof interior trim in present building remain and not be made fireproof.

In as much as the proposed Pent House covers 13% of the present roof area (floor area of Pent House is 1,000 sq. ft.), and that the proposed Pent House being separate from present building, there being no direct connection with present building, entrance is made direct from roof; a favorable decision on the above stated question is desired. The height of the present building is 140' above the curb (eleven stories). The height of the proposed Pent House is 14' above roof, making a total height of 160' above the curb. Approved.

APPEAL 122 of 1915, Alteration 522 of 1915, 26 Broadway, Manhattan. Messrs. H. Craig Severance & Wm. Van Alen, appellants.

1. As the building exceeds twelve stories in height and the doors and interior trim are of wood the building may not be increased in height.

It being claimed that the rules and regulations of the President of the said Borough, or the provisions of law, or ordinances do not apply. That an equally good and more desirable form of construction can be employed.

To enlarge an existing pent house now covering 24%, this enlarged pent house will cover 45% and the part to be used for dining room and kitchen services is 42%.

This addition to the existing pent house in question is to be used for the dining room and kitchen services. The present dining room on the top floor is not adequate and it is believed that the new services as planned in the pent house will give better accommodations and safety to the occupants, than that which already exists, this dining room is to be used only by the officials of the Standard Oil Company and is used only for mid-day service. Also that the pent house will be constructed so as to comply with all of the standards established by this Board. The present staircase and fire escapes are to be extended to this level and two additional staircases added. The stand pipes, etc., will also be extended to this level and the glazing of the windows to the kitchen will be of wire glass. Approved.

APPEAL 123 of 1915, New Building 1780 of 1915, 319-321 Stone avenue, Brooklyn. Benj. Cohn, appellant.

1. Comply with Section 31 of Code for brick partition walls fore and aft spans exceed 26' between bearing walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the said Borough, or the provisions of law, or ordinances do not apply.

That the distance between the main bearing walls is not over 26' and therefore no fore and aft brick partition walls are necessary.

Walls forming structure conform with Section 31 of the Building Code, in that the main bearing walls are not over 26' apart, and 8' brick fire wall separating front part of building from rear part of building is provided. Disapproved.

APPEAL 124 of 1915, New Building 1905 of 1915, 1630-1640 Park place, Brooklyn. Benj. Cohn, appellant.

Wording same as in Appeal 123 of 1915. Approved.

APPEAL 125 of 1915, New Building 1996 of 1915, 1646 Park place, Brooklyn. Benj. Cohn, appellant.

Wording same as in Appeal 123 of 1915. Approved.

APPEAL 126 of 1915, New Building 2008 of 1915, 3181 Eastern Parkway, Brooklyn. Benj. Cohn, appellant.

Wording same as in Appeal 123 of 1915. Approved.

APPEAL 127 of 1915, New Building 1972 of 1915, 157 Ross street, Brooklyn. Messrs. Shampman & Shampman, appellants.

1. Provide fore and aft partition walls.

2. Height of building contrary to Section 31. In view of the fact that clear spans are not over 26 feet and floor beams will be supported on steel girders and columns, ask that this condition be accepted.

2. Request that 12" brick walls may be used in 2d story as the 12" section of the walls is not over 50 feet in height.

1. Omit fore and aft brick partition walls and provide girders and columns in lieu of same.

2. Walls need not be increased in 2d story.

1. As the clear span between bearing is not over 26 ft. and steel columns and girders will be provided to support floor beams, request that this condition be accepted.

2. As the 12" section of the wall will not exceed 50 ft. would request that this condition be accepted.

APPEAL 128 of 1915, New Building 1934 of 1915, 846 Prospect place, Brooklyn. Messrs. Slee & Bryson, appellants.

Denied as to Section 31 of the Code.

Application No. 1934 for New Building of the year 1915 has been denied as to Section 31 of Code.

To use steel girders and Acme columns for the support of floor beams as shown on drawings, same to be fireproofed in accordance with the rules and regulations of the Bureau of Buildings, in lieu of unpierced brick as defined in Section 31 of Building Code.

It is impossible to construct partition of brick on account of irregularity of the layout of plan, also impossible to use unpierced brick wall within apartments.

APPEAL 129 of 1915, New Building 341 of 1913, 31 West 110th street, Manhattan. Louis Allen Abramson, appellant.

24. Wood enclosure on roof garden of unlawful construction. Should be of incombustible material.

To approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of such building or structure.

To permit the use of wood in the construction of the open trellis work, pergola, and supporting members.

The building is occupied and owned by the Young Women's Hebrew Association, by reason of which the fire hazard is reduced to the minimum, no smoking being allowed, and the building being the highest in the locality, it is the appellant's belief that the material desired to be employed, will be equally good to that demanded by the Superintendent of Buildings. Laid over.

APPEAL 130 of 1915, New Building 1810 of 1915, northeast corner Livonia avenue and Hinsdale street, Brooklyn. Louis Allen Abramson, appellant.

Denied under Section 31 of Code.

To approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of such building or structure. Or that an equally good and more desirable form of construction can be employed.

The use of steel girders; steel girders to be properly fireproofed, in place of fore and aft brick walls.

The form of construction proposed above is, in the opinion of the appellant, equally good and more desirable, particularly inasmuch as a continuous transverse fire wall exists on all floors. Laid over.

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 10.

Named Streets.

Beekman st, 72—Wm H White, 85 Neperan rd, Tarrytown, N Y.
Broome st, 419-21—Jacob Kindliman Form Co, premises
Canal st, 79-87—Saml Strassner, 36 Eldridge, DR-G
Cannon st, 8—Mitchel Smoleroff, 1029 Kelly, C
Cannon st, 90-2—Saml Hochberg, premises, C-G
Cannon st, 90-2—Nathan Kirsch, 123 W 118, C
Chambers st, 110—Rosa Wolff, premises Sia P P
Columbia st, 66—Congregation Tarnigroder, premises C-A-F

Columbia st, 66 Cong Albertstein, premises, C-A-F
Front st, 163—Waterman Bldg Co, 173 Bway, W-DR
Fulton st, 58-60—Est Leonard Lewisohn, 11 Bway, Spkr-Sia
Gold st, 62-64—Wm C Mundt, 25 Kensington av, Jersey City, Sia-P-P
Grand st, 41½—Pittsburg Hair Co, 431 Grand-A-C
Grand st, 133—Chas Delecker, premises, D
Gr Jones st, 55—Saml Goldstein, premises, G-C-A

Greene st, 146—Kantrovitz & Eisman, premises, B
Hubert st, 10—Joseph H Bearn, premises, B
Madison st, 27-9—Chas Day, premises, C
Nassau st, 65-9—Est Matthew Wilkes, care W G Langdon 1 Madison av, St
Pearl st, 446—Mrs Grace M Lane, premises, C-F
Pearl st, 446—Henri Rogowski, premises, G-A-C
Pike st, 69—Nathan Yankelowitz, premises, G
Pitt st, 24-6—Lena Stacy, 691 W 162, G
Platt st, 1—Henry McC Pangas, 53 Wall, G
Ridge st, 119-27—Julia Delaheld, Est, 34 Nassau, C
Rutgers Slip 82-4—Gus Stutsky, premises, G-C
Scammel st, 29—Gussie Vlodofsky, 417 Cherry, C
Scammel st, 29—Cong Eclissiurung, premises, C-A
Stanton st, 296—Sam Haber, premises, C
Sullivan st, 121-3—Moses Zimmerman, 150 E 72, B
Washington pl, 8—Carl Steinberg & Co, premises, DR
Washington pl, 8—M Blumenthal & Bros, premises, DR
Washington pl, 8—Royal Panama Hat Co, premises, DR-C
Washington pl, 8—Cavalli & Kimmerle, premises, L-G-DR
Water st, 309—Paul Grimm, premises, A-G
Water st, 492-4—Empire Lamp Co, premises, L-C-A-G
Waverly pl, 130—S A Goldschmidt, 39 W 73, C
West st, 117-8—Wm H Chesebrough, 115 Bway, C
West st, 117-8—John Geller, premises, C
West st, 117-8—Plaza Novelty Co, premises, C-A-G
West st, 117-8—Century Electric Co, 30 Church, A
Willett st, 7-11—Beth Harkness, premises, C-L-A-B-D-DR

Numbered Streets.

3 st, 16-18 W—Midland Hat Wks, premises, C-A-G
4 st, 15-19 W—Franklin Hat Co, premises, C-DR-G
4 st, 15-19 W—Davis & Son, premises, DR-C-L
4 st, 15-19 W—Ohlbaum Bros, 8 Washington pl, DR
4 st, 15-19 W—C H Tenney & Co, premises, DR
4 st, 15-19 W—Tenney, Hills & Hall, premises, DR
4 st, 15-19 W—Acme Clothing Co, premises, G-C-DR
4 st 405-11 E—Cyrus H Fay, 150 Nassau, St
6 st, 706 E—Arron Gottlieb, 207 W 110, C
10 st, 221 W—S Schnurmacher, 309 E 74, C
14 st, 202 W—John O'Gray, premises, C
16 st, 408 W—Steinhardt Bros & Co, 9th av & 13th, E-O-D-G-H-C
19 st, 220-30 W—Elite Button Co, premises, G-L-A-C
23 st, 131-33 E—Chas Kaye, premises, D-E
23 st, 131-33 E—Chas M Miller, premises, C-F
23 st, 216-28 W—Chelsea Apartment House, 222 W 23, D-C-G-F-B-I-DR
26 st, 101-3 E—Phebe S Sinclair, care Buckingham Hotel, 5 av & 50, B-C-F
38 st, 39-41 W—Burton S Castles, premises, B-C-E
48 st, 428 E—Chas E Haff Co, premises, A-C-G-H-K-L
49 st, 19 E—John W Breet, premises, G
50 st, 142-46 W—Chase Motor Truck Co, premises, C-G-K-A
50 st, 212 W—Northern Pacific Motor Co, premises, K
54 st, 434-6 W—Eleanor Zeller, premises, C
56 st, 211 W—Bway Tabernacle, premises, St
57 st, 149 E—Andrew W Rose, 22 E 57, C
58 st, 46-50 E—Sweatland Rlty Co, premises, St
59 st, 61-65 E—Edgewater Rlty Co, care J C Davis 3d av & 149, C
66 st, 36 W—John W Clark, 86 Roosevelt, K-C
66 st, 39-41 W—Thomas Nugent, 223 E 80, B-C
75 st, 115-9 E—Spengler Auto Co, premises, C-K-L-H
77 st, 126 W—Emily B Wilder, 115 Bway, C-B
83 st, 211 E—Sampson H Schwartz, 25 Broad, C
88 st, 57 E—N Y Transportation Co, premises, C-G-K
110 st 126 E—Agnes A Cording, 9 Skilling av, L I City, C
122 st, 242-52 E—Bernard Voss, premises, St-C
125 st, 309 E—Hannah McDonald, 195 Claremont av, C
133 st, 503 W—Percy A Cole, premises, C
145 st, 503 W—N Y Free Circ Library, premises, J-C-B-E-F

Named Avenues.

Av A, 109—Chas Hyman, premises, C
Av B, 13—Frank Drao, premises, C
Bowery, 185—John C Babcock Est premises, B-C-W
Bowery, 185—Cohen Bros, premises, E-C
Bowery, 185—Alice Flynn, premises, C-G-D
Bway, 120—Equitable Office Bldg Corp, 27 Pine, Sia
Bway, 179—Isidor Treubold, premises, A
Bway, 179—Walk-Over Shoe Co, premises, A
Bway, 179—Jacob Seigling, premises, A
Bway 51 st & 7 av—Healey & Co, premises, C-D-A
Park Row, 108—Paul Hoenack, premises, DR
Park Row, 108—Chinese Republic Pub Co, premises, DR
Park Row, 108—Wm Wieser, premises, DR
Park Row, 108—York Printing Co, premises, DR
Park Row, 108—H Finkelstein & Son, premises, DR
Park Row, 108—Wm Shaw, premises, DR
Park Row, 108—North Star Pub Co, premises, DR

Numbered Avenues.

3 av, 2258-60—Reformed Low Dutch Ch of Harlem, premises, C-B
5 av, 71—Voss & Stern, premises, St
11 av, 687-9—Empire Barber Coat Co, premises, DR
11 av, 687-9—Harvard Laundry Co, premises, DR

BRONX ORDERS SERVED.

Numbered Streets.

176 st, 887 E—M C Wielandt, premises, A-H-G

BROOKLYN ORDERS SERVED.

Named Streets.

Doughty st, 22-42—E R Squibb & Son, 36 Doughty, C
Fulton st, 50-54—Albert Geneveise, premises, W-M
Fulton st, 532-8—Bklyn Union Gas Co, 176 Remsen, C
Fulton st, 532-8—Frank W Woolworth Co, 280 Bway, Manhattan, A-F-G-C
Franklin st, 237—The Shredded Wheat Co, Woolworth Bldg, Manhattan, H-A-G
Fulton st, 8-10—Michael Berglas, premises, C
Fulton st, 526-8—Wm Berri, 292 Washington, C
Fulton st, 532-8—Realty Assn Co, premises, C-B-M-Spkr
Fulton st, 625-8—S S Kresge & Co, premises, A-G
Hawthorne st, 241—C L Gutekunst, premises, H-A-G
Moore st, 179-83—Michael Meyers, premises, C
Olive pl, 25—The Realty Assn, premises, M
Polaski st, 50—Meyer Greenberg, premises, C-G-A
Summit st 20-8—John J Riley Co, Van Brunt, M
Tillary st, 14-16—Fredk W Alder, premises, E
Union st, 920—L I Automobile Club, premises, C-F-L
Vanderveer pl, 2247—V Van Der Werken, premises, H-A-G-D
Wallabout Mkt, 6—B J Tritt Co, premises, C-D
Washington st, 284-8—Est of W Heusted, premises, M

Numbered Streets.

5 st, 307 E—Emily M Engelhard, premises, M
8 st, 226 E—John A Eakins, premises, M-A-D
22 st, 133—C E Herbst, 593 3 st, A-A
40 st, 270—John Deliberty, premises, W
40 st, 270—Italo DePalma & Jacob Hoskwith, 658 Bway, F
42 st, 244—Emily Anderson, premises, M
48 st, 672—Geo M Matzet, premises, H-A-G
92 st, 1247 E—Geo D Gosline, premises, D

Named Avenues.

Atlantic av, 151-5—The O'Brien Est, premises, B-F-C-Spkr
Atlantic av, 1571—Meta Jackens, premises, A-G
Bedford & Parkside avs—G W Hochschwender, premises, L
Bway, 254—Germania R E & Imp Co, 1566 Flatbush av, M
Bway, 610—Chas Onoratzky, premises, H-A-G
Bushwick av, 647—Hyman Norman, premises, H-A
Cropsey av, 1805—J A Winkler, premises, C-A-M-G
E Pkway, 1403—Morris Rose, premises, D
Flatbush av, 369-71—Stack & Wilworth, premises, C-A-G
Flatbush av, 1487—A H Regenhard, 214 Flatbush av, C-H-A-G-D-M
Hamburg av, 388—Mary Wagner, 1071 Herkimer, B
Kent av, 430-4—Annie E Ring, premises, C
Livonia av, 899—Minnie Epstein, premises, M
Locust av & E 15 st—Vitagraph Co of Amer, premises, I
Marcy av, 419-27—Grinder Art Metal Co, premises, D
Myrtle av, 17—James Shea, premises, B
Myrtle av, 17—Italo Daparina, premises, E
Ocean Pkway, sec Caton pl—Wm Bisset, premises, D
Rogers av, 126—Swedish Hospital, premises, W
Summer av, 128A—Simon Alexandre, 1159 St Johns pl, M
Throop av, 230-6—Chas Von Hoff, premises, C
Wythe av, 495-7—McLoughlin Bros, 46 S 11 st, C

Numbered Avenues.

15 av, 5521—E F Jackman, premises, H-A-G

QUEENS ORDERS SERVED.

Named Streets.

Beech st, 128 (Flushing)—John Miller, premises, H-A-G
Willow st & Orient av (Douglaston)—John Munda, premises, M

Numbered Streets.

1 st, 88-96 (L I C)—Standard Oil Co of N Y, 26 Bway, Manhattan, L

Named Avenues.

Blvd, 516 (Rkway Beh)—Nathan Jaffe, premises, H-A-M
Bradford av, 70-76 (E Flushing)—Chas W Copp, premises, A
Central av, 171 (Far Rkway)—Patrick H McCaffery, premises, M
Central av, 188 (Flushing)—T Lynton Briggs, premises, H-A
Corona av, 52 (Elmhurst)—St Mark's African M E Ch, premises, A
Corona av, 211 (Corona)—Jacob Spanier, premises, M
Fairview av (Bayside)—A W Cardozo, premises, A-G
Freedom av, 254 (Ozone Pk)—John Dovanzo, premises, H-A-G
Polk av, 11 (Corona)—Wm D Bloodgood, Bridge Plaza, L I City, M
Seneca av, 579 (Ridgewood)—Saml Klein, premises, H-A-G

Numbered Avenues.

8 av, 1 So (Whitestone)—Terence Gillan, premises, M

RICHMOND ORDERS SERVED.

Named Streets.

Broad st, 251 (Stapleton)—Aug Anselm, premises, H-A-G-D
Prospect st, 486 (W N Brighton)—Bernard McDonough, premises, H-A-G
Richmond Ter, 2201 (Pt Richmond)—Standard Oil Co, premises, L
Van Duzer st, 674 (Stapleton)—Fred G Strohmeier, premises, H-G
Van Duzer st, 761—John Schultes, premises, H-G

Named Avenues.

Granite av (Pt Richmond)—Peter Watters, premises, A-G-C
Sea Side blvd, 89 (So Beh)—Wm G Koch, premises, H-A

BUILDING MANAGEMENT

ELECTRIC SERVICE FOR APARTMENTS

By ALLAN COGGESHALL, Society for Electrical Development, Inc.

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

THE problem of equipping an apartment house to meet the growing demands of the modern public is beginning to assume some of the exacting requirements that have been part of the office building problem for several years. Business men are beginning to demand that the rule of efficiency in equipment be applied to the home, as well as to the office. This is especially true of those who live in buildings constructed on the multiple home basis. When an owner offers one of the multiple home buildings to the public, he must be able to boast of complete equipment and conveniences and luxuries not to be had elsewhere.

In taking this subject up, it should be borne in mind that the electrical equipment is more intimately and constantly related to the actual daily functions of the home than any other single part of the entire mechanical plant. It is therefore important that all possible needs be anticipated and that no room be left for complaint of inadequate facilities.

Electrical Installation.

The electrical installation may, in a broad way, be divided into two parts—that part common to or serving all parts of the building, such as elevators, feeders, main switchboard, and that part individual to the separate apartments. If tenants are to be billed separately for electric power, electric meters must either be placed in each apartment or separate feeders run to each apartment and the meters all installed in one location in the basement.

Within the separate apartments, the equipment should be complete. The lighting requirements, of course, must receive first attention. In laying out the lighting, it must be remembered that the scheme is not being made for any particular tenant and must therefore be a scheme that admits of diversity of lighting effects.

The several living-rooms of the home must receive their individual treatment and both ceiling and bracket outlets should be provided. There should be sufficient plug receptacles located near the baseboards or in the floors for table, piano lights and fan connections. It is important that some flexibility, as to the switching arrangements, be provided, so that all the lights, or a portion of them, may be switched on at one time. This may be easily accomplished by the installation of suitable gang switch boxes designed for easy access to allow change of wiring connections.

Dining Room Opportunities.

The dining-room offers great opportunity for installation of electrical conveniences and there is probably no other place in the home where they are more appreciated. Usually a ceiling light over the table is preferred, and as there are many minds and ideas as to the type of fixture that should adorn the feast, this outlet should be arranged for easy disconnection and change of fixture. This fixture should also be arranged for progressive lighting so that several degrees of light may be obtained by successive pushes on a wall push button. In placing wall brackets, care should be taken not to monopolize wall space to the exclusion of furniture and pictures.

The provision for power outlets for main dining room table and for side tables is a problem deserving careful attention. Too often heating devices for the table are connected to the overhead fixture to the disadvantage of the main lighting and result in the unsightly appearance of wires dangling over the

table, the overloading of circuits and the frequent blowing of fuses with the usual accompanying inconveniences.

Separate circuits should be run to floor boxes and to baseboard outlets and removable connections may then be made from these to plug receptacles, set in plates, fastened to the back of the apron of the table. In this way the table is not disfigured and may also be readily disconnected for moving about. These receptacles may be arranged in one, two or three gang combinations. Side-wall receptacles for plate warmers, chafing dishes, percolators, hot water plates, etc., should be placed in logical locations for such attachments.

Power Receptacles.

All power receptacles should be designed to take the same plug and these should be made to fit only the power outlets so as to prevent their attachment to lighting circuits which are not designed to carry the relatively heavy currents required by the heaters. In other words, the use of heating devices should be encouraged, but means should be taken to make their attachment so convenient at the power outlets and difficult at other points that they will not be indiscriminately connected to lighting circuits. At least one power receptacle should be located in every room to permit the attachment of vacuum cleaner machines.

In the same way power outlets should be provided in kitchens, pantries and laundries. In these rooms electricity may be efficiently employed for a number of purposes, such as ranges, heaters, fans, motors, irons, washing machines, etc.

Heating Attachments.

In bathrooms also, power outlets should be placed to provide means of attachment for heaters which will be found useful in mild weather when furnaces are not in operation to take the chill off the room. In these rooms the light should be carefully placed to give adequate lighting on the important operation of shaving. Important closets throughout the apartments should be equipped with lights, operated by door switches arranged so that opening the door automatically turns on the light.

Hall and corridor lighting should be arranged for switching, so that the lights may be turned on or off from either end of the hall. This may be accomplished by the use of three and four-way switches installed at the two or more entrances to the space to be so controlled. This same principle may be applied to any other portion where this method of control is wanted. It may be applied also at the main panelboard, so that all lights may be illuminated or extinguished at this point.

The illustration cited above will serve to indicate a few of the many ways in which these scientific homes may be made electrically efficient from the light and power standpoint. The electric equipment, however, can be made to serve other purposes; for example, telephone and bell systems come within its province and the proper installations of these can contribute much to the convenience of the household.

Telephone System Desirable.

Here, again, the system may be broadly divided into two parts—first, that part serving all tenants collectively; and, second, that individual to the separate apartments. The equipment constituting the first part is similar to that of the lighting system and consists of trunk feeders for telephone, main tele-

phone switchboard, main stations for interior communicating telephones and battery supply feeders and power plant for the bell system. A source of low voltage supply should be furnished to each apartment to eliminate the inconvenience of replacing batteries.

Small panels may be installed adjacent to the lighting panels to provide for such connections. An interconnecting box for telephones with direct conduit connection to each apartment should be provided for telephones. This box should also be connected to the main distributing point in the basement and arranged so that tenants may be given service through the private branch exchange board of the building or directly to the central office, if desired. Within the apartments conduits should be run so that telephones may be located wherever desired and so that they may be changed to different locations readily.

Bell System.

The bell system should admit of various arrangements, ample conduit connections being provided from all rooms to some central interconnecting box which may also be located near the lighting panel. With such an arrangement any system of calls may be readily accomplished by suitable cross-connections at this box, which thus forms the headquarters for the entire layout. In installing the bell system it is important that rigid conduit runs be provided for all wires.

Bells, buzzers and annunciators should be provided in the servants' quarters and push buttons in other rooms, or empty outlet boxes for future connections. Flexible cords may also be provided from the bell system in the same way as indicated so that a maid or servant may be called from the bedrooms with the least possible effort.

Wm. A. White & Sons' New Offices.

Unique features embodied in the layout of the new home of Wm. A. White & Sons, occupying the twelfth floor at 46 Cedar street, serve to make it one of the most attractive and best equipped real estate offices in the city. The space was originally designed for the Continental Insurance Company, and its most distinctive characteristic is the wide mezzanine gallery, which gives the offices an unusual height of twenty feet and considerable additional space.

On the main floor are housed the management and renting departments; the sales force, the bookkeepers, and also the offices of the directors. On the mezzanine gallery will be located the stenographers, the filing clerks and the telephone operator, whose location gives her the range of the whole area. Here, also, is the library, whose book-lined shelves lend particular distinction to the entire floor.

To these advantages of arrangement are added the exceptional light, which the location on the twelfth floor affords. The suite both in layout and equipment, represents the last word in the modern real estate office.

Five More Members for R. E. Assn.

The following Brooklyn men in the realty business have been received into membership in the Real Estate Association of the State of New York: Corwith Brothers, 851 Manhattan avenue; Charles Rosenthal, 1259 Flatbush avenue; Louis H. Viemeister, 142 Norman avenue; George W. Palmer & Company, 781 Manhattan avenue; John Bohnet, 44 Court street.

USEFUL APPLIANCES

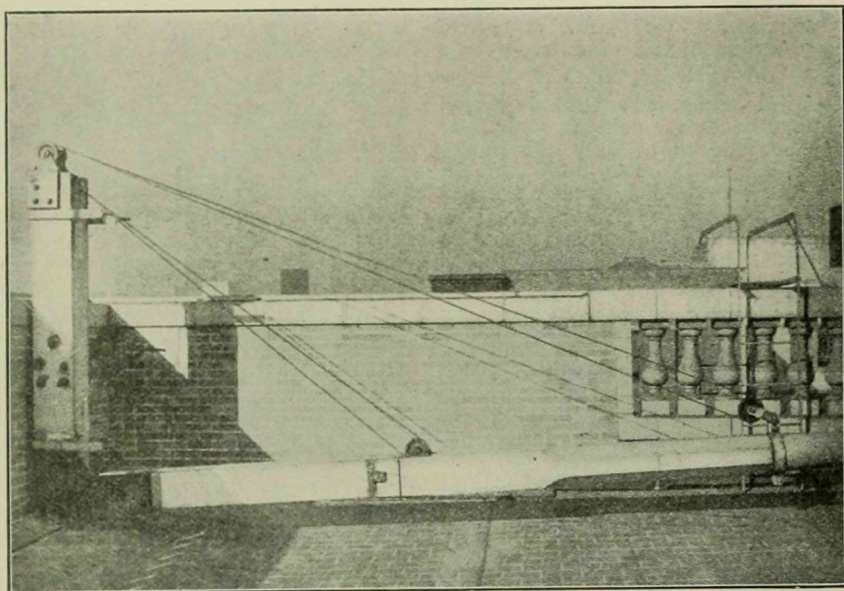
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Roof Safety.

SO much damage can be done by a falling flag pole on a roof that a device has been perfected for quickly lowering flag poles in a high wind or for purposes of painting.

It is in the form of a tackle whereby the pole can readily be lowered by building employees. The pole can be thoroughly inspected by building superintendent, necessary repairs can be made, it can be scraped and suitably painted—and raised to original position—without calling in outside workmen, without danger, and at minimum cost.

The device can be applied to most buildings having a flat roof and provided with a stub pole and consists of a system of steel cables, sheaves and drums



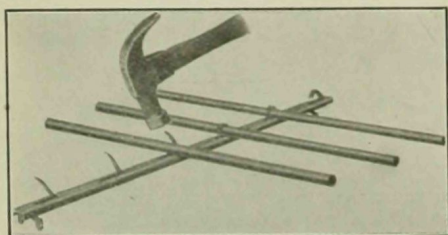
applied to the pole and operated by hand worm and gear, which allows of complete control of the lowering or raising operation.

It is generally assumed that the pole will be fastened by bolts or stirrups to the stub pole built into the fire-wall or other location, and a steel plate base with hinge pin is bolted to the stub and pole.

A shackle is fastened around pole at suitable distance from base and provided with suitable rope sheave. A second plate with sheaves is bolted to pole at top of stub. The rope is then reaved through these sheaves and fastened to controlling shaft and one man can easily raise or lower the pole by use of removable handle provided. When the pole is raised to position against the stub, stirrups are bolted on to take the strain from the cables; and to lower again it is only necessary to uncouple the stirrups and see that the cable is in proper position.

Spacer for Reinforcement Bars.

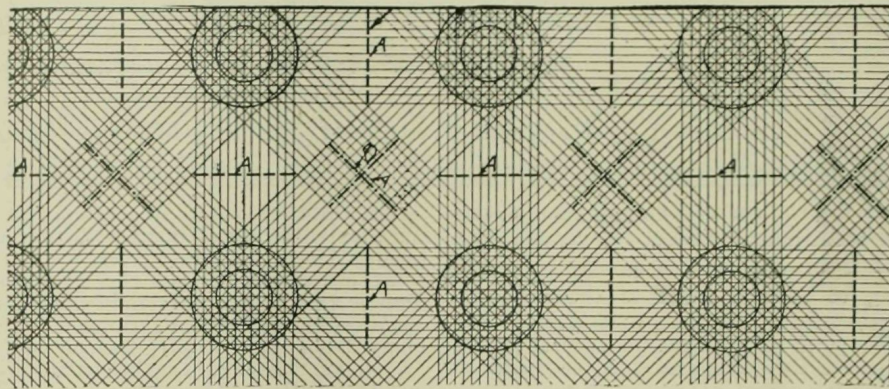
ILLUSTRATED herewith is the sketch of a very complicated form of bar reinforcement applied in the Rosenbaum Co.'s warehouse, Pittsburgh, Pa., under direction of Hunting & Davis, architects. It is merely an application of the use of



the space bar shown in the smaller cut. The features of this space bar include a spacer support tie and cross bar in one piece. This bar is provided with fingers

to hold any size or shape reinforcement bar at the required spacing.

At intervals of about 18 inches a chair is welded to the under side of the spacer bar supporting the reinforcement a



proper distance from the forms. By one blow of a hammer a finger is bent over the reinforcing bar, holding the bar firmly in place. The advantage of this sys-

tem is that there is no measuring, counting, wiring or tying required, no pulling up of bars, none is omitted. There is no concrete supporting blocks and only one handling is required. There are no exposed steel bars when the forms are removed. The most complicated reinforcement plan can be executed with perfect unity, according to the manufacturer by the use of this bar.

To Test Heat In Coal.

BUILDING managers who think that they are not getting the proper amount of heat out of the coal that they

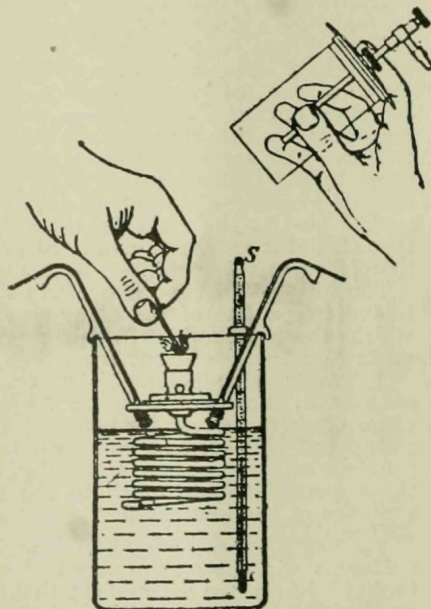


Fig 1.

purchase may, by a simple arrangement, make suitable tests to determine the quality of the fuel they are buying. We

illustrate herewith, through the courtesy of the American Gas Light Journal, a calorimeter of simple construction. This device tells the number of calories (the unit of heat to express the amount of

heat required to raise one kilogram of water from 0 degree to 1 degree center grade) there is in coal under test. The calorimeter consists essentially of an outer jar of glass provided with a reference line indicating the height to which it is to be filled with water in making an experiment. From the edges of the jar a crucible support is slung by the spring clips shown in Fig. 1. A piece of lampwick, impregnated with sodium or potassium nitrate, is embedded in a briquette of the coal under test, and ignited by a match as indicated.

The glass bell, shown to the right in Fig. 1, is then lowered over the crucible and clamped against a rubber ring by springing back the supporting slips into their vertical position, as in Fig. 2. Oxygen is supplied from an oxygen bottle through an automatic reducing valve and the flexible pipe to the inlet pipe T, then is fitted with an additional regulating valve D. This oxygen causes the coal to ignite, and the products of combustion flow through the coil F, and escape through small holes near the end of it, and finally up through the water. The gases part with their heat, and at the same time thoroughly stir the water. A series of readings of the thermometer S are taken at regular intervals, and plotted against a time base, for determining the radiation correction. Simultaneous observations are made of the room temperature. The maximum temperature recorded on the plot is noted, and the temperature rise deducted from this is corrected for the loss of heat externally, by means of a table of coefficients. The water equivalent of the coil and bell and other components of the calorimeter is also supplied by the makers, and as a consequence the user has merely to fill the apparatus to the level engraved, and may then treat the whole as having a constant specific heat, and obtain his re-

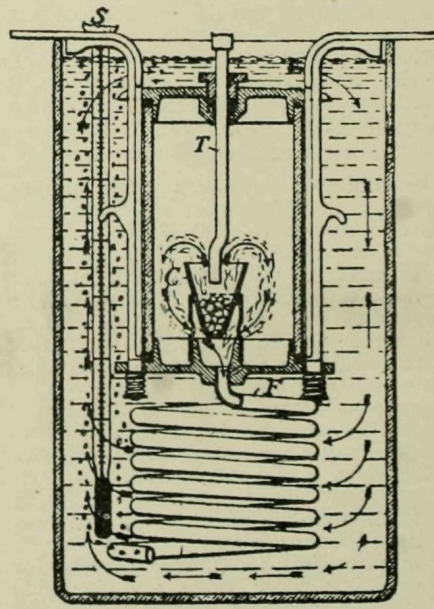


Fig. 2.

sults by multiplying a constant by the corrected temperature rise, and dividing this by the weight, in grams, of coal.

CURRENT BUILDING OPERATIONS

New Structure To Be Erected, at Riverside Drive and 161st Street, Will Form Another Unit in Large Growing Colony

AT the northeast corner of Riverside Drive and 161st street a modern six-story apartment house is soon to be started which will embody some unusual features in both plan and construction. It will be a high class structure in every respect. The building will be owned and erected by the Melvin Construction Co., Inc., Henry Friedman, president, 189 Broadway, and will involve an expenditure of about \$1,000,000, including the land.

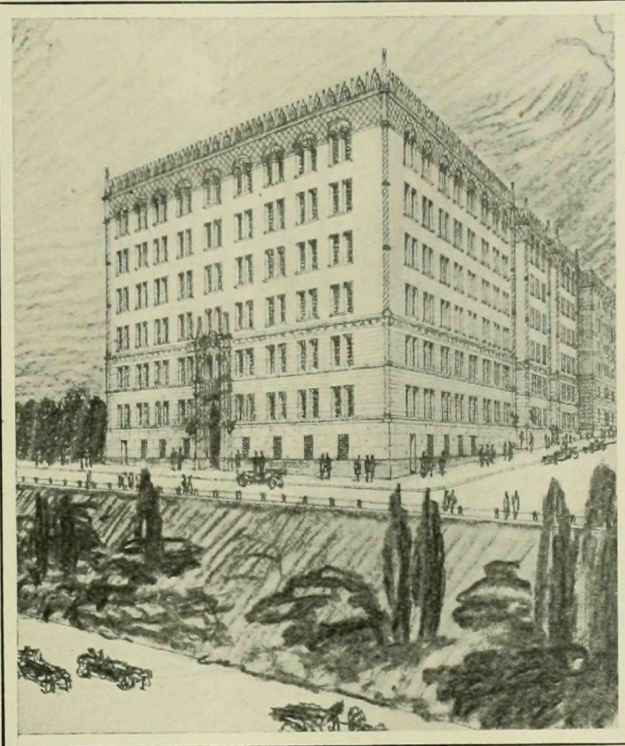
For its height, the proposed structure will be one of the latest single buildings of its class in the city. It will practically cover a plot 213x110x100x163 feet. The Riverside Drive frontage is 113 feet and that in West 161st street is 213 feet. Three courts will be provided, one interior and two exterior, which will supply light and air in abundance. They are generous in size, considerably larger than is required by the Tenement House Law. The interior court will be 25x25 feet and the exterior or outer courts 15x55 feet.

Harold L. Young and Steward Wagner, architects, 1204 Broadway, are now preparing the plans from which this building will be erected, and the lay-out evidences much thought and care on the part of the architects.

The facades of the proposed structure have been designed in the style of the Venetian Gothic which will harmonize well with the neighboring buildings. These facades will be constructed of brick, granite and polychrome terra cotta. The basement, which, on account of the steep grade at this point, is almost wholly above the level of the sidewalk, will be of granite up to the underside of the sills of the first story. Above this the fronts will be of brick and terra cotta. The effect of the steep grade will give the appearance of a seven-story structure when viewed directly from in front of the building.

All exterior walls, including the faces of the courts, will be constructed of face brick. This will increase the cost of construction but will also greatly add to the appearance of the structure.

In view of the fact that so large a part of the basement is above grade, the



H. L. Young & S. Wagner, Architects.
RIVERSIDE DRIVE AND 161ST STREET.

owner has decided to use part of it as an office. Another section will be finished and furnished for use as a ball-room or assembly for the tenants of the building. The rear portion will contain the heating plant and storage rooms for coal and other storage purposes. Part of the roof facing Riverside Drive will be made into a roof garden, and the balance used as drying space for clothes.

This building is being planned to accommodate fifty-four families, or nine families to a floor. The suites consist of four, five, six, seven and eight rooms with baths. The seven and eight-room groups include a maids' room and two baths. This structure is so being planned that eight of the apartments on each floor have an outlook on either the Drive or on 161st street, leaving only one four-room suite whose only outlook is on the yard. Each suite has a foyer hall, and in some suites these are nearly of room size with windows on a court.

The arrangement of these foyers are very attractive additions to the building.

Two entrances to this building are to be provided. The main entrance will be on Riverside Drive and will provide access to a lobby, 15.6x100 feet, which will be handsomely decorated and furnished. Walls and floors will be of rich marbles and mosaic work, and the ceilings will be of plaster in relief, painted and gilded. The main entrance with its elaborate detail and ornamental iron doors and grilles will be three stories in height and it will be the predominating feature of the facade, supplying the motif for the design of the building.

One of the good features in the plan of this apartment is the number of commodious built-in closets which are to be provided. Closets are very essential in apartments, as only in rare instances can one of the rooms be used for storage purposes. The closets in this building are large and well placed in relation to the rooms they serve.

The construction of this building is semi-fireproof, and all dividing walls between apartments are to be of brick or hollow tile, which are effective fire stops. Each suite will contain all the most modern appliances for efficient housekeeping and conveniences for the comfort of the tenants.

For a building of its size the public halls on each floor will be remarkably short. This advantage is made possible by grouping the stairs and two electric elevators practically in the center of the building, and radiating the halls from them. The stairs are well placed behind the elevators and are obscured by them.

The section is admirably adapted for apartment house construction, although the land is rocky and rugged. A block south of the contemplated structure is a strip of hilly woodland, in marked contrast to the tall apartment houses adjoining. Riverside Drive at this point is a winding country road, unusually picturesque, the beauty of which is enhanced by the irregularity of the landscape and the proximity of the Hudson, over which expansive views can be had in many directions.



RIVERSIDE DRIVE, NORTHEAST CORNER OF 161ST STREET,

STEINWAY TUNNEL AND APPROACHES

Plans for a Connection With the Grand Central Station—Traffic Arrangements for the Tunnel Route

THE Interborough Rapid Transit Company has given careful consideration to the plan, prepared by the Chamber of Commerce of the Borough of Queens, for an immediate connection between the Steinway Tunnel at Grand Central Station, which will do away with the necessity for passengers coming to the surface of the street between Lexington avenue and Third avenue, and walking 900 feet through 42d street to the entrance of the subway. A definite proposition has been made by General Manager Frank T. Hedley of the Interborough, as to the method of construction and the time for completion of this work. The Transit Committee of the Chamber will now ask the Public Service Commission to order this work done and also request the Board of Estimate to appropriate the necessary money for the extra work.

Mr. Hedley states they appreciate that the people of Queens have been deprived for many years of the transportation that the Steinway Tunnel should have afforded, and would like to provide train service to at least Grand Central Station in the shortest possible period.

The Diagonal Station.

The construction of the diagonal station connecting the present subway in Park avenue with the new Lexington avenue subway, however, is a very difficult contract, and a penalty of \$300 a day will be imposed for each day over the contract time. It is, therefore, important that nothing delay the completion of this contract. Notwithstanding this fact the Interborough Rapid Transit Company, which has the contract for the diagonal station, is willing to construct two of the three elevator shafts and have same ready for the operating company to install the necessary elevators, and will undertake to complete this work within 14 months from the date of the execution of its contract, for a nominal sum, to be allotted to it by the Public Service Commission and the Board of Estimate.

Inasmuch as this would save approximately two years of inconvenience to the many thousands of passengers who will use this tunnel from the time of its opening this June (for the diagonal station will undoubtedly take at least three years to complete), the people of Queens believe they are entitled to this relief, especially as they have been paying taxes for the past eight years based upon the operation of the Steinway Tunnel. One taxpayer alone in Long Island City has stated that the real estate owned by his company has paid in taxes to the City of New York, over and above what it would have had to pay had the Steinway Tunnel not been constructed, more than the amount which is requested for the additional expense that is required to make this immediate connection.

The Steinway tunnel is to be extended from its present western terminus in 42d street to Times Square, and from its eastern terminus in L. I. City to a junction with the Astoria and Corona lines on the Queens plaza of the Queensboro Bridge. The Interborough will therefore be able to operate trains from the two elevated sections of the Dual System in Queens not only over the bridge to the Second avenue elevated lines, but also through the Steinway tunnel to the subway in Manhattan.

That is to say, a person starting at Elmhurst will be able (when the Queens lines are in operation) to take a train which will come to Queens plaza and continue on through the Steinway tunnel to any of the subway lines in Manhattan, or he can take a train coming over the bridge to the Second avenue elevated line. When the new subway tunnel is ready there will be a third route into Queens, and all will be linked together. As for the man in Manhattan, he will

be able to enter the subway station nearest to him and go to almost any part of the city by train in quick order.

The Steinway Tunnel Arrangements.

The cars which will operate in the Steinway tunnel will also operate over the Astoria and Corona "L" lines in conjunction with the cars which will operate over the Second avenue elevated line and across the Queensboro Bridge.

The subway and Manhattan elevated third-rail locations are different, it has, therefore, been necessary to decide upon a compromise location for the third rail in the Steinway tunnel which would be adaptable to both types of equipment.

It is expected that the twelve cars required for the temporary operation will be ready for delivery the latter part of this month. These cars will then have to be equipped by the company, and within a reasonable time after their delivery they should be ready for use.

From the foregoing, it appears that, within a reasonable time after the first of May, operation of the Steinway tunnel may be expected, if no unforeseen difficulties arise. It is impossible, however, to fix any definite time.

At the Manhattan terminal, with entrance on the south side of 42nd street, between Lexington and Third avenue, the escalator has been completed. The entire tunnel is lighted by electricity and the signal system throughout has been installed. Much of the furniture for the station at Long Island City has been installed.

Large Brooklyn Factory Project.

Estimates on general contract are being taken by Francisco & Jacobus, architects and engineers, 200 Fifth avenue, for the construction of a factory and power house to cost approximately \$500,000, to be erected in Brooklyn. The new structure will be located in 56th street, between First and Second avenues, and will be owned by the American Machine & Foundry Co., 346 Carroll street, Brooklyn. The building will be

built of brick and reinforced concrete, and will be fireproof throughout. It will be five stories in height, 100x700 feet. The plans provide for locker rooms, kitchen and lunch rooms, and hospital quarters, as part of the company's scheme for welfare work among the employees.

Schwartz & Gross Plan Loft.

Plans are being prepared in the office of Schwartz & Gross, architects, 347 Fifth avenue, for a twelve-story store and loft building to be erected in the north side of 30th street, east of Broadway, on a plot 70x100 feet. The plot includes the rear portion of Wallack's Theatre. The owner of this building is Moses Crystal, 37 East 28th street, who will build by awarding separate contracts for the various branches of work. The steel work is being designed by F. A. Burdett & Co., consulting engineers, 16 East 33d street. The facade will be of granite, limestone and terra cotta and the construction will be fireproof throughout.

New West End Avenue Apartment.

Emery Roth, architect, 405 Lexington avenue, is preparing plans for a high-class apartment to be erected at the northwest corner of West End avenue and 89th street, by the 601 West End Avenue Co., Albert Saxe, president, 525 West End avenue. The new structure will be thirteen stories in height and built on a plot 40x80 feet. Its facades will be of brick and limestone.

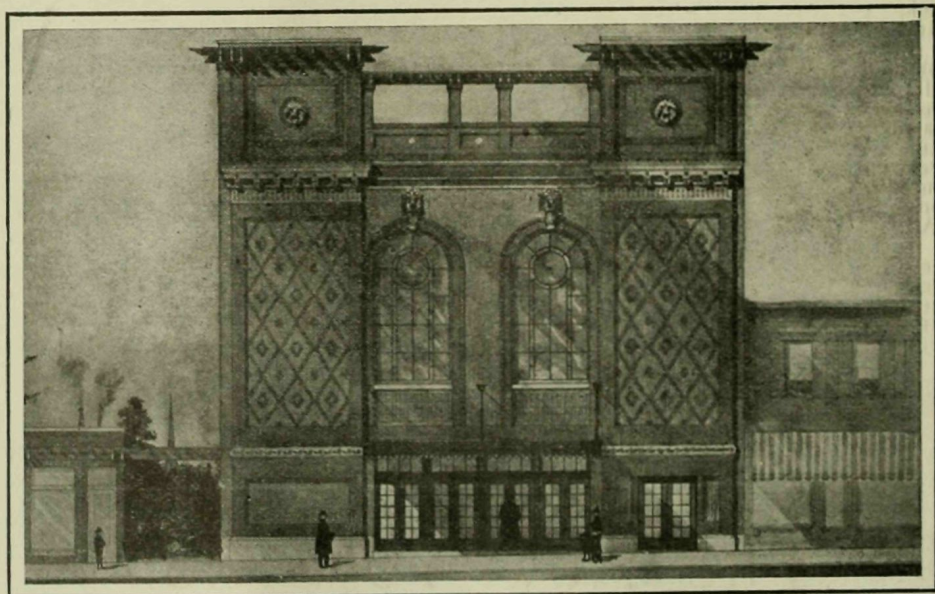
Addition for White Plains Courthouse.

Benjamin W. Morris, architect, 101 Park avenue, has been retained to prepare the plans and specifications for the addition to the Westchester County Courthouse at White Plains, N. Y. The addition will cost \$1,000,000. The addition will be designed to harmonize with the structure erected some years ago. Further details of construction will be announced in a later issue.

Baldwin Harbor Activity.

Characteristic of spring real estate activity in the south side of Nassau County, Long Island, is the work being done at Baldwin Harbor, where twenty new bungalows are in course of construction, and the harbor is being deepened.

PICTURE THEATER FOR STEINWAY, L. I.



Reliable Building Co., Owners and Builders.

Edward Hahn, Architect.

IN the Steinway section of Long Island City, where during the last year there have been erected many high class tenements and apartments, there is to be built a modern theatre, located on Steinway avenue, near Jamaica avenue. It is to be erected by the Reliable Building Company, of which M. Pilnacek is president; F. Zvanovec vice-president and F. Brodsky, secretary and treasurer. The plans were drawn by Edward Hahn of Long Island City, architect, and provide

for a building with a frontage of 75 feet on Steinway avenue, with a seating capacity of 1,000 and to cost about \$75,000. The facade will be of Greendale rug brick, with matt of glazed terra cotta trimmings. The lighting arrangements, which are of a special design, have been arranged by the New York & Queens Electric Light & Power Company. A lease of the theatre has been taken for a term of years by the Steinway Avenue Theatre Corporation, which will operate the house, when completed.

NO ARCHITECTS SELECTED.

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

BRONX.—St. Mark's Lutheran Church, Rev. O. H. Trinklein, pastor, 100 Hyatt av, Yonkers, contemplates the erection of a church at 242d st and Martha av. No architect selected.

HUDSON FALLS, N. Y.—Competitive sketches are being considered for the 1-sty public library at Town Hall Park, opposite Post Office, for the Hudson Falls Public Library. Rev. C. D. Kellogg, president, 25 Walnut st. Cost about \$10,000.

PATERSON, N. J.—St. Joseph's Hospital, 703 Main st, Dr. Jos. H. Kenna, 242 Main st, in charge, contemplates the erection of a brick addition to the hospital in Main st, to cost about \$50,000. No architect selected.

EDMESTON, N. Y.—The First National Bank, W. G. Welch, this place, contemplates the erection of a bank building to cost between \$10,000 and \$20,000. Architect will be selected about May 6.

HARRISON, N. J.—The Board of Education of Harrison, Dr. M. O. F. Dolphin, president, 112 North 4th st, contemplates the erection of a public school here. No architect and site have been selected.

COHOES, N. Y.—The City of Cohoes Board of Education, W. D. Boswell, president, 64 Canvass st, contemplates erection of a school here. No architect selected. Project will probably go ahead during the summer.

PERTH AMBOY, N. J.—The Board of Education of Perth Amboy, John K. Sheehy, president, is receiving competitive sketches for an addition to P. S. 9, to cost about \$25,000.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—Milton Zeisler, 433 East 74th st, architect, is taking bids on subs for general alterations to the 5-sty apartment, 33x100 ft, at 2730 Broadway, for Rudolph Leeds, Indianapolis, Ind.

BANKS.

SOUTH RIVER, N. J.—Bids will close

April 19 for a 1-sty bank building for the First National Bank of South River, main st. Francis George Hasselman, 18 East 42d st, Manhattan. Cost, about \$40,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Albert Ullrich, 367 Fulton st, architect, is taking bids to close April 24 for alterations to the 4-sty dairy and pasteurizing plant and office building at Dean st and 3d av, for R. F. Stevens Co., George Slaughter, president. Cost, about \$120,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Bids will close at 10.30 a. m., April 22, for the 7-sty medical staff house and nurses' home, 75x100 ft, at the Willard Parker Hospital, foot of East 16th st, for the Department of Health. W. E. Austin, 46 West 34th st, architect. C. E. Knox, 101 Park av, electrical engineer. Cost about \$260,000.

NEWARK, N. J.—Bids will close about April 20 for the parental home on Sussex av, between Duryea and Hector sts, for the Board of Trustees of Essex County. Cost about \$40,000.

FARMINGDALE, L. I.—Bids will close April 22 at 12 M. for a 2-sty tuberculosis hospital for the Board of Supervisors of Suffolk County. Nathan Myers, Court Theatre Building, Newark, N. J., architect. Cost, \$35,000 to \$45,000.

PUBLIC BUILDINGS.

SEA CLIFF, L. I.—The Sea Cliff Club, F. H. Maidment, this place, is taking bids on general contract for a 1-sty hollow tile and stucco municipal building, 37x30 ft, on Sea Cliff av, for S. J. Stammers, 500 5th av, Manhattan. Cost, about \$5,000.

SCHOOLS & COLLEGES.

BEACON, N. Y.—The Harriman Industrial Corporation, Harriman, N. Y., is figuring the general contract for a high school for the town of Beacon, Dutchess County, and desires bids on all subs prior to May 1. Rasmussen & Wayland, 1133 Broadway, Manhattan, architects.

STORES, OFFICES & LOFTS.

MANHATTAN.—The Lippe Contracting Co., 52 Vanderbilt av, desires bids on all subs, except electric, prior to April 21, for alterations to the loft at 230 West 47th st, from plans by J. Kraus.

MANHATTAN.—Milton Zeisler, 433 East 74th st, architect, is taking bids on subs for general alterations to the 3-sty loft

at 140-141 West st, for the Bowery Savings Bank. Cost, about \$7,000.

CONTEMPLATED CONSTRUCTION.**Manhattan.**

APARTMENTS, FLATS & TENEMENTS.
83D ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 12-sty apartment, 79x59 ft, at the northwest corner of 83d st and West End av, for the West End and 83d St. Corp., William L. Sutphin, care of Meyer & Clark, 51 East 42d st. Chris J. Jeppeson, Inc., 56 West 45th st, steel engineer. William J. Taylor Co., 5 East 42d st, general contractor.

VERMILYEA AV.—Sommerfeld & Steckler, 31 Union sq, have prepared plans for a 5-sty apartment, 50x123 ft, on the north side of Vermilyea av, 225 ft east of Academy st, for the Hyman Berman Building Co., Inc., 42 Broadway. Cost, about \$50,000.

BROADWAY.—Samuel Katz, 1 Madison av, has completed plans for the 6-sty apartment, 50x88 ft, on the west side of Broadway, 166 ft south of 218th st, for Robert E. Simon, 30 East 42d st. Cost, about \$45,000.

HAVEN AV.—Plans have been prepared by Goldner & Goldberg, 891 East 149th st, for three 5-sty apartments on the east side of Haven av, 178th to 179th sts, for the Nevah Construction Co., Inc., 1509 Bryant av. Cost, about \$195,000.

WEST END AV.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment house, 59x69 ft, at 481-5 West End av, corner of 83d st, for the West End 83 Corp., 51 East 42d st. Cost, about \$135,000.

VERMILYEA AV.—Gronenberg & Leuchtag, 303 5th av, have prepared plans for a 5-sty apartment at the southeast corner of Vermilyea av and 211th st, for Morris Solomon, 728 Driggs av, Brooklyn. Cost, about \$45,000.

10TH AV.—Sass & Springsteen, 32 Union sq, have completed plans for the 5-sty apartment at the southwest corner of 10th av and 215th st, for the Haven Construction Co., 215 Audubon av. Cost, about \$50,000.

BROADWAY.—Plans have been prepared by Sass & Springsteen, 32 Union sq, for a 5-sty apartment at the southeast corner

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Contemplated Construction—Manhattan—Cont'd.

of Broadway and 215th st, for the Haven Construction Co., 215 Montague st. Cost, about \$50,000.

VERMILYEA AV.—George & Edward Blum, 505 5th av, have prepared plans for a 5-sty apartment on the north side of Vermilyea av, 150 ft east of Academy st, for the Bendheim Construction Co., 128 Broadway. Cost, about \$75,000.

7TH ST.—Otto Reissmann, 147 4th av, has completed plans for alterations to the 4-sty tenement, 79 East 7th st, for H. German, 82 2d av. Cost, about \$3,500.

136TH ST.—Jesse Acker, 2394 7th av, has prepared plans for alterations to two 5-sty tenements, 8-10 West 136th st, for Harry C. Munger, North Plainfield, N. J. Cost, about \$6,000.

SCHOOLS & COLLEGES.

MANHATTAN.—All bids were laid over April 12, by the Board of Education, for installing printing shop equipment in P. S. 62.

STORES, OFFICES & LOFTS.

PARK AV.—Louis E. Eden, 1 Madison av, has been retained by W. E. Townsend, 103 Park av, to lay out plans for the heating, plumbing, elevators and electrical work in the Foster Building, southwest corner of Park av and 40th st.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

GRAND BOULEVARD.—Harry Howell, 149th st and Willis av, is preparing plans for five 5-sty apartments, 40x76 ft, on the west side of Grand Boulevard and Concourse, 306 ft north of Fordham rd, for Gaines Roberts Co., Furman Gaines, president. Cost, about \$120,000.

GLEASON AV.—Fred Hammond, 391 East 149th st, has completed plans for a 2-sty tenement, 25x67 ft, on the south side of Gleason av, 85 ft east of Castle Hill av, for Edward A. Schill, 860 Van Nest av, owner and builder. Cost about \$6,000.

LORILLARD PL.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 5-sty apartment, 50x88 ft, on the east side of Lorillard pl, 112 ft north of 184th st, for the Russo Iodice Co., 2364 Lorillard pl. Cost, about \$40,000.

172D ST.—The Tremont Architectural Co., 401 East Tremont av, has completed plans and will take bids about April 20 for a 5-sty apartment, 50x87 ft, in the west side of 172d st, 100 ft south of Boston rd, for the Cedar Construction Co., J. L. Lese, 867 Melrose av, president, and builder.

SCHOOLS & COLLEGES.

BRONX.—Bids were opened by the Board of Education April 12 for installing heating and ventilating apparatus in P. S. 12. Wm. J. Olvany low bidder at \$11,572. For installing temperature regulation in addition to same school, Standard Regulator Co., at \$1,897.80.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

EAST NEW YORK AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty apartment, 50x105 ft, at the southwest corner of East New York av and Topscott st, for Moses S. Koepfel, 198 Howell st, owner and builder. Cost about \$40,000.

21ST ST.—Shampan & Shampan, 772 Broadway, have prepared plans for two apartments at the northeast corner of East 21st st and Dorchester rd, for the Lancastershire Realty Co., to cost about \$75,000.

14TH ST.—William C. Winters, 106 Van Siclen av, has completed plans for a 4-sty tenement, 40x90 ft, at the northeast corner of East 14th st and Av I, for Alois Weinmuller, 506 Grand av. Cost about \$25,000.

CHRISTOPHER ST.—Morris Rothstein, 601 Sutter av, has completed plans for two 3-sty tenements, 21x80 ft, on the west side of Christopher st, 186 ft south of Livonia av, for Philip Brody, 503 Sutter av, owner and builder. Cost about \$14,000.

2D ST.—Harry Dorf, 614 Kosciuszko st, has completed plans for five 3-sty tenements, 24x69 ft, in the west side of East 2d st, 220 ft south of Albemarle rd, for the Kaplan Construction Co., Samuel Kaplan, president, 117 Gerry st, owner and builder. Cost about \$40,000.

SOUTH 2D ST.—Chas. M. Straub, 147 4th av, Manhattan, is preparing plans for a 6-sty apartment at the southwest corner of South 2d st and Wythe av, for the Allen Realty Co., Pincus Malzman, 73 Allen st, Manhattan, president and builder. M. & S. Construction Co., 147 East 125th st, Manhattan, has the mason work. Owner will take bids on subs about April 29. Cost about \$50,000.

7TH AV.—Cohn Bros., 361 Stone av, have completed plans for three 4-sty brick

tenements, 45x89 ft, on the east side of 7th av, 45 ft south of 41st st, for the Safe Construction Co., David Goldstein, president, 125 Bristol st, owner and builder. Total cost, about \$75,000.

SARATOGA AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty tenement, 60x90 ft, at the northeast corner of Saratoga av and Sumpter st, for the Elm City Improvement Co., Max Robinson, president, 721 Saratoga av, owner and builder. Cost, about \$45,000.

CATON AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for a 4-sty apartment, 79x125 ft, on the south side of Caton av, 521 ft east of East 21st st, for Ginsburg & Moss Realty Co., 117 Pennsylvania av, owner and builder. Cost, about \$40,000.

DWELLINGS.

PITKIN AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 3-sty extension to the store and residence at 1609 Pitkin av, for Rose Watson, on premises. Abraham Sang, 96 Bristol st, general contractor. Cost about \$7,500.

49TH ST.—M. A. Cantor, 373 Fulton st, has completed plans for a 2½-sty frame and stucco residence, 26x44 ft, in the north side of 49th st, 120 ft west of 15th av, for the Sherman Holding Corporation, Oscar Sherman, 310 Windsor pl, owner and builder. Cost about \$9,000.

CARROLL ST.—Jas. A. Boyle, 367 Fulton st, is preparing plans for six 2-sty residences in the south side of Carroll st, 40 ft east of Kingston av, for George Potts Co., 1747 Union st, owner and builder. Cost, about \$5,000 each.

MIDWOOD ST.—Slee & Bryson, 154 Montague st, are preparing plans for seven 3-sty residences, 20x55 ft, in Midwood st, east of Flatbush av, for the F. B. Norris Building Co., F. B. Norris, president, 188 Fenimore st, owner and builder. Cost, about \$38,500.

FACTORIES AND WAREHOUSES.

DRIGGS AV.—Max Hirsch, 391 Fulton st, has completed plans for a 2-sty factory, 62x76 ft, on the east side of Driggs av, 25 ft south of North 9th st, for Jas. McCafferty & Sons, 505 Driggs av. Cost, about \$8,000. John J. Moran, 113 Broadway, general contractor.

SCHOOLS & COLLEGES.

BROOKLYN.—All bids were laid over for the general construction of a portable school on the west side of East 23d st, about 117 ft north of Kings Highway, an annex to P. S. 99.

BROOKLYN.—The Board of Education opened bids April 12 for furnishing and delivering glass to various schools. J. H. Werbelovsky low bidder at \$3,399.

THEATRES.

FLATBUSH AV.—R. Thomas Short, 3 West 29th st, Manhattan, is preparing plans and will take bids about April 17 for the 4-sty theatre, 95x147 ft, at 1085-1093 Flatbush av, for A. H. Schwartz, 239 East 25th st. Cost about \$150,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

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

DWELLINGS.

EAST ROCKAWAY, L. I.—Griffin & Wynkoop, 30 Church st, Manhattan, are preparing plans for a 2½-sty frame residence, 30x60 ft, on the east side of Ocean av, 100 ft south of Mill River rd, for Arthur E. Handy, care of Otis Elevator Co., 11th av and 26th st, Manhattan. Cost about \$10,000.

WINFIELD, L. I.—F. Chmelik, 796 2d av, L. I. City, has completed plans for a 2-sty bakery and residence, 25x56 ft, in the east side of Northington st, 200 ft north of Woodside av, for Jos. Knizak, 118 Grove st, Woodside, L. I. Cost, about \$5,000.

OZONE PARK, L. I.—C. Infanger & Son, 2634 Atlantic av, Brooklyn, are preparing plans for eighteen 2-sty residences, 20x55 ft, on the west side of Oxford av, 98 ft south of Liberty av, for Louis Mehrmann, on premises. Cost, about \$72,000.

UNION TERRACE, L. I.—E. J. Meisinger, 394 Graham av, Brooklyn, is preparing plans for two 2-sty residences, 21x55 ft, in the north side of Stanton st, 200 ft east of Lott av, for Thos. Holloran, 930 Metropolitan av, John Kist, Metropolitan av, Brooklyn, builder. Cost, about \$10,000.

KEW GARDENS, L. I.—Slee & Bryson, 154 Montague st, are preparing plans for four 2½-sty frame and stucco residences, 23x34 ft, on Abington rd, near Willow st, for John K. Burton, 101 Park av, Manhattan, owner and builder. Cost, about \$16,000.

HALLS & CLUBS.

WOODSIDE, L. I.—Walter R. Blair, 281 5th av, Manhattan, has completed plans for a 1-sty brick and steel tennis court building at the southwest corner of Packard st and Queens Boulevard, for the Pastime Tennis Co., 165 Broadway, Manhattan. Cost, about \$50,000.

Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—William F. Behler, 86 Clinton av, has completed plans for a 2½-sty frame residence, 32x23 ft, on the west side of Broadway, 175 ft south of Elizabeth st, for Chris Keuchmann, this place. Cost about \$4,500.

CLIFTON, S. I.—Daniel Santoro, Tompkinsville, has completed plans for a 2-sty brick residence, 29x53 ft, at the northeast corner of New York av and Willow av, for Jos. Pinoola, care of architect. Cost about \$4,000.

HALLS AND CLUBS.

STAPLETON, S. I.—Grunert & Pneuman, New Dorp, are preparing plans for a 2-sty brick and terra cotta hall and clubhouse, 40x70 ft, in Broad st, for the Veteran Firemens' Association, M. O'Holleran, president. Cost about \$20,000.

STABLES AND GARAGES.

NEW BRIGHTON, S. I.—Jas. Whitford, 8 Richmond ter, St. George, S. I., has completed plans for a 1-sty brick garage, 45x90 ft, on the north side of 1st av, 50 ft west of Madison av, for S. McEneaney, 60 1st av, Tompkinsville. Cost about \$5,000.

Nassau.

DWELLINGS.

SEA CLIFF, L. I.—J. A. Miller, this place, has completed plans for a 2½-sty frame and clap board residence in Lafayette st, for Arthur Dorer, Metropolitan Life Building, 1 Madison av, Manhattan. Cost, about \$6,000.

Suffolk.

DWELLINGS.

GOODGROUND, L. I.—Foundations are under way for the 2½-sty frame residence, 30x40 ft, for William S. Skidmore, 91 Linwood st, Brooklyn, architect. Cost about \$9,000.

MUNICIPAL WORK.

HUNTINGTON, L. I.—The State Department of Health has approved plans and specifications of George W. Fuller, 170 Broadway, Manhattan, for sewer and sewage disposal plant for the town of Huntington, S. E. Sammis, this place, town clerk. Bid will be taken about May 1. Cost about \$90,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.
ARDSLEY, N. Y.—Owen Hanretty, this place, is preparing plans for a 2-sty apartment, 30x52 ft, at Saw Mill River rd, for Michael Fiuri, this place. Cost, about \$6,500.

ARDSLEY, N. Y.—Foundations are under way for a 3-sty store and apartments, 40x60 ft, at Ardsley Square, for Owen Hanretty, this place, owner and builder. Cost, about \$10,000.

DWELLINGS.

BRONXVILLE, N. Y.—Plans have been prepared privately for a 2½-sty stucco on frame residence at Lawrence Park, for Otto Faelten, care of James Gamble Rogers, 470 4th av, Manhattan. Cost about \$8,000.

SCARSDALE, N. Y.—Mann & Cook, 91 Dun Building, Buffalo, are preparing sketches for a 2-sty residence, 30x40 ft, for Allen N. Mann, care of architects. Cost about \$8,000.

HARTSDALE, N. Y.—Robert W. Gardner, 43 Cedar st, Manhattan, is preparing plans for a 2½-sty frame residence at Greenacres, for Robert J. Ogborne, care W. & J. Sloane, 5th av and 47th st, Manhattan. The architect will call for bids about April 17. Cost about \$10,000.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Aug. Sundberg, 244 Huguenot st, has not started plans for the 2-sty store and office building to be erected in the south side of Main st, east of Church st, to cost about \$10,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
WEST NEW YORK, N. J.—D. Paola, 117 Summit av, West Hoboken, N. J., is preparing plans for a 4-sty tenement, 30x90 ft, at the corner of Palisade av and 8th

st, for John Vitale, 439 12th st, owner and builder. Cost about \$20,000.

MONTCLAIR, N. J.—B. H. Shepard, 564 Main st, East Orange, is preparing plans for a 4-sty apartment at South Fullerton and Union avs, for the Fairchild-Baldwin Co., Firemen's Building, 786 Broad st, Newark.

HOBOKEN, N. J.—Fagan & Briscoe, 95 River st, are preparing plans for a 4-sty apartment, 75x100 ft, on Park av, for William O'Neil, 75 Park av. Cost about \$70,000.

MONTCLAIR, N. J.—A. Ginsburg, 225 Main av, Passaic, N. J., is preparing plans for a 3-sty apartment, 40x110 ft, on Bloomfield av, for William F. O'Brien, care of general contractor, David Stein, 175 Graham av, Paterson, N. J. Cost, about \$30,000.

MONTCLAIR, N. J.—B. H. Shepard, 564 Main st, East Orange, has completed plans for a 3-sty apartment on the east side of South Fullerton av, 75 ft north of Union av, for Fairchild Baldwin Co., 786 Broad st, Newark, N. J. Miller & Sons Co., 33 South 13th st, Newark, general contractors.

DWELLINGS.

SOUTH ORANGE, N. J.—Edward L. Angell, 959 Madison av, Manhattan, is preparing plans for a 2½-sty residence, 58x26 ft, on Hillside pl, for C. M. Spor, care of Deering, Milliken & Co., 79 Leonard st, Manhattan. Cost about \$15,000.

NORTH BERGEN, N. J.—Hensel & Weis, 809 Savoye st, West Hoboken, are preparing plans for a 1½-sty residence, 22x40 ft, at 1402 New Durham av, for Henry C. Zurich, on premises. Cost about \$3,000.

JERSEY CITY, N. J.—Leo Feinen, 3697 Boulevard, has nearly completed plans for six 2-sty residences, 17x47 ft, at the northeast corner of Arlington av and Union st, for J. Morris, at site, owner, who will soon take bids on general contract. Cost about \$4,000.

NORTH PLAINFIELD, N. J.—Oakley & Son, 280 North Broad st, Elizabeth, are preparing plans for a 2½-sty residence, 25x35 ft, for A. M. Zabriskie, 11 West End av, Plainfield. Cost about \$5,500.

MONTCLAIR, N. J.—A. F. Norris, 150 Nassau st, Manhattan, has completed plans for a 2½-sty frame residence for E.

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C. O'Neill, 164 Chestnut st, owner and builder. Cost about \$10,000.

RIDGEWOOD, N. J.—George F. Brackett, Height rd, contemplates the erection of a 2½-sty frame and stucco residence, 70x30 ft, at Kathwood Park, to cost about \$15,000. William B. Peterson, Glen Rock, general contractor.

ARLINGTON, N. J.—Herman Fritz, News Building, Passaic, has completed plans for four 2½-sty residences for H. C. Smith, 475 Elm st, owner and builder. Cost, about \$4,000 each.

Factories and Warehouses.

JERSEY CITY, N. J.—William A. Bogart, 298 Jackson av, has completed plans for a 3-sty factory, 38x100 ft, at Brooks and Center sts, for Campanello & Favaro Co., 424 2d st. Cost about \$40,000.

Hospitals and Asylums.

MORRIS PLAINS, N. Y.—George S. Drew, State House, Trenton, is preparing plans for a brick morgue and laboratory for the New Jersey State Hospital for Insane, to cost \$10,000. Bids will be received by architect about May 5.

Municipal Work.

MATTAWAN, N. J.—Bids will probably be advertised about June 1 for the Bascule type drawbridge over the Mattawan Creek, on the Keyport and South Amboy rd, for the Board of Chosen Freeholders of Monmouth County, Freehold, N. J. George D. Cooper, 60 Broad st, Red Bank, N. J., county engineer. Strauss Bascule Bridge Co., 104 South Michigan av, Chicago, Ill., engineer. Cost about \$40,000.

Public Buildings.

DEAL, N. J.—Clinton B. Cook, 505 Bond st, Asbury Park, N. J., has nearly completed plans for a post office, store and apartment building, 40x60 ft, at Roselle and Norwood avs, for Jos. A. Poole, this place. Cost about \$10,000.

Schools and Colleges.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, has been commissioned to prepare plans for a 2-sty public school here for the Board of Education, Walter B. Timms, president. Cost, about \$52,000.

NEWARK, N. J.—Foundations are under way for the 3-sty convent, 35x60 ft., at 176 Belleville av, for St. Michael's R. C. Church, Father F. M. O'Neill, 173 Belleville av.

Stables and Garages.

WEST HOBOKEN, N. J.—Joseph Lugosch, 408 Kossuth st, Union Hill, N. J., has nearly completed plans for a 1-sty garage, 52x110 ft., at Charles st and Palsade av, for the Polchar Realty Co., August Kleinke, Smith st and Clinton av, owner and builder. Cost, about \$10,000.

Theatres.

HACKENSACK, N. J.—Coleman Gray, Moore st, is preparing plans for a 1-sty brick, steel and reinforced concrete moving picture and vaudeville theatre in Main st, near Susquehanna Depot, for R. R. Deckert, 69 Atlantic av, Hackensack. Cost about \$14,000. Bids will be received by owner about May 15.

Miscellaneous.

NEWARK, N. J.—Del Guercio & Gonnelli, 222 Washington st, are preparing plans for a 3-sty printing shop, garage and meeting room building at the southwest corner of Summer av and Crane st, for Richard F. Mattia, on premises. Cost about \$9,000.

Other Cities.

Dwellings.

POUGHKEEPSIE, N. Y.—Plans have been prepared privately for a 2½-sty residence, 24x45 ft, at 27 Marshall st, for L. Vanderbrul, 43 Taylor st, owner and builder. Cost, about \$5,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

BROOKLYN.—The W. L. Crow Construction Co., 103 Park av, Manhattan, has received the general contract to erect a 3-sty tenement, 75x75 ft., at Bond and Wyckoff sts, for Mrs. C. Zabriske, care of architect, Beverly S. King, 103 Park av, Manhattan. Cost, about \$50,000.

QUEENS, L. I.—Thos. Drysdale, 26 Court st, Brooklyn, has received the general contract to erect a 4-sty tenement, 24x72 ft., at the southeast corner of Hoyt and 2d avs, for William Ulmer Brewery, Inc., John W. Weber, president. Koch & Wagner, 26 Court st, Brooklyn, architects. Cost, about \$20,000.

Churches.

MANHATTAN.—Frank Seery, 30 East 42d st, has received the general contract to erect a 4-sty brick parish house and chapel, at 434 West 36th st, for the Fran-

ciscan Fathers, Sixtus Lagorio, supervisor, 151 Thompson st. M. W. Del Gaudio, 401 East Tremont av, architect. Cost, about \$20,000. Work will start about May 1.

Dwellings.

BROOKLYN.—Theodore Knuth, 2733 East 27th st, has received the general contract to erect a residence and garage at the northwest corner of Av S and East 21st st, for Otto Wolff, 1786 East 21st st, Manhattan. Bloch & Hesse, 500 5th av, Manhattan, architects. Cost about \$9,000.

BROOKLYN.—Albert Janson, 218 76th st, Brooklyn, has received the general contract to erect a hollow tile and stucco residence at Shore rd and 82d st, for E. Walter Clark, 321 Chestnut st, Phila., Pa. Brockie & Hastings, 1713 Samson st, Phila., Pa., architects.

KENSINGTON, L. I.—Roberts, Nash & Co., 93 Amity st, Flushing, L. I., have received the general contract to erect a 2½-sty brick and marble residence, 90x47 ft, and private garage for Frederick C. Gilsey, care of architect, Henry Otis Chapman, 334 5th av, Manhattan.

STAPLETON, S. I.—P. H. Wolff & Son, Wright st, have received the general contract to erect a 2½-sty terra cotta block and stucco residence, 60x44 ft, at Richmond Turnpike, for John Gaus, 10 Broadway, Manhattan. Henry Otto, 6 Jackson st, Tompkinsville, architect. Cost about \$20,000.

PORT JERVIS, N. Y.—John McKeefrey, 1416 Broadway, Manhattan, has received the general contract to erect a 2 or 3-sty parish house, 60x48 ft, in Hammond st, between Fowler and Sussex sts, for the Church of the Immaculate Conception, Rev. Father Edward F. Leonard, 46 Ball st. George Streeton, 31 East 27th st, Manhattan, architect. Cost about \$20,000.

SEAFORD, L. I.—F. L. J. Lee & Co., Freeport, L. I., have received the general contract to erect a 2½-sty residence, 28x32 ft, for Herman Seffert, 169 Meserole st, Brooklyn. Cost about \$5,000.

LARCHMONT PARK, N. Y.—Alex. Morrison, Harmon Drive, has received the general contract to erect a 1½-sty frame and stucco residence, 40x24 ft, for H. S. Bullock, care of architect, Ferdinand Fish, this place. Cost about \$3,000.

RIDGEWOOD, N. J.—J. H. Christopher, 282 Prospect st, has received the general contract to erect a 2-sty frame and stucco residence, 25x34 ft, at Doremus and Richmond avs, for Harry Kugler, this place. Harold E. Paddon, 50 Church st, Manhattan, architect. Cost about \$6,000.

LAKE MAHOPAC, N. Y.—Chas. H. Richards, White Plains, N. Y., has received the general contract to erect a 2½-sty frame and stone residence for Mrs. John N. Trainer, care of architect, George B. Ford, 101 Park av, Manhattan.

ENGLEWOOD, N. J.—The W. H. Whyte Construction Co., 382 Railroad av, Hackensack, N. J., has received the general contract to erect a 2½-sty brick residence, 71x29 ft, for Paul Salambier, Franklin st. Hays & Hoadley, 2010 Broadway, Manhattan, architects. Cost, about \$13,000.

SOUTHOLD, L. I.—George W. Smith, Main rd, has received the general contract to erect a 2½-sty concrete and stucco residence, 27x31 ft., for W. L. William, this place. Cost, about \$4,000. Plans prepared privately.

HUNTINGTON, L. I.—Bingham & Campbell, Cold Spring Harbor, have received the general contract to erect a 2-sty frame cottage, 30x30 ft., at West Neck, for W. G. Millbank, 40 Wall st, Manhattan. Howells & Stokes, 100 William st, Manhattan, architects. Cost, about \$5,000.

LOCUST VALLEY, L. I. (sub.).—Alvord & Swift, 25 West 42d st, have received the heating contract, and Gus J. Staats, 160 East 59th st, plumbing, for rebuilding the 2½-sty brick residence for William Tully, 1 Madison av. Kenneth M. Murchison, 101 Park av, Manhattan, architect. The Amsterdam Building Co., 140 West 42d st, Manhattan, general contractor. Cost, about \$80,000.

RED BANK, N. J.—Jas. M. Robertson, 90 West st, Manhattan, has received the general contract for alterations to the residence at 82 Riverside av, for Mrs. William Robertson, 81 West 127th st, Manhattan. Frederick S. Keeler, 90 West st, Manhattan, architect.

MT. VERNON, N. Y.—Chas. E. Gollner, 256 West 121st st, has received the general contract to erect a 2-sty frame and stucco residence on Lorraine av, for Marie M. Cloud, 473 West 141st st, Manhattan. E. Guy Gollner, 256 Broadway, Manhattan, architect. Cost, about \$8,000.

LAKE MAHOPAC, N. Y.—Chas. H. Richards, White Plains, has received the general contract to erect a 2-sty frame and stone residence, 30x52 ft., for Miss Grace

V. Bliss, care of architect, George B. Ford, 101 Park av, Manhattan.

NEW ROCHELLE, N. Y.—Frank J. New, 23 Clinton Place, has received the general contract to erect a 2-sty residence at Beechmont Park, for Donald E. Battey, Overlook Circle. F. A. Rooke, 489 5th av, Manhattan, architect. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Calendo & Cordi, 6005 14th av, have received the general contract to erect a 2-sty factory, 80x100 ft, in the north side of 44th st, 170 ft west of 3d av, for Frank S. Aliano, 4518 6th av, owner and lessee. Cost about \$15,000.

BROOKLYN.—Thos. Drysdale, 26 Court st, has received the general contract to erect an addition to the cold storage warehouse at 62-66 Furman st, for the N. Y. Dock Co., 8 Bridge st, Manhattan, owner of land. H. P. Henschien, 431 South Dearborn st, Chicago, Ill., architect. David I. Davis Co., 431 South Dearborn st, Chicago, Ill., consulting engineer. Cost about \$30,000. National Cold Storage Co., 66 Furman st, lessee of land and owner of building.

NEWARK, N. J.—Edward M. Waldron, Inc., 207 Market st, has received the general contract; Hedden Construction Co., 30 Church st, Manhattan, steel contract, for the 1-sty addition to the foundry at 60-84 Polk st, for Maher & Flockhart, 76 Polk st. Cady & Gregory, 40 West 32d st, Manhattan, architects. Cost, about \$7,000.

JERSEY CITY, N. J.—Peter F. Redfern & Son, 571 Jackson av, have received the general contract to erect a 1-sty addition to the factory at 265 Gates ave, for the Eagle Printing Ink Co., H. Kelsey, superintendent in charge of construction. E. M. Patterson, 1 Montgomery st, architect. Cost, about \$12,000.

JERSEY CITY, N. J.—The Turner Construction Co., 11 Broadway, has received the contract to erect an 8-sty warehouse, 96x200 ft, at Greene and York sts, for Colgate & Co., this place. Warren Davey, architect.

CLEVELAND, OHIO.—(sub.).—The Westinghouse Electric & Mfg. Co. has awarded the foundation contract to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for a new pattern storage warehouse here. Prack & Perrine, architects and engineers.

CHICAGO, ILL.—(sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, and Chicago, has received the contract for the foundation of a warehouse and other buildings for the Standard Oil Co., Courtlandt st, Chicago.

PITTSBURGH, PA.—(sub.).—The contract has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for the foundation of the warehouse for the Logan-Gregg Hardware Co. Chas. Bickel, architect.

HALLS AND CLUBS.

NEW ROCHELLE, N. Y.—Peter Doern, 103 Park av, Manhattan, has received the general contract to make alterations and additions to the 2½-sty frame and stucco country club house for the Wykagyl Club. A. F. C. Fletcher, 103 Park av, Manhattan, architect. Cost about \$30,000.

HOTELS.

MANHATTAN.—Andrew Brose, 1 Madison av, has received the general contract to erect a 3-sty hotel, 38x60 ft, at the southwest corner of 3d av and 19th st, for P. J. O'Keefe, 126 3d av. John M. Baker, 9 Jackson av, L. I. City, architect. Cost, about \$25,000.

MUNICIPAL WORK.

BASKING RIDGE, N. J.—Joseph Dobbs, New st, Bernardsville, N. J., has received the general contract to erect a 2-sty hollow tile and stucco fire engine house at Henry st and Maple av, for the Basking Ridge Fire Co. No. 1, Inc. George E. Jones, Union Building, Newark, N. J., architect. Cost about \$10,000.

SCHOOLS AND COLLEGES.

HASBROUCK HEIGHTS, N. J.—The Ferber Construction Co., 16 Johnson av, has received the general contract to erect a 2-sty school, 34x90 ft, at the southeast corner of Barton av and Paterson st, for the Board of Education of Hasbrouck Heights. Henry C. Pelton, 8 West 38th st, Manhattan, architect. Cost about \$17,000.

PHILADELPHIA, PA.—(sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for foundations of addition to the Sharswood Public School at 2d and Wolf sts.

STABLES AND GARAGES.

BRONX.—John MacAdam & Co., 29 West 34th st, have received the general contract to erect a 2-sty brick garage, 50x200 ft, at 966-968 Prospect av, for the Prospect Garage Co., George Graff, on premises. Benjamin W. Levitan, 20 West 31st st, architect. Cost about \$50,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Tullis & Blanchard, Inc., 1328 Broadway, have received the general contract to make alterations to the office building at 165 Broadway, for the Equitable Life Assurance Co., William A. Day, president. Harry Payne Whitney, 165 Broadway, lessee. Warren & Clark, 489 5th av, architects.

MANHATTAN.—M. Cohen, 208 Eldridge st, has received the general contract to

erect a 2-sty brick and terra cotta restaurant building, 19x80 ft., at 747 6th av, for Edward Berger, 747 6th av. Frank Straub, 25 West 42d st, architect. Cost, about \$8,000.

PORTCHESTER, N. Y.—Frank Accureo, this place, has received the general contract for alterations and additions to the store, office and hall building at 42 North Main st, for Henry Siegel, 112 North Main st. W. A. Ward, P. O. Building, architect. Cost about \$15,000.

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Contracts Awarded—Continued.

NEW ROCHELLE, N. Y.—The Rolfsen Realty Co., 94 Union av., New Rochelle, has the general contract to erect a 1-sty public market and stores in the north side of Huguenot st., east of North st., for a syndicate. Wm. B. Lockwood, president. Franklin O. Pagan, 57 Lawton st., architect. Cost, about \$20,000.

THEATRES.

TOWN OF UNION, N. J.—DeRiso Bros., 217 3d st., Union Hill, have received the general contract to erect a 2-sty cafe, restaurant, store, theatre and dance hall, at Hackensack Plank rd. and Bergenline av., for Carl F. Michelfelder Enterprises, Carl F. Michelfelder, 86 Park st., Montclair, president. William H. McElpatrick, 701 7th st., Manhattan, architect. Cost about \$100,000.

JERSEY CITY, N. J.—The Jersey City Construction Co., 75 Montgomery st., has received the general contract to erect the 1-sty brick moving picture theatre, 36x107 ft., on the east side of Fairmount av., 102 ft. south of Bergen av., for the Aeolian Amusement Co., Benjamin Berkowitz, 102 Mercer st. The Tremont Architectural Co., 401 East Tremont av., Bronx, architects. Cost about \$10,000. Bids are desired on all subs.

NEWARK, N. J.—The Essex Construction Co., 87 Academy st., has received the general contract to erect a 1-sty brick and stucco moving picture theatre, 90x100 ft., in North 7th st., near Orange st., for Edward W. McDonough, 207 Market st. Meyer & Singer Amusement Co., 304 Market st., Newark, lessee. H. Baechlin, 665 Broad st., architect. Cost, about \$60,000.

MISCELLANEOUS.

PHILADELPHIA, PA.—(sub.)—The contract was recently awarded for the foundation of coal pockets for Morganthaler Bros., Swanson and Wolf sts., to the Raymond Concrete Pile Co., 140 Cedar st., Manhattan.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
83D ST., n w cor West End av., 481-485, 12-sty fireproof apartment house, 59x69; cost, \$135,000; owner, West End Eighty-Third Corporation, Wm. L. Sutphin, Pres., 51 East 42d st.; architects, Schwartz & Gross, 347 5th av. Plan No. 126.

150TH ST., 510-516 West, two 6-sty brick tenements, 50x86.11; total cost, \$100,000; owner, Maple Construction Co., 1 Wall st., Julius Weinstein, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 122.

161ST ST., n s, w of Fort Washington av., two 6-sty brick apartment houses, 150x86; cost, \$300,000; owner, Hudson View Const. Co., 189 Broadway, Henry Friedman, Pres.; architects, Young & Wagner, 1204 Broadway. Plan No. 125.

CHURCHES.

LEXINGTON AV., 871, s e cor East 66th st., 5-sty convent, 1-sty church, fireproof, 105x225; cost, \$525,000; owner, The Literary Society of St. Vincent Ferrer; president, Edward G. Fitzgerald, 869 Lexington av.; architect, Bertram G. Goodhue, 2 West 47th st. Plan No. 118.

DWELLINGS.

PARK AV., 713, e s, s of 70th st., 5-sty fireproof residence, 20x84; cost, \$60,000; owner, Charles M. Clark, 1035 Madison av.; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 129.

FACTORIES AND WAREHOUSES.

129TH ST., 3-5 East, n s, e of 3d av., 1-sty brick manufacturing plant, 42x86x169; cost, \$15,000; owner, Estate of C. Leicester Payne, 165 Broadway; executor, Ambrose G. Todd; architects, Hopkins & McEntee, 37 East 28th st. Plan No. 117.

TOMPKINS ST., 140 s Stanton st., w s, 2-sty brick box factory, 60x100; cost, \$12,000; owner, George F. Etzel, 165 West 18th st.; architect, Mitchell Bernstein, 131 East 23d st.; lessee, Aaren Etra, 165 West 18th st. Plan No. 116.

HOTELS.

71ST ST., 31 West, w of Central Park West, 13-sty fireproof hotel, 25x90; cost, \$90,000; owner, Edward W. Browning, 110 West 40th st.; architect, Robert T. Lyons, Inc., 110 West 40th st. Plan No. 130.

STABLES AND GARAGES.

170TH ST., n w cor Broadway, 1-sty fireproof garage, 12x16; cost, \$200; owner, Clark Estate, care Mr. Wm. Beach Day, 149 Broadway; architects, Ashley Steel Building Co., 1790 Broadway. Plan No. 123.

STORES, OFFICES AND LOFTS.

3D AV., 1579, 7-sty brick store and offices, 25x60; cost, \$6,000; owner, John A. Kelly, care architect, Otto L. Spannhake, 233 East 78th st. Plan No. 119.

184TH ST., n e cor of Audubon av., 1-sty brick stores, 20x99.11; cost, \$3,000; owner, Rexton Realty Co., 37 Liberty st., Irving Kempner, Pres.; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 115.

MADISON AV., 278-280, s w cor 40th st., 12-sty fireproof stores and offices, 54x120; cost, \$285,000; owner, Lillia Babbitt Hyde, 437 5th av.; architect, F. E. Townsend, 103 Park av. Plan No. 127.

STORES AND TENEMENTS.

215TH ST., s e cor Broadway, 5-sty brick store and tenement, 81.7x85; cost, \$50,000; owner, Haven Construction Co., 215 Audubon av., Charles

Flaum, Pres.; architects, Sass & Springsteen, 32 Union Square. Plan No. 120.

215TH ST., s w cor 10th av. and Amsterdam av., 5-sty brick store and tenement, 60x100; cost, \$50,000; owner, Haven Construction Co., Charles Flaum, Pres., 215 Audubon av.; architects, Sass & Springsteen, 32 Union Square. Plan No. 121.

MISCELLANEOUS.

120TH ST., n e cor Riverside dr., 1-sty, fireproof locker room and office, 14x24; cost, \$390; owner, Carolina White, Litchfield, Conn.; architect, Ashley Steel Building Co., 1790 Broadway. Plan No. 124.

150TH ST. & ST. NICHOLAS AV., 1-sty fireproof locker room and office, 12x24; cost, \$250; owner, Peter Alexander, 92 William st.; architect, Ashley Steel Building Co., Inc., 1790 Broadway. Plan No. 128.

Bronx.

DWELLINGS.

EASTERN BOULEVARD, e s, 125 n Fairmount av., 2-sty frame dwelling, shingle roof, 20 x27; cost, \$3,500; owner, Bentz Con. Co., John Bentz, 2362 Westchester av., Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 194.

PRATT AV., w s, 202.79 n Randall av., 2½-sty frame dwelling, shingle roof, 25.10x40; cost, \$3,000; owner, Jos. A. Pierce, 2069 Webster av.; architect, L. W. Lewis, 839 East 216th st. Plan No. 200.

FACTORIES AND WAREHOUSES.

PERRY AV., w s, 217.3 s 201st, 1-sty brick shop, 9.4x15.6; cost, \$300; owner, John Eggers, on premises; architect, Edw. J. Byrne, 148th st and Willis av. Plan No. 185.

STORES AND DWELLINGS.

COMMONWEALTH AV., s e cor 174th st., 2-sty brick store and dwelling, 20.2½x65, slag roof; cost, \$6,000; owner, L. Einhorn, 1533 Av. A.; architect, B. Ebeling, 2400 Westchester av. Plan No. 192.

STORES, OFFICES AND LOFTS.

TREMONT AV., s s, 375.25 West Marmion av., 1-sty brick store, slag roof, 25x87; cost, \$4,500; owner, Geo. E. Paulson, Redbank, N. J.; architect, Frederick Jaeger, 441 Tremont av. Plan No. 199.

FORDHAM ROAD, s s, 61.91 East Tiebout av., 2-sty brick store and office, slag roof, 37.3½x33.11; cost, \$10,000; owner, Geo. Donnelly, 191 9th av.; architect, Paul C. Hunter, 191 9th av. Plan No. 197.

STORES AND TENEMENTS.

FOX ST., n s, 100 w Av. St. John, five 6-sty brick tenements, 50x108.8, slag roof; cost, \$200,000; owner, Bernhard Mayer, 5 Beekman st.; architect, Chas. B. Meyers, 1 Union sq. Plan No. 191.

HOME ST., n s, 21.4½ e Longfellow av., 5-sty brick tenement, slag roof, 64.8x88; cost, \$55,000; owners, Durbar Realty Co., Henry Krakower, 80 Maiden la, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 188.

LONGFELLOW AV., n e, cor Home st., 5-sty brick tenement, slag roof, 64.8x88; cost, \$55,000; owners, Durbar Realty Co., Henry Krakower, 80 Maiden la, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 187.

UNIVERSITY AV., 2 w s 316.05 n 176th st., 5-sty brick tenement, plastic slate roof, 50x86.7; cost, \$45,000; owners Varsity Const. Co., Fredk. A. Heidelberger, 1699 Varsity av., Pres. Architect, Andrew J. Thomas, 2526 Webster av. Plan No. 184.

WASHINGTON AV., w s, 387.7 n 169th st., 6-sty brick tenement, slag roof, 55x104; cost, \$40,000; owners, Roseff Realty Corp., Samuel Roseff, 1312 Washington av., pres; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 189.

HOE AV., w s, 336 s Aldus st., two 5-sty brick tenements, slag roof, 44.6x93; cost, \$70,000; owners, Turek Realty Co., Harry Turek, 505 5th Ave, President; architect, Samuel Katz, 1 Madison av. Plan No. 190.

DECATUR AV., e s, 161.10 s 207th st., three 5-sty brick tenements, slag roof, 41.8x70; cost, \$90,000; owner, Simpson Const. Co., Thomas Reilly, 1506 Southern Boulevard, Pres.; architect, Kreyenberg Archtl. Co., 1029 East 163d st. Plan No. 195.

VYSE AV., n w cor 177th, 5-sty brick tenement, 50x83.10; cost, \$50,000; owner Jacob Ruppert Realty Co., Jacob Ruppert, 3d av and 90th st., Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 196.

BRYANT AV., w s, 100 n Aldus st., two 5-sty brick tenements, slag roof, 42x88; cost, \$70,000; owners, Simona Realty Corp., Simon Shapiro, 929 East 163d st., pres.; architects, Kreyenberg Architectural Co., 1029 East 163d st. Plan No. 198.

THEATRES.

SO. BOULEVARD, w s, 163.8 n Westchester av., open air theatre, 80x65; cost, \$2,000; owners, Property Operating Corp., 66 Broadway; architect, Thos. Brogan, 4620 Matilda av. Plan No. 186.

MISCELLANEOUS.

EASTCHESTER BAY, w s, 1,500 n Pennyfield rd., two 1-sty frame bungalows, 16x20; cost, \$150; owner and architect, Chas. J. Hackenberg, 1868 Cruger av. Plan No. 193.

BOSTON ROAD NO. 3545, 1-sty frame shed, 50x23; cost, \$100; owners, John and Anna Dannier, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 201.

Brooklyn.

DWELLINGS.

ALBANY AV., w s, 157.6 n Av. J, 2-sty frame dwelling, 16x47.6, slag roof, one family; cost, \$2,000; owner, Adolph Weintraub, 672 Henry st.; architects, Farber & Markwitz, 189 Montague st. Plan No. 2449.

CROWN ST., n s, 110 w Rogers av., ten 2-sty brick dwellings, 20x40, gravel roof, 1 family each; total cost, \$35,000; owner, Realty Asso-

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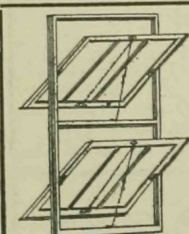
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ciates, 162 Remsen st; architect, A. G. Carlsen, 157 Remsen st. Plan No. 2495.

WEST 24TH ST, e s, 180 s Neptune av, two 1-sty frame dwellings, 16x40.6, shingle roof, 1 family each; total cost, \$2,300; owner, Mark Nave, 2 Rector st, Manhattan; architect, Rocca Mega, 2857 West 5th st. Plan No. 2497.

SHEPHERD AV, e s, 175 n Liberty av, eight 2-sty brick dwellings, 19.6x42, gravel roof, 2 families each; total cost, \$24,000; owner, Emil Rienking, 386 Crescent st; architect, L. J. Frank, 206 Crescent st. Plan No. 2481.

2D AV, w s, 25 s 13th st, 1-sty brick dwelling, 25x25.4, gravel roof, 1 family; cost, \$1,500; owner, Jeremiah T. Vaughan, 167 2d av; architect, W. J. Conway, 400 Union st. Plan No. 2510.

CHESTER ST, e s, 40 n Hegeman av, six 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$27,000; owners, Isaac Gordon & ano, 141 Bristol st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2534.

DURYEA ST, w s, 94 s 66th st, eight 2-sty brick dwellings, 18x36, gravel roof, 1 family each; total cost, \$20,000; owner, Harry Pinover, 16 Court st; architect, C. Schubert, 13th av and 86th st. Plan No. 2528.

WEST 15TH ST, w s, 280 n Neptune av, 2-sty brick dwelling, 20x32, gravel roof, 2 families; cost, \$3,000; owner, John Persico, 200 West 40th st, Manhattan; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2520.

WEST 33D ST, e s, 130 s Mermaid av, 2-sty frame dwelling, 14x26, gravel roof, 2 families; cost, \$2,500; owner, Thos. M. Hamlin, 349 Amsterdam av, Manhattan; architect, S. B. McDonald, 2802 Neptune av. Plan No. 2521.

DRESDEN ST, e s, 50 n Ridgewood av, two 2-sty brick dwellings, 19.6x55, gravel roof, 2 families each; total cost, \$7,000; owner, Geo. Schmidt, 5 Windsor st, Forrest Park, L. I.; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 2476.

WEST 6TH ST, e s, 380 n Av U, 2-sty frame dwelling, 18x44, shingle roof, 2 families; cost, \$3,000; owner, Antonio Amato, 2022 West 5th st; architect, Roco Mega, 2857 West 5th st. Plan No. 2453.

WEST 11TH ST, e s, 107 s Av Q, six 2-sty frame dwellings, 17x42, shingle roof, 1 family each; total cost, \$18,000; owner, John F. Churlo, 790 Franklin av; architects, Koch & Wagner, 26 Court st. Plan No. 2469.

BEAUMONT ST, w s, 500 s Oriental blvd, 2-sty frame dwelling, 30.4x47, shingle roof, 1 family; cost, \$7,000; owner, Antoinette F. Cassidy, 272 Beaumont st; architect, A. F. Cassidy Corp., 272 Beaumont st. Plan No. 2552.

MAPLE ST, n s, 180 e New York av, 1-sty brick dwelling, 12x25, gravel roof, 1 family; cost, \$1,500; owner, Raffaele Saccone, 462 Lincoln rd; architect, Pasqual Gagalardi, 239 Navy st. Plan No. 2563.

EAST 55TH ST, e s, 140 s Linden av, two 2-sty frame dwellings, 16x41.6, slag roof, 1 family each; total cost, \$5,000; owner, Brody Constn. Co., 1143 40th st; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 2568.

FACTORIES AND WAREHOUSES.

FT. GREENE PL, e s, 48.4 n Atlantic av, 4-sty brick warehouse, 82x100, gravel roof; cost, \$60,000; owner, Armour Co., Chicago, Ill.; architect, R. C. Clark, 577 Lexington av. Plan No. 2483.

SCHENECTADY AV, w s, 140 s Linden av, 1-sty frame storage, 24x14, gravel roof; cost, \$750; owner, Hy. Greene, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2501.

56TH ST, n w cor 2d av, 4-sty brick factory, 700x72.8, gravel roof; cost, \$250,000; owner, American Machine & Foundry Co., 346 Carroll st; architects, Francisco & Jacobus, 200 5th av, Manhattan. Plan No. 2555.

STABLES AND GARAGES.

HINSDALE ST, w s, 150 n Pitkin av, 2-sty brick stable, 13.7x19.9, gravel roof; cost, \$1,000; owner, Max Liber, 146 Hinsdale st; architects, Cohn Bros., 361 Stone av. Plan No. 2504.

BEDFORD AV, e s, 530 n Av F, 1-sty brick garage, 20x30, shingle roof; cost, \$1,000; owner, Richard Noecker, on premises; architect, F. W. Eisenla, 16 Court st. Plan No. 2508.

PITKIN AV, s w cor Pennsylvania av, 1-sty brick store and garage, 71x100, slate roof; cost, \$5,500; owner, Dora Levy, 2078 Pitkin av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2478.

PARK PL, n s, 200 e Utica av, 1-sty brick garage, 39x125, concrete roof; cost, \$7,000; owner, Matthias Grossarth, East 51st st and Rutland rd; architects, S. Millman & Sons, 1780 Pitkin av. Plan No. 2533.

PRESIDENT ST, s s, 120 e Albany av, 1-sty brick garage, 16x20, gravel roof; cost, \$450; owner, Jerome Roth, on premises; architect, Clarence L. Stefert, 100 West 40th st. Plan No. 2540.

20TH AV, e s, 100 s 86th st, 1-sty frame garage, 12.6x20, shingle roof; cost, \$500; owner, Jacob Rappaport, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2504.

GROVE ST, n s, 73 w Knickerbocker av, 1-sty brick garage, 27x20, slag roof; cost, \$800; owner, Theresa M. Wenzler, 1503 Putnam av; architect, Herman Wenzler, 1503 Putnam av. Plan No. 2455.

CARROLL ST, 1298, 1-sty brick garage, 17x21, slag roof; cost, \$250; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2569.

OCEAN PKWAY, e s, 360 n Av J, 2-sty brick garage, 22x20, shingle roof; cost, \$1,000; owner, Fredk. Opolinsky, 112 Vernon av; architect, Benj. Driesler, 153 Remsen st. Plan No. 2571.

STORES AND DWELLINGS.

PITKIN AV, n s, 20 e Chestnut st, 1-sty brick store and dwelling, 20x53, felt roof, 1 family; cost, \$2,200; owner, W. G. Watts, 395 Pine st; architect, Fredk. Wornberger, 30 Snediker av. Plan No. 2485.

FLATBUSH AV, e s, 21 n Martense st, five 3-sty brick stores & dwellings, 18x55, gravel roof, 2 families each; total cost, \$26,000; owner, Paul Hoffman, 116 Lenox rd; architect, J. S. Kennedy, 157 Remsen st. Plan No. 2550.

FLATBUSH AV, e s, 105.6 s Winthrop st, 4-sty brick store and dwelling, 27.7x92, slag roof, 14 families; cost, \$30,000; owner, Brooklyn Union Bldg. Corp., 44 Court st; architects, Shampian & Shampian, 772 Broadway. Plan No. 2530.

BAY 14TH ST, w s, 45 s Bath av, 2-sty brick store and dwelling, 25x18.4, slag roof, 1 family; cost, \$2,000; owner, Jos. Newman, 1652 Bath av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2463.

LIVONIA AV, n w cor Hinsdale st, 3-sty brick store and dwelling, 26x71, gravel roof, 5 families; cost, \$12,000; owners, Simon & Louis Halperin, 1414 Lincoln pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2474.

GREENE AV, n s, 280 e Knickerbocker av, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$6,000; owner, John A. Fischer, 73 Brush av, Glendale; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 2562.

STORES, OFFICES AND LOFTS.

PITKIN AV, s w cor Bristol st, 2-sty brick store and office, 100x92.11, slag roof; cost, \$25,000; owner, Mary A. Dietz, 209 East 112th st, Manhattan; architect, Louis Danancher, 370 Fulton st, Queens. Plan No. 2509.

STORES AND TENEMENTS.

DEAN ST, n e cor Rochester av, 3-sty store and tenement, 27.7x70 gravel roof, 5 families; cost, \$8,000; owner, John T. Birch, 1821 Dean st; architects, Laspia & Salvati, 525 Grand st. Plan No. 2487.

EASTERN PKWAY, s e cor Kingston av, 5-sty brick store and tenement, 40x90.7, gravel roof, 16 families; cost, \$35,000; owner, Michael F. Gleason, 792 St. John's pl; architect, F. L. Hine, 189 Montague st. Plan No. 2489.

GLENMORE AV, s s, 50 w Albermarle rd, 4-sty brick tenement, 50x89, gravel roof, 2 families; cost, \$25,000; owner, Abr. Kaplan, 1462 Eastern pkway; architects, Cohn Bros., 361 Stone av. Plan No. 2505.

BAY RIDGE AV, n s, 100.4 e 3d av, two 4-sty brick tenements, 46.6x89, gravel roof, twenty families each; total cost, \$60,000; owner, Upton Realty Co., 1985 Bergen st; architect, Kallich & Lubroth, 215 Montague st. Plan No. 2442.

DEKALB AV, n s, 300 e Marcy av, 5-sty brick tenement, 50x88, slag roof, twenty-seven families; cost, \$45,000; owner, Madison Construction Co., 83 Hart st; architect, Shampian & Shampian, 772 Broadway. Plan No. 2440.

7TH AV, e s, cor 41 st, 4-sty brick tenement, 45x90, gravel roof, twenty families; cost, \$26,000; owner, Safe Const Co., 125 Bristol st; architects, Cohn Bros., 361 Stone av. Plan No. 2452.

7TH AV, e s 45 s 41 st, three 4-sty brick tenements, 45x89, gravel roof, seventeen families each, total cost, \$75,000; owner Safe Construction Co., 125 Bristol st; architect Cohn Bros., 361 Stone av. Plan No. 2451.

41ST ST, n s, 200 e 9th av, two 3-sty brick tenements, 20x85.10, tin roof, 6 families each; total cost, \$12,000; owner, De Rose Bldg. Co., 1260 59th st; architect, Angelo H. Martri, 6005 14th av. Plan No. 2542.

65TH ST, s s, 180 w 13th av, 3-sty brick tenement, 20x88, gravel roof, 6 families; cost, \$10,000; owner, Louis Lanci, 1116 70th st; architects, Wortmann & Braun, 144 East 28th st. Plan No. 2523.

ATKINS AV, w s, 74.6 s Dumont av, 1-sty brick store, 17.6x20, gravel roof; cost, \$300; owner, Leno Bldg. Co., 537 Prospect st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 2517.

EAST NEW YORK AV, s w cor Tapscott st, 4-sty brick store and tenement, 52.10x104.7, slag roof, 23 families; cost, \$30,000; owner, Moses S. Koepfel, 181 Powell st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2544.

DEAN ST, s s, 256.6 w Rochester av, three 4-sty brick tenements, 48.9x98, gravel roof, 20 families each; total cost, \$90,000; owner, City Impt. Co., 721 Saratoga av; architects, Cohn Bros., 361 Stone av. Plan No. 2468.

HINSDALE ST, w s, 26 n Livonia av, three 3-sty brick tenements, 24.2x65, gravel roof, 6 families each; total cost, \$30,000; owners, Simon & Louis Halperin, 1414 Lincoln pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2473.

EAST 14TH ST, n e cor Av I, 4-sty brick tenement, 40x100, gravel roof, 16 families; cost, \$25,000; owner, Alois Weinmuller, 509 Grand av; architect, Wm C Winters, 106 Van Siclen av. Plan No. 2575.

THEATRES.

GRAND ST, n s, 50 w Rodney st, moving picture booth, 6x8, tin roof; cost, \$1,000; owner, Isaac W. Peyser, 24 Sherman st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2543.

LIBERTY AV, n e cor Sheridan av, 1-sty brick store and theatre, 50x129, tar roof; cost, \$15,000; owner, Max Strammer, 962 Sutter av; architects, Farber & Markwitz, 189 Montague st. Plan No. 2518.

MISCELLANEOUS.

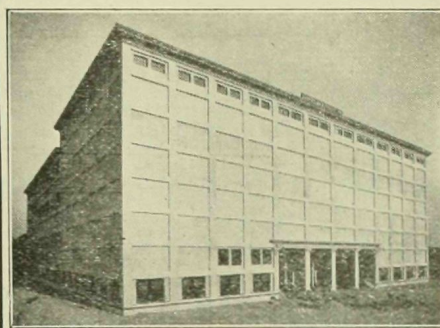
FLATBUSH AV, s e cor Tilden av, 1-sty brick market, 150x185.9, gravel roof; cost, \$25,000; owner, Excelsior Bldg. Corp., 60 Liberty st; architect, A. W. Pierce, 59 Court st. Plan No. 2519.

FLATBUSH AV, w s, 111 n Martense st, 3-sty brick stores and studio, 18x55, gravel roof; cost, \$5,200; owner, J. Paul Hoffman, 116 Lenox rd; architect, J. S. Kennedy, 157 Remsen st. Plan No. 2549.

OCEAN AV, n w cor Av Z, frame grand stand, —x—; cost, \$8,500; owner, Wm. H. Wellman, Madison Sq. Garden, Manhattan; architect, John H. Holler, Jr., 82 Wall st, Manhattan. Plan No. 2554.

PROSPECT PARK, 1-sty carousal, 86x86, shingle roof; cost, \$8,000; owner, City N. Y.; architect, Department of Parks. Plan No. 2556.

PROSPECT PARK, 2-sty brick menagerie, 147.8x44.2, slate roof; cost, \$40,000; owner, City N. Y.; architect, Arne Delhi, 1368 President st. Plan No. 2491.



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DWELLINGS.

DOUGLAS MANOR.—Manor rd, n s, 130 w Douglas rd, 2-sty tile dwelling, 30x30, tile roof, one family, steam heat; cost, \$3,000; owner, Edith N. Lumb, 952 Anderson av Bronx; architect, Franklin H. Brevere, same address. Plan No. 1037.

FAR ROCKAWAY.—Hollywood av, s s, 99 e Willow Place, 2½-sty frame dwelling, 32x40, shingle roof, one family, steam heat; cost, \$5,000; owner, M. Halpin, on premises; architect, J. H. Cornell, Far Rockaway. Plan No. 1036.

FLUSHING.—Beach st, n e cor Percy st, nine 2-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat; cost, \$31,500; owners, Miller & Rubin, Inc., Nebraska av, Dunton; architect, Louis Dananher, 370 Fulton st, Jamaica. Plan Nos. 1038 to 1046.

FLUSHING.—23d st, e s, 34 n Franconia av, two 2½-sty frame dwellings, 18x28, shingle roof, one family; cost, \$5,000, steam heat; owner, Ludwig N. Lindner, 275 Jamaica av, Flushing; architect, Louis Dananher, Fulton st, Jamaica. Plan No. 1047 to 1048.

RICHMOND HILL.—Chichester av, s w cor. Cedar st, four 2-sty frame dwellings, 19x56, tin roof, two families; cost, \$14,000; owner, N. C. Johnson, 636 Chestnut st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 1055-56-57-58.

RICHMOND HILL.—Chestnut st, w s, 274 n Atlantic av, 2-sty frame dwelling, 19x56, tin roof, two families; cost, \$3,500; owner N. C. Johnson, 636 Chestnut st, Richmond Hill; archi-

tect, C. W. Vanderbeck, Richmond Hill. Plan No. 1054.

UNION COURSE.—1st st, s s, 125 e Shaw av, three 2½-sty frame dwellings, 17x41, shingle roof, one family, steam heat; cost, \$6,900; owner, Geo. C. Bachert, 607 Gherardi av, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1025-26-27.

UNION COURSE.—1st st, s s, 25 e Shaw av, 2½-sty frame dwelling, 17x41, shingle roof, one family, steam heat; cost, \$2,300; owner, Mrs. Henry Geddes, 4 Lexington st, Richmond Hill; architect, J. D. Geddes, same address. Plan No. 1024.

UNION COURSE.—4th st, e s, 182 e Shaw av, two 2-sty frame dwellings, 18x55, tin roof, two families; cost, \$7,000; owner, Wm. Molitor, 163-4th st Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1023.

WINFIELD.—Meyers av, w s, 311 n Woodside av, 2½-sty frame dwelling, 24x32, shingle roof, one family, steam heat; cost, \$4,000; owner, J. H. Curry, 37 East 58th st, Manhattan; architect, C. Gebele, 25 Gerry av, Elmhurst. Plan No. 1053.

BROOKLYN MANOR.—Brandon av, s s, 130 w Manor av, two 2½-sty frame dwellings, 20x45, tin roof, two families, furnace heat; cost, \$8,000; owner and architect, Dickel Construction Co., 73 Dennington av, Woodhaven. Plan Nos. 1070-71.

HOLLIS.—Carpenter av, w s, 225 n Fulton st, 2½-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Loretta F. Carmody, Chicopee av, Hollis; architect, Wm. A. Finn, Fulton st, Jamaica. Plan No. 1063.

HOWARD ESTATES.—Elkhorn st, w s, 220 n Egan av, 1-sty frame dwelling, 24x26, tin roof, 1 family; cost, \$1,000; owner and architect, J. McCulloch, on premises. Plan No. 1064.

JAMAICA.—Church st, w s, 132 s Sutter av, three 2-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat; cost, \$9,000; owner, Albert Lips, 15 North Washington st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 1060-61-62.

JAMAICA.—Hammond av, n e cor Maple av, 2-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, \$3,000; owner, A. Brezenski, Richmond Hill; architect, Edw. Jackson, Jamaica. Plan No. 1079.

L. I. CITY.—9th av, w s, 100 n Broadway, 2-sty brick dwelling, 22x50, tin roof, 2 families; cost, \$4,000; owner, Herman Vannerwald, 281 9th av, L. I. City; architect, C. H. Pfaff, 673 Enfield st, Brooklyn. Plan No. 1077.

MIDDLE VILLAGE.—Steuben st, s s, 200 e Morton av, six 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, \$10,500; owner, Union Hall Building Co., 93 Wayne st, Middle Village; architect, Morris Perlstein, Fulton av, Middle Village. Plan No. 1065-6-7.

QUEENS.—Catherine av, e s, 80 Stewart av, 2-sty frame dwelling, 22x30, shingle roof, 1 family, hot water heat; cost, \$3,500; owner, Chas. H. Williams, 1527 Clinton av, Ozone Park; architect, Geo. Stahl, Hatch av, Ozone Park. Plan No. 1074.

BAYSIDE.—7th st, w s, 280 s Montauk av, 2-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat; cost, \$5,500; owner and architect, John Josinsky, Woodhull av, Bayside. Plan No. 1113.

CORONA.—Jackson av, s s, 145 e 43d st, 1-sty brick store and dwellings, 20x60, tin roof, 1 family; cost, \$2,500; owner, John Latordo, 97 West Jackson av, Corona; architect, A. L. Maronelli, 11 East Jackson av, Corona. Plan No. 1104.

ELMHURST.—Toledo st, e s, 75 s Ivy st, three 2½-sty frame dwellings, 16x40, shingle roof, 1 family, steam heat; cost, \$7,500; owner and architect, John Froehoefer, 20 Jennings pl, Elmhurst. Plan Nos. 1116-7-8.

HOLLIS.—Hollis av, s e cor Bellview av, 2½-sty frame dwelling, 36x18, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Henry E. Wade, 461 Guion av, Richmond Hill; architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan No. 1105.

JAMAICA.—Dugan st, n s, 95 e Grand st, two 2-sty brick dwellings, 19x55, tin roof, 2 families, steam heat; cost, \$7,000; owner, M. McKabe, 47 Hillcrest av, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1114.

JAMAICA.—Terry st, w s, 230 n Snediker av, 2-sty frame dwelling, 16x35, shingle roof, 1 family, steam heat; cost, \$2,500; owner, E. F. Olofson, 953 4th av, L. I. City; architect, Frank Chemlik, 796 2d av, L. I. City. Plan No. 1115.

OZONE PARK.—Oxford av, w s, 419 s Liberty av, six 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$21,000; owner, Louis Mehrmann, Liberty and Oxford avs, Ozone Park; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 1097-98-99.

OZONE PARK.—Oxford av, w s, 97 s Liberty av, fourteen 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$49,000; owner, Louis Mehrmann, Liberty & Oxford avs, Ozone Park; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 1090-1-2-3-4-5-6.

RICHMOND HILL.—Emerson st, n s, 235 e Freedom av, two 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$4,800; owner, Robert Kunston, 6th st, Union Course; architect, Gottfried Sternberg, 3739 Syosset st, Woodhaven. Plan Nos. 1083-84.

RICHMOND HILL.—Lexington st, n e cor Wellst st, three 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$7,200; owners, Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn; architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan Nos. 1110-11-12.

RIDGEWOOD.—Millwood av, n s, 80 e Sandol st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$4,000; owner, Catchuck Constn. Co., 444 Chrystopher av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1103.

ROCKAWAY BEACH.—Maple pl, e s, 197 n Boulevard, 1-sty frame dwelling, 28x23, shingle roof, 1 family; cost, \$250; owner, Frank Craft, 16 Maple pl, Rockaway Beach; architect, W. Sandifer, Rockaway Beach. Plan No. 1120.

RIDGEWOOD.—Sandol st, e s, 20 n Millwood st, five 2-sty brick dwellings, 20x55 tin roof, 2 families; cost, \$20,500; owner Catchuck Constn. Co., 444 Chrystopher av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 1101-02.

UNION COURSE.—7th st, s s, 200 e Shaw av, three 2-sty frame dwellings, 16x42, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Christ Vogt, 8th st, Union Course; architect, Gottfried Sternberg, 3739 Syosset st, Woodhaven. Plan No. 1085.

UNION COURSE.—Rector st, e s, 217 s Jamaica av, two 2-sty frame dwellings, 17x61, gravel roof, 2 families, hot air heat; cost, \$6,000; owner, Chevron Realty Co., 1044 Jamaica av, Union Course; architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan No. 1100.

WOODHAVEN.—Dean av, e s, 300 s Jamaica av, three 2-sty frame dwellings, 16x42, shingle roof, 1 family, steam heat; cost, \$6,000; owners, Sternberg Bros., 3739 Syosset st, Woodhaven; architect, Gottfried Sternberg, 3739 Syosset av, Woodhaven. Plan No. 1086.

WOODHAVEN.—Fulton av, s e cor Thrall pl, twelve 2-sty frame dwellings, 16x42, shingle roof, 1 family, steam heat; cost, \$27,000; owner, Gascoyne Realty Co., 470 Manor av, Woodhaven; architect, Geo. E. Crane, 2706 Jamaica av, Richmond Hill. Plan Nos. 1106-7-8.

WOODSIDE.—7th st, e s, 575 n Jackson av, 2-sty frame dwelling, 20x47, tin roof, 2 families; cost, \$3,500; owner, J. F. Negren, 8 East 23d st, Manhattan; architect, Wm. McDonell, same address. Plan No. 1100.

ARVERNE.—Straiton av, e s, 316 s Boulevard, 1-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$500; owner, Miss Bessie Stanton, 757 Quincy st, Brooklyn. Plan No. 1128.

BELLAIRE COURT.—4th av, w s, 322 n Cedar av, 2-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost, \$3,500; owner and architect, M. Hunt, 363 Nostrand av, Brooklyn. Plan No. 1133.

CORONA.—Forest av, s s, 100 e Clinton st, two 2-sty brick dwellings, 40x55, tin roof, 2 families; cost, \$7,800; owner, Thomas Daly, 12 39th st, Corona; architect, R. W. Johnson, Hunt st, Corona. Plan No. 1139.

EDGEWARE.—Beach 25th st, e s, 140 s Boulevard, 1-sty frame dwelling, 16x40, tin roof; cost, \$800; owner, Mary E. McIntosh, 220 West 68th st, Manhattan; architect, Alex. McIntosh, same address. Plan No. 1125.

ELMHURST.—9th st, w s, 275 s Lamont av, 2½-sty frame dwelling, 20x33, shingle roof, 1 family; cost, \$2,800; owner, John L. Sullivan, 208 9th st, Elmhurst; architect, R. R. Johnson, Hunt st, Corona. Plan No. 1138.

FOREST HILLS.—Continental av, w s, 150 n Austin st, two 2½-sty brick dwellings and stores, 22x51, tile roof, 2 families; cost, \$10,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., Bridge Plaza, L. I. City. Plan No. 1122.

FOREST HILLS.—Continental av, w s, 175 n Austin st, 2½-sty brick store and dwelling, 25x56, tile roof; cost, \$5,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., Bridge Plaza, L. I. City. Plan No. 1121.

MIDDLE VILLAGE.—Hinman st, w s, 475 n Market, two 2-sty frame dwellings, 20x48, tin roof, 2 families; cost, \$7,000; owner, Bernhard Post, Hinman st, Middle Village; architect, Jos. W. Weiss, 52 Lafayette av, Middle Village. Plan Nos. 1131-32.

QUEENS.—Preston av, n s, 140 e Campbell av, 2-sty frame dwelling, 26x22, shingle roof, 1 family, steam heat; cost, \$3,000; owner, E. P. O'Brien, Queens; architect, C. R. VanDeussen, Fulton st, Hollis. Plan No. 1126.

RICHMOND HILL CIRCLE.—Malcolm av, s s, 399 e Bergen Landing rd, 1-sty frame dwelling, 16x26, tin roof; cost, \$450; owner, Wm. Browne, 355 Warwick av, Brooklyn. Plan No. 1136.

UNION COURSE.—Stanton st, n s, 200 e Lott av, two 2-sty brick dwellings, 21x55, tin roof, 2 families; cost, \$8,000; owner, Thomas Halloran, 930 Metropolitan av, Brooklyn; architect, Emil J. Meisinger, 394 Graham av, Brooklyn. Plan No. 1134.

COLLEGE POINT.—Av E, s e cor College av, 2½-sty frame dwelling, 22x33, shingle roof, 1 family, steam heat; cost, \$3,400; owner, Lawrence Miller, North 10th st, College Point; architect, E. J. Brush, 763 7th av, College Point. Plan No. 1145.

CORONA.—Railroad av, s s, 125 e Sycamore av, 2-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$2,600; owner, Donato Profunda, 74 Railroad av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1151.

CORONA.—Oak st, s s, 175 w Central av, 2-sty brick dwelling, 20x40, tin roof, 2 families; cost, \$3,000; owner, Augustus Padulo, 94 Oak st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1152.

EDGEWARE.—Lucia av, e s, 1180 n Boulevard, 1-sty frame dwelling, 16x32, shingle roof, 1 family; cost, \$800; owner, F. J. Bell, Bruce pl, Rockaway Beach. Plan No. 1158.

GLENDALE.—Myrtle av, w s, opp Hansen pl, 2-sty brick office and dwelling, 43x32, slag roof, 1 family; cost, \$10,000; owner, Mt. Lebanon Cemetery Corp., 7 Rutgers st, Manhattan; architect, F. L. Rickmeyer, 4099 Ferris st, Woodhaven. Plan No. 1159.

MIDDLE VILLAGE.—Metropolitan av, s s, 62 n Griffith av, 2-sty brick dwelling, 20x36, tin roof, 2 families; cost, \$3,800; owner, Adolph Schweikart, 2192 Metropolitan av, Middle Village; architect, Wm. Von Felde, Metropolitan av, Middle Village. Plan No. 1150.

NEWTOWN.—Vermont av, s s, 330 w Miller av, 2-sty frame dwelling, 19x32, shingle roof, 1 family; cost, \$3,000; owner, John Lyon, Broadway and Jefferson avs, Brooklyn; architect, F.

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J. Dassau, 1373 Broadway, Brooklyn. Plan No. 1148.

RICHMOND HILL.—Jamaica av, s s, 61 w Cedar av, two 3-story brick dwellings, 20x52, tin roof, 2 families; cost, \$10,000; owner, Alvin Const. Co., 1957 85th st, Brooklyn; architect, F. W. Eisenla, 16 Court st, Brooklyn. Plan No. 1142.

WHITESTONE.—8th av, n e cor 18th st, 2-story brick dwelling, 20x55, tin roof, 1 family and store; cost, \$5,300; owner, Seth W. Harpell, 8 18th st, Whitestone; architect, E. Leo McCracken, College Point. Plan No. 1157.

WOODHAVEN.—Syosset st, s w cor Boyd av, 3-story brick rectory, 48x35, slag roof; cost, \$10,000; owner, St. Thomas Apostle R. C. Church, 460 Benedict av, Woodhaven; architect, Francis J. Berlenbach, 260 Garham av, Brooklyn. Plan No. 1170.

WOODHAVEN.—8th st, n s, 240 e Shaw av, eight 2½-story frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$20,000; owner, Chas. Sohl, 125 2d st, Woodhaven; architect, C. W. Ross, 347 Benedict av, Woodhaven. Plan Nos. 1161 to 1168.

FACTORIES AND WAREHOUSES.

BAYSIDE.—Bismarck av, w s, 200 s Lamarline av, 1-story frame shop, 60x12, gravel roof; cost, \$250; owner, Bayside Estates Co., 16 East 35th st, Manhattan. Plan No. 1149.

L. I. CITY.—Anabel st, s s, 10 e Gosman av, 2-story concrete factory, 235x100, slag roof; cost, \$100,000; owner, Courtney Development Co., 1170 Broadway, Manhattan; architects, Tinnis & Chapman, 315 5th av, Manhattan. Plan No. 1140.

SCHOOLS AND COLLEGES.

WOODHAVEN.—Boyd av, w s, 55 n Syosset st, 2-story brick school, 98x59, slag roof; cost, \$30,000; owner, St. Thomas Apostle R. C. Church, 460 Benedict av, Woodhaven; architect, Francis J. Berlenbach, 260 Graham av, Brooklyn. Plan No. 1171.

STABLES AND GARAGES.

BAYSIDE.—Highland av, w s, 200 n Palace boulevard, 1-story frame garage, 13x19, shingle roof; cost, \$200; owner, A. M. Smith, premises. Plan No. 1141.

COLLEGE POINT.—13th st, w s, 175 s 6th av, 1-story brick garage, 25x60, slag roof; cost, \$3,300; owner, Herman Krampe, 37 S. 14th st, College Point; architect, E. L. McCracken, College Point. Plan No. 1156.

CORONA.—Hayes av, s s, 100 w 48th st, 2-story frame barn, 30x20, gravel roof; cost, \$250; owner, Jas. S. Hurwitz, on premises; architect, A. DeBlasi, Corona. Plan No. 1087.

CORONA.—50th st, w s, 140 s Hayes av, 1-story frame garage, 12x16, tin roof; cost, \$150; owner, E. Wellenberg, premises. Plan No. 1154.

FLUSHING.—26th st, e s, 220 n Broadway, 1-story frame garage, 9x16, tin roof; cost, \$100; owner, Roberts, Nash & Co., 93 Amity st, Flushing. Plan No. 1147.

RICHMOND HILL.—Garfield av, e s, 203 n Jamaica av, 1-story frame garage, 20x18, tin roof; cost, \$300; owner, E. Siner, premises. Plan No. 1160.

ROCKAWAY PARK.—Beach 124th st, e s, 160 n Washington av, 1-story frame garage, 12x24, shingle roof; cost, \$200; owner, W. T. Kennedy Co., Rockaway Park. Plan No. 1146.

ELMHURST.—Toledo st, 2, 1-story frame garage, 10x18, tin roof; cost, \$100; owner, Katherine M. Penny, on premises. Plan No. 1069.

ELMHURST.—Maurice av, 176, 1-story frame garage, 10x16, tin roof; cost, \$100; owner, Chris Bermal, on premises. Plan No. 1078.

FLUSHING.—Linden av, 67, 1-story frame garage, 10x16; cost, \$75; owner, J. L. Thomas, on premises. Plan No. 1080.

FOREST HILLS.—Markwood rd, n w cor Union turnpike, 1-story tile garage, 16x20, tile roof; cost, \$500; owners, Hillman & Richards, Forest Hills. Plan No. 1073.

HOLLIS.—Jamaica av, n s, 55 e Flushing av, 1-story frame garage, 24x16, tin roof; cost, \$300; owner, F. M. Baron, on premises. Plan No. 1068.

LAUREL HILL.—Clifton av, s w cor Water av, 1-story brick barn, 20x16, tin roof; cost, \$200; owner, Martin Ryan, on premises. Plan No. 1081.

QUEENS.—Catherine av, e s, 80 s Stewart av, 1-story frame garage, 12x18, shingle roof; cost, \$500; owner, Chas. H. Williams, 1527 Clinton av, Ozone Park; architect, Geo. Stahl, Hatch av, Ozone Park. Plan No. 1075.

BAYSIDE.—5th st, w s, 160 n Montauk av, 1-story frame garage, 14x20, shingle roof; cost, \$125; owner, J. A. Daly, on premises. Plan No. 1034.

RIDGEWOOD.—Cornelia st, s s, 56 e Seneca av, 1-story brick garage, 20x25, tin roof; cost, \$500; owner, John Koffler, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1051.

WINFIELD.—Meyers av, w s, 311 n Woodside av, 1-story frame garage, 17x20, tin roof; cost, \$150; owner, J. H. Curry, 37 East 58th st, Manhattan; architect, C. Gebele, 25 Gerry av, Elmhurst. Plan No. 1052.

WHITESTONE.—16th st, w s, 200 n 5th av, 1-story frame garage, 10x14, shingle roof; cost, \$150; owner, John Hahn, on premises. Plan No. 1089.

FLUSHING.—Parsons av, w s, 200 s Broadway, 1-story frame garage, 14x28, shingle roof; cost, \$200; owner, Mrs. D. Beard, Bowne av, Flushing. Plan No. 1137.

FOREST HILLS.—Ibis st, s e cor Continental av, 1-story brick garage, 23x23, slag roof; cost, \$1,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1123.

RICHMOND HILL.—Prospect st, e s, 275 s Orchard av, 1-story frame garage, 12x26, shingle roof; cost, \$250; owner, E. Sutterlein, 13 Russell pl, Richmond Hill; architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan No. 1130.

UNION COURSE.—6th st and Shaw av, 1-story frame garage, 10x14, shingle roof; cost, \$90; owner, A. J. Steidel, premises. Plan No. 1127.

STORES AND DWELLINGS.

GLENDAL.—Myrtle av, s w, cor Sandol st, 3-story brick store and dwelling, 20x55, tin roof, two families; cost, \$8,000; and Myrtle av, s s 20 e Dill place, nine 3-story brick store and dwellings, 20x52, tin roof, two families; cost, \$56,000; owner, S. & G. Construction Co., 1443 46th st, Brooklyn; architect, M. A. Cantor, 373 Fulton st, Brooklyn. Plan Nos. 1028-29-30.

RIDGEWOOD.—Fresh Pond rd, n e cor Palmetto st, five 3-story brick store and dwellings, 20x58, tin roof, two families; cost, \$34,000; owner, J. & G. Burkhard, 382 Sandol st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1049-50.

ELMHURST HEIGHTS.—Woodside av, s s, 60 w 22d st, two 3-story brick store and dwellings, 20x55, tin roof, 2 families; cost, \$10,000; owners, Fide Borough Land & Building Co., 205 West 102d st, Manhattan; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1082.

STORES AND TENEMENTS.

L. I. CITY.—Van Alst av, n w cor Washington av, 3-story brick tenement, 25x70, slag roof, 4 families; cost, \$9,000; owner, Wm. Corcoran, 129 Newtown av, L. I. City; architect, Rocco Petrolino, 235 Hoyt av, L. I. City. Plan No. 1124.

L. I. CITY.—9th av, w s, 80 n Graham av, five 3-story brick tenements, 20x55, tin roof, 3 families; cost, \$30,000; owner, Dennis Collins, 399 Pierce av, L. I. City; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1144.

MISCELLANEOUS.

JAMAICA.—Pacific st, n s, 25 w Lincoln Pl, 1-story frame shed, 14x12, tar roof; cost, \$90; owner, A. Teynecki, on premises. Plan No. 1035.

L. I. CITY.—Jackson av, n s, 140 e South Washington pl, steel news-stand, 7x10; cost, \$75; owner, Peter Cornell, 316 7th av, L. I. City. Plan No. 1033.

L. I. CITY.—10th av, 335-37, Airdome; cost, \$200; owner, D. C. Reilly, 582 Rogers av, Bronx; architect, P. M. Coco, Sanford av, Flushing. Plan No. 1032.

WOODSIDE.—Queens Blvd, s w cor Packard st, Brick Tennis Court, 121x122; cost, \$50,000; owner, Pastime Tennis Co., 165 Bway, Manhattan; architect, Walter R. Blair, 281 5th av, Manhattan. Plan No. 1031.

FLUSHING.—South 23d st, 87, 1-story shed, 10x14, gravel roof; cost, \$95; owner, A. Shaw, on premises. Plan No. 1059.

JAMAICA CREEK.—Fosters Meadow rd, e s, 2,000 n Far Rockaway turnpike, 1-story frame boat house, 16x12; cost, \$250; owner, Aug. L. Grander, on premises. Plan No. 1088.

L. I. CITY.—Elm st, s s, 75 e Sherman st, 1-story frame shed, 6x10, gravel roof; cost, \$25; owner, G. Muller, on premises. Plan No. 1119.

RAMBLERSVILLE.—Jamaica Creek, 3, w s, ½ mile Rockaway rd, 1-story frame boat house, 12x26, tin roof; cost, \$300; owner, B. Rausch, 1681 Madison st, Evergreen. Plan No. 1129.

RICHMOND HILL CIRCLE.—Oliver st, w s, 1,500 s Stover st, 1-story frame boat house, 12x24, tin roof; cost, \$250; owner, Edw. Bull, 83 Nassau st, Brooklyn. Plan No. 1135.

FLUSHING.—Congress av, n w cor Park pl, 1-story frame shed and platform, 48x91, tin roof; cost, \$500; owner, Gaumont & Co, premises. Plan No. 1153.

L. I. CITY.—Graham av, n s, bet 10th and 11th avs, frame fence, 200x14; cost, \$200; owner, Geo. Ehret, 235 East 92d st, Manhattan. Plan No. 1143.

RICHMOND HILL.—VanWyck av, n w cor Liberty av, 1-story frame shed, 32x16, gravel roof; cost, \$75; owners, Paino Bros., Premises. Plan No. 1155.

Richmond.

DWELLINGS.

BEMENT ST. s w cor Henderson av, West Brighton, 2-story frame bungalow, 28x24; cost, \$3,000; owner and architect, Peter Larsen, Port Richmond. Plan No. 232.

1ST ST. w s, opp Swan st, Tompkinsville, 2-story brick dwelling, 28x28; cost, \$5,000; owner, Albert Johnson, 212 5th av, Manhattan; architect, A. H. Guilbert, 30 East 42d st, Manhattan. Plan No. 228.

4TH ST. s s, 140 w Lincoln av, Midland Beach, 1-story frame bungalow, 14x38; cost, \$475; owner, Wm. Hemmeger, 1876 Lincoln st; architect, K. Grohman, Midland Beach. Plan No. 230.

HILLCREST ST. e s, 119 Winan av, Great Kills, 1-story frame bungalow, 20x20; cost, \$150; owner, Geo. Bergstrom, 501 Bergen st, Brooklyn; no architect or builder. Plan No. 217.

NEPTUNE ST. s s, 120 w Bayview pl, Midland Beach, 1½-story frame dwelling, 14x34; cost, \$1,300; owner, Fred B. Longwell, 2779 Marion av, Bronx; architects, Moore & Land-siedel, 148th st and 3d av, Bronx. Plan No. 246.

PRINCE ST. s e s, 75 s w John st, Stapleton, 2-story brick dwelling, 19x27; cost, \$2,700; owner and architect, Thos. Tinnen, Stapleton. Plan No. 214.

ROSEWOOD ST. N, 91 e Cebra av, Tompkinsville, two 2½-story frame dwelling, 22x46; cost, \$2,600 each; owner, Meyer Rosenbolz, Tompkinsville; architect, John Davis, Tompkinsville; builder, John Larsen, Port Richmond. Plan Nos. 221-222.

ARTHUR AV. w s, 220 s Richmond av, Port Richmond, 3-story brick dwelling, 33x28; cost, \$4,000; owner, G. Conte, 26 2d av, Manhattan; architect, Leopold Cera, 456 West Broadway, Manhattan. Plan No. 241.

BROADWAY. w s, 175 s Elizabeth st, Port Richmond, 2½-story frame dwelling, 32x23; cost, \$4,500; owner, Chris Kenchmann, Port Rich-

mond; architect, Wm. F. Behler, Port Richmond. Plan No. 205.

CEDAR GROVE BEACH. Mariners Harbor, 1-story frame bungalow, 20x26; cost, \$350; owner, J. L. Rose, Port Richmond. Plan No. 203.

CEDAR GROVE AV. n s, 8 e Garibaldi av, New Dorp, 1-story frame bungalow, 16x18; cost, \$500; owner, Emma Ford, 154 West 16th st, Manhattan; architect, C. Orilla, New Dorp. Plan No. 242.

LINCOLN AV. n e, 40 from 2d st, West Brighton, 1-story frame bungalow; cost, \$200; owner, F. J. Kahrs, Tompkinsville. Plan No. 243.

MAPLE AV & 5TH ST. Midland Beach, 1-story frame bungalow, 17x38; cost, \$460; owner, Mrs. J. A. Bou, 220 East 67th st, Manhattan; architect, K. Grohman, Midland Beach. Plan No. 231.

MIDLAND BEACH. four 1-story frame bungalows, 20x24; cost, \$300 each; owner, Midland Beach Co., Midland Beach; architect, Otto Kalsen, Midland Beach. Plan No. 207.

NEW YORK & WILLOW AVS. n e cor West 4th, Clifton, 2-story brick dwellings, 29.6x53; cost, \$3,800; owner, Jos. Pinoola, care architect; architect, Danl. Santora, Tompkinsville. Plan No. 224.

OCEAN RD. s w, 60 e Old Turnpike rd, South Beach, two 1-story frame bungalows, 16x19; cost, \$300 each; owners, Chas. & Adolf Donals, South Beach; architect, none; builder, F. S. Depp, West Brighton. Plan No. 218.

RICHMOND TURNPIKE. e s, 100 s Theresa pl, Stapleton, 2½ brick dwelling, 47.8x33; cost, \$15,000; owner, John H. Gaus; architect, Hy. G. Otto, Tompkinsville. Plan No. 198.

ST. MARY'S AV. n s, 157 e Lane, Rosebank, 2½-story frame dwelling, 21x31; cost, \$3,000; owners, Mary & Caroline Gilway, Rosebank; architect, J. C. Haabestad, Port Richmond. Plan No. 206.

SEASIDE BOULEVARD. s s, 1,100 w Sand lane, South Beach, 1-story frame bungalow, 16x20; cost, \$100; owner, H. Engehausen, South Beach. Plan No. 201.

SOUTHSIDE BOULEVARD. n s, 87 e Weinan av, Great Kills, two 1-story frame bungalows, 14x38, also cesspool; cost, \$375 each; owner, Mrs. S. Wolphey, 381 East 160th st, Bronx. Plan No. 245.

WARD AV. n w, 169 n e Cebra av, Tompkinsville, 2-story frame dwelling, 26x32; cost, \$4,500; owner, Mrs. A. Nordenboldt, Ft. Wadsworth; architect, H. G. Otto, Tompkinsville; builder, Jas. H. Thompson, Ft. Wadsworth. Plan No. 223.

WOODLAND AV. s w cor Giffords lane, Great Kills, two 2-story frame dwelling, 20x30; cost, \$3,600; owner, Julius De Roche, Great Kills; architect, John Davies, Tompkinsville. Plan No. 244.

WYMAN AV & KING ST. n w cor, Great Kills, 2-story frame dwelling, 20x30; cost, \$1,825; owner, C. Liegleheist, care architect; architect, Wm. Peters, Great Kills; builder, Wm. Peters, Great Kills. Plan No. 220.

STORES, OFFICES AND LOFTS.

RICHMOND TERRACE. e s, foot Broadway, Port Richmond, 3-story brick office building, 34.8x103.8; cost, \$21,000; owner, National Lead Co., 111 Broadway, Manhattan; architect, Frank H. Quinby, 90 Nassau st, Manhattan. Plan No. 202.

S. MIDLAND AV. s w, 100 e 3d st, Midland Beach, 1-story frame store, 18x34; cost, \$550; owner, Jos. Bellotti, 254 West 28th st, Manhattan; architect, none; builder, Jas. Littrell, Rosebank. Plan No. 219.

FACTORIES AND WAREHOUSES.

CHURCH ST. e s, opp Broadway, Tottenville, 1-story brick smelting building, 125x204; cost, \$50,000; owner, Tottenville Copper Co., Tottenville; architects, Lockwood, Greene & Co., 101 Park av, Manhattan; builder, McClintic, Marshall & Co., 21 Park Row, Manhattan. Plan No. 197.

4TH ST. n s, 500 w Egbert av, New Dorp Manor, 1-story frame storage, 12x24; cost, \$90; owner, Michael J. Meehan, New Dorp Manor; architect, none. Plan No. 247.

RICHMOND TURNPIKE. e s, 500 n Eddy st, Stapleton, 1-story concrete storage, 12x36; cost, \$250; owner, Fred Rohde, Stapleton. Plan No. 196.

STABLES AND GARAGES.

SIGN RD. s s, 277 w Old St. rd, New Springville, 2-story concrete barn, 25x46; cost, \$1,500; owner, John Denker, West Brighton; architect, H. W. Pelcher, Port Richmond. Plan No. 199.

WOODVAIL AV. e s, 144 s Excelsior av, Prince Bay, 1-story frame barn, 16x19; cost, \$200; owner, F. Decker, Prince Bay. Plan No. 209.

1ST AV. n s, 50 w Madison av, New Brighton, 1-story brick garage and stable, 45x90; cost, \$5,000; owner, S. McEneaney, Tompkinsville; architect, Jos. Whitford, Tompkinsville. Plan No. 208.

STORES AND DWELLINGS.

WILLOW BROOK AV. w s, 80 n King st, South New York, 2-story brick store and dwelling, 18x36; cost, \$800; owner, Nathan Lamport, 17 Battery pl, Manhattan; architects, Cannella & Gallo, 60 Graham av, Brooklyn. Plan No. 200.

THEATRES.

LIBERTY AV. s w cor Magnolia st, Dongan Hills, 1-story frame moving picture theatre and studio, 45x70; cost, \$14,000; owner, Beaver Film Corp., Dongan Hills; architect, M. A. Buckley, 1513 Home av, Bronx. Plan No. 248.

MISCELLANEOUS.

RICHMOND AV. w s, 164 n Grove av, Port Richmond, 1-story frame booth and lobby, 23x30; cost, \$3,500; owner, Martin Leo, Port Richmond; architect, Jas. Whitford, Tompkinsville; builder, Frank Stern, Port Richmond. Plan Nos. 215-216.

SAILORS SNUG HARBOR. 2-story brick recreation building, 52x120; cost, \$75,000; owner, Sailors Snug Harbor; architect, L. E. Jallard, Plan No. 238.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ATTORNEY ST, 91, w s, — of Delancey st, new partitions (stud, lath and plaster), new windows to 3-sty brick tenement; cost, \$500; owner, Charles J. Wirth, 4 Beekman pl; architect, Morris Schwartz, 194 Bowery. Plan No. 820.

BEAVER ST, 26-28, erect steel structure for gravity tank to 19-sty fireproof offices; cost, \$600; owner, The Stock Quotation Telegraph Co., 26 Beaver st, William H. Hurst, Pres.; architect, The Rusling Co., Joseph L. Rusling, Pres., 39 Cortlandt st. Plan No. 788.

CANAL ST, 37, n e cor of Ludlow st, 2-4-6, new store front to 5-sty brick stores and tenement; cost, \$2,000; owner, Bernard Cohan Estate, 701 West 177th st; Mark Rosenthal, executor; architect, Maxwell A. Cantor, 373 Fulton st, Brooklyn. Plan No. 777.

CANAL ST, 81, new partitions, wash tubs, sink, stairs to 5-sty brick stores and tenement; cost, \$400; owner, Morris Williamson, 4701 15th av, Brooklyn; architect, Harry Hurwitz, 230 Grand st. Plan No. 821.

ELIZABETH ST, 251, s of East Houston st, new partitions, concrete floor, ceiling to 5-sty brick store and tenement; cost, \$500; owner, John P. Murray, 61 Lembeck av, Jersey City; architect, Otto Reissmann, 147 4th av. Plan No. 845.

FRONT ST, 284-286, w of Roosevelt st, 2-sty extension, brick elevator shaft, 5-ply slag roof to 6-sty brick warehouse; cost, \$12,000; owner, Thos. H. Prossar, 15 Gold st, Brooklyn; architect, Geo. P. Chappell, 258 Broadway. Plan No. 840.

GANSEVOORT ST, 39-55, new partitions, mezzanine floor to 2-sty brick cold storage and beef cooler; cost, \$3,000; owner, City of New York, care City Comptroller, Wm. Prendergast; architect, Wm. H. Dusenbury, 31 East 27th st. Plan No. 832.

GRANT ST, 393, s s, w of Suffolk st, lower hallway and front steps, new steps to 3-sty brick showroom and dwelling; cost, \$75; owner, Herbert C. Pell, Tuxedo, N. Y.; architect, Joseph Weisner, 61 Ann st. Plan No. 830.

HESTER ST, 126, w of Christie st, new tank on roof to 6-sty brick tenement; cost, \$300; owner, Mrs. Theresa M. J. O'Donohue, 5 East 69th st; architect, P. Gregory Stadler, 1867 Bronxdale av. Plan No. 834.

HOUSTON ST, 141-143 East, s s, e of Forsyth st, remove balcony, wall, floor, beams, new extension, f. p. passage to 1-sty brick moving picture theatre; cost, \$7,000; owner, Minsker Realty Co., 111 East Houston st, Lawrence Hendricks, Pres.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 779.

IRVING PL, 36-50, 16th st, 127-131, construct mezzanine story, stairs (1 story), partitions (terra cotta blocks), steel beams and concrete arches to 8-sty f. p. high school; cost, \$900; owner, City of New York, care board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 774.

LAWRENCE ST, 13, and 127th st, West 418, new ceiling, floor, windows, partitions and doors (fireproof) to 4-sty brick storage, garage, offices and loft; cost, \$1,700; owners, Kertscher & Co., Herman Kertscher, Pres., 13 Lawrence st; architect, owner. Plan No. 811.

LUDELOW ST, 183 s of Houston st, partitions (stud) and windows to 3-sty brick store and dwelling; cost, \$1,000; owner, Egerton L. Winthrop, 242 East Houston st; architect, Henry Klein, 505 East 15th st. Plan No. 799.

MACDOUGAL ALLEY, 2, and Washington sq, 25, new partitions, skylight (angle iron) to 2-sty brick studio and exhibition rooms; cost, \$525; owner, Clement March, 25 Washington sq; architect, Henry O. Milliken, 331 Madison av. Plan No. 835.

MADISON ST, 209, n s, e of Rutgers st, new c. i. columns and steel beams, store front, partitions to 3-sty brick synagogue and store and residence; cost, \$1,000; owner, Elz. Chaim Anichowlozen Congregation, president, Isaac Bunimowitz, 209 Madison st; architects, Fred Horenburger and Philip Bardes, 122 Bowery. Plan No. 808.

OAK ST, 18-20 e of New Chambers st, erect buttresses (brick bonded piers and P. cement mortar) to 5-sty brick store and lofts; cost, \$1,000; owner, William G. Irhig, 255 Washington st; architect, William A. Kenny, 420 West 259th st. Plan No. 837.

PRINCE ST, 72-78, s s; Broadway, 560-66, terra cotta enclosure and fireproof door to 6-sty brick store and loft; cost, \$150; owner, Vincent Astor, 23 West 26th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 800.

RIVINGTON ST, 150, n s, e of Suffolk st, reconstruct store fronts, new partitions to 6-sty brick store and tenement; cost, \$1,000; owner, Max Green, 150 Rivington st; architect, Jacob Fisher, 25 Av A. Plan No. 780.

SOUTH WILLIAM ST, 1-3, new fireproof partition and extend shaft to 11-sty fireproof offices; cost, \$2,000; owner, Hanover Square Realty Co., 1 William st, Charles D. Lithgow, Pres.; architect, Daniel E. Moran, 55 Liberty st. Plan No. 807.

STANTON ST, 175, s s, e of Clinton st, install sidewalk elevator, new stairs (1-sty), windows to 5-sty brick stores and tenement; cost, \$500; owner, Isidor Kalfus, on premises; architect, M. Joseph Harrison, 230 Grand st. Plan No. 789.

SULLIVAN ST, 170, new wood frame and g. i. cover to 3-sty brick restaurant and dwelling; cost, \$200; owner, Estate of N. Low, Pres., S. McIlvaine, 208 Bleeker st; architect, Vincent M. Cajano, 285 South 5th st, Brooklyn. Plan No. 838.

WASHINGTON ST, 140, new show window and doors, wood floors to 5-sty brick loft building; cost, \$1,000; owner, P. Balantine & Co., Newark, N. J., Geo. G. Ferlinghuysen, Pres.; engi-

neer, James P. Whiskeman, 30 East 42d st. Plan No. 848.

WILLIAM ST, 128, w of Fulton st, erect walls, fireproof s. c. doors, partitions to 4-sty brick lofts and storage; cost, \$1,500; owner, Anna Thompson Estate, care of Henry C. Ward, 37 Wall st; architect, Otto Reissmann, 147 4th av. Plan No. 846.

6TH ST, 523 East, n s, partitions and windows to 5-sty brick store and tenement; cost, \$200; owner, Henry D. Hyndner, Germany; attorney, Chas. Deimling, 523 East 6th st; architect, Henry Klein, 505 East 15th st. Plan No. 798.

14TH ST, 126-132 East, and 13th st, 123-127 East, w of 3d av, new fireproof balcony and re-grade floor to 3-sty brick theatre; cost, \$10,000; owner, Estate of T. D. Sullivan, 207 Bowery, Patrick D. Sullivan, Pres.; architect, Samuel Cohen, 503 5th av. Plan No. 841.

16TH ST, 344 West, e of 9th av, new w. c. partitions and windows to 5-sty brick tenement; cost, \$1,000; owner, John T. Stanley, 642 West 30th st; architect, John H. Knubel, 305 West 43d st. Plan No. 847.

21ST ST, 30-32 West, s s, w of 5th av, erect wood gravity tank and steel structure to 12-sty f. p. light factory; cost, \$550; owner, Charles Kaye, 131 East 23d st; architect, Maxwell Engineering Co., Inc., Pres., Earl C. Maxwell, 146 24th st, Brooklyn. Plan No. 783.

21ST ST, 12-14 West, s s, erect wood gravity tank and steel structure to 12-sty fireproof light factory; cost, \$550; owner, Charles Kaye, 131 East 23d st; architects, Maxwell Engineering Co., Pres., Earl C. Maxwell, 146 24th st, Brooklyn. Plan No. 784.

21ST ST, 34 East, new partitions to 4-sty brick stores and lofts; cost, \$50; owners, Jos. W. Stern & Co., Pres., Joseph W. Stern, 102-4 West 38th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 822.

21ST ST, 132-134 West, s w cor 6th av, new wood gravity tank and steel structure to 12-sty fireproof loft; cost, \$750; owner, Rexton Realty Co., Elias Kempner, Pres., 37 Liberty st; architect, Franklin Machine & Steam Boiler Wks., Pres., Jas. Montgomery. Plan No. 819.

22D ST, 145 West, n s, e of 7th av, new show windows (metal covered), remove partitions and stairs to 3-sty brick store and dwelling; cost, \$500; owner, Herman Younker, 303 5th av; architect, M. Joseph Harrison, 270 Grand st. Plan No. 782.

22D ST, 12-16 East, s s, e of Broadway, erect wood gravity tank and steel pressure tank, steel structure to 12-sty fireproof factory; cost, \$2,200; owner, Estate of Arson D. Munn, 233 Broadway, care Charles A. Munn; architect, Maxwell Engineering Co., 146 24th st, Brooklyn. Plan No. 826.

23D ST, 151-53 East, erect brick chimney to 5-sty brick lodging house; cost, \$195; owners, Fred & John F. Meyer, 153 East 23d st; architect, Bernard Berger, 24 Gold st. Plan No. 795.

26TH ST, 22-24 West, s s, w of Broadway, erect wood gravity tank and steel structure to 12-sty fireproof factory; cost, \$550; owner, Charles Kaye, 131 East 23d st; architects, Maxwell Engineering Co., Pres., Earl E. Maxwell, 146 24th st, Brooklyn. Plan No. 786.

34TH ST, 306 West, s s, w of 8th av, partitions, store front and g. i. cornice to 3-sty brick store and residence; cost, \$1,000; owner, Elizabeth Hofner, 306 West 34th st; architect, John H. Knubel, 305 West 43d st. Plan No. 801.

35TH ST, 412-14 West, n w cor of 9th av, heightening of boiler chimney to 1-sty f. p. engine room; cost, \$500; owner, St. Mary's Free Hospital for Children, 407 West 34th st, Reverend Mother Sister Catharine and Sister Esther; architect, Alfred Stretch, 501 West 166th st. Plan No. 776.

41ST ST, 530-534 West, w of s w cor 10th av, erect wood gravity tank and steel pressure tank, steel structures to 5-sty brick stable; owner, Loewer Realty Co., 528 West 42d st, Jacob Loewer, Pres.; architect, John Ph. Voelker, 979 3d av. Plan No. 833.

42D ST, 119 West, new stairs, rebuild front and rear walls and raise floor to 6-sty brick store and lofts; cost, \$20,000; owner, Christiana A. Ely, 251 West 95th st; architects, Thain, Hewlett & Reddy, 1181 Broadway. Plan No. 849.

43D ST, 18 West, new extension, plumbing, floor beams, &c., to 3-sty brick hotel; cost, \$15,000; owner, David H. King, 10 West 43d st; architects, McKim, Mead & White, 101 Park av. Plan No. 818.

45TH ST, 7-11 West, w of 5th av, new mezzanine fireproof floor to 12-sty fireproof mercantile building; cost, \$1,000; owner, 45th St. Realty Co., 7 West 45th st, Joseph Kern, Pres.; architects, C. Howard Crane & Percival R. Pereira, 500 5th av. Plan No. 829.

47TH ST, 228-230, 2-sty addition (c. i. columns and steel beams), new elevator, staircase, plumbing and heating to 4-sty brick store and offices; cost, \$12,000; owner, John P. Morgan, 230 W. 47th st; architect, Jaros Kraus, Flushing, N. Y. Plan No. 814.

49TH ST, n s, w of Lexington av, new mezzanine floor (steel and concrete slab) to 4-sty fireproof boiler house; cost, \$3,000; owner, New York Central Railroad Co., Alfred H. Smith, Pres., Grand Central Terminal; architects, Whitney Warren & Charles D. Wetmore, 16 East 47th st. Plan No. 813.

49TH ST, 24-26 East, new extension, fireproof s. c. doors, change stairs and partitions to 4-sty brick stores and apartments; cost, \$5,000; owner, Advocate Realty Co., Pres., Wolcott G. Lane, 80 Broadway; architect, S. Edson Gage, 28 East 49th st. Plan No. 827.

52D ST, 418 West, s s of West 52 st, new windows and partitions to 5-sty brick tenement; cost, \$900; owner, John Swift, Tuckahoe, N. Y.; architects, Fred Horenburger & Philip Bardes, 122 Bowery. Plan No. 785.

54TH ST, 415-23 East, erect storm shed and widen stairway and doorway to 2-sty brick laundry; cost, \$1,000; owner, Louis Schnurmacher, 1st av and 62d st; architect, John F. Kuhn, 328 East 51st st. Plan No. 804.

65TH ST, 102 East, new partitions and close doorway to 5-sty brick dwelling; cost, \$285; owner, Elsie M. Ferriday, 31 East 50th st; architect, S. Edson Gage, 28 East 49th st. Plan No. 794.

71ST ST, 100 East, s e cor Park av, new extension, kalamein doors to 4-sty brick residence; cost, \$1,500; owner, Carl Luckner, 100 East 71st st; architects, Carrere & Hastings, 225 5th av. Plan No. 824.

72D ST, 358 East, new stairway and bathroom to 6-sty brick stores and tenement; cost, \$300; owner, Charles Belsky, 358 East 72d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 825.

75TH ST, 444-46 East, s w cor Av A, construct elevator shaft, fireproof, s. c. doors to 5-sty brick factory; cost, \$750; owner, Laura E. Mertens, 56 Hamilton ter; architect, Edward B. Chestersmith, 181 Woodruff av, Brooklyn. Plan No. 792.

107TH ST, 183 East, n w cor of 3d av, new fire-escape stairs, bulkhead and partitions (stud, metal lath and plaster) to 5-sty brick store and factory; cost, \$1,500; owner, Old Colony Trust Co., Pres., F. M. Holmes, 17 Court st, Boston, Mass.; architect, Oscar Lowinson, 5 West 31st st. Plan No. 831.

108TH ST, 109-11 West (1-sty) extension to 2-sty brick storage and repair shop; cost, \$1,200; owner, The Lion Brewery, Pres., Josephine Donna del Drago, 108th st and Columbus av; architect, Louis E. Dell, 1133 Broadway. Plan No. 791.

116TH ST, 251-3 West, n s, e 8th av, d. w. shaft, new toilet (each story), partitions to 5-sty brick tenement; cost, \$2,500; owner, Patrick McCarthy, 92 Greenwich st; architect, Patrick J. Murray, 2028 Grand Concourse. Plan No. 793.

180TH ST, 661 West, n e cor Broadway, 1-sty and cellar extension to 6-sty brick stores and tenement; cost, \$800; owner, Alonzo B. Kight, 665 West 180th st; architect, owner. Plan No. 843.

AV A, 32, s of East 3d st, new windows, partitions, store front and g. i. cornice to 4-sty brick store and tenement; cost, \$2,000; owner, Nathan Goldstein & Isreal Reiser, 103 Clinton st; architect, Henry Klein, 505 East 15th st. Plan No. 844.

AV A, 199, new partitions to 4-sty brick stores and tenement; cost, \$175; owner, James R. Candler, 208 East 79th st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 805.

AV B, 95 n of East 16th st, new partitions, store front and stairs, extend front and raise beams to 4-sty brick store and loft; cost, \$10,000; owner, Jacob Blum, 135 West 125th st; architect, Jacob Fisher, 25 Av A. Plan No. 817.

BROADWAY, 738, s w cor of Astor pl, new yellow pine flooring and 2x14 beams to 5-sty brick lofts and show room; cost, \$75; owner, Thomas Morgan, 130 West 86th st; architect, H. A. Collins, Jr., 254 West 20th st. Plan No. 823.

BROADWAY, 1599-1601, new stairs, flues, skylights, partitions, doors and windows to 2-sty brick restaurant and offices; cost, \$3,000; owner, Carolina A. Grant, widow, 11 Wall st; architect, John Ph. Voelker, 979 3d av. Plan No. 817.

BROADWAY, 1230-38, s e cor 31st st, West, new partitions (f. p.) and sub-divide rooms to 7 and 12-sty brick hotel; cost, \$2,000; owner, Estate of Josephine Brooks, care Alexandria, Watress & Polk, 32 Nassau st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 810.

BROADWAY, 1572-76, 4th st, 201 West, erect fire-escape to 3-sty brick stores and restaurant; cost, \$300; owner, Publicity Leasing Co., Inc., 17 West 42d st, Walter J. Salomon, Pres.; architect, John H. Scheler. Plan No. 806.

BROADWAY, 2341-59, 86th st, 241 West, new vestibule, platform, marble steps to 7-sty brick apartments; cost, \$400; owner, Euclid Holding Co., 350 Broadway; Pres., Frank N. Hoffstol, 180 West 59th st; architect, Wilfred C. Reid, 1023 Summit av, Bronx. Plan No. 796.

BROADWAY, 600-602, and Crosby st, 134, new fireproof partitions, stairway, g. i. skylights to 6-sty brick store and loft; cost, \$5,000; owner, Spencer Aldrich, Bay Shore, L. I.; architect, William G. Wilson, 512 West 162d st. Plan No. 836.

LEXINGTON AV, 1730, East 108th st, s w cor, new show windows to 3-sty brick stores and tenement; cost, \$300; owner, Henry Market, 756 Prospect av, Bronx, N. Y.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 803.

LEXINGTON AV, s e cor 66th st, East, new stud partitions, remove (3) east bays and south aisle and roof to 1-sty brick church and Sunday school; cost, \$10,000; owner, The Literary Society of St. Vincent Ferrer, Pres., Edward G. Fitzgerald, 869 Lexington av; architect, Bertram G. Goodhue, 2 West 47th st. Plan No. 790.

MADISON AV, 515, n e cor of 53d st, new steel tanks, skylights, doors to 10-sty fireproof apartment house; cost, \$600; owner, Herbert B. Turner Estate, 22 William st; architect, Geo. Hill, 31 East 27th st. Plan No. 850.

TRANSVERSE RD, w of 5th av, opp. 86th st East, partitions (terra cotta) workshop to 1-sty brick shops; cost, \$1,000; owner, City of New York, care Dept. of Parks, Cabot Ward, Commissioner, Municipal Building; architect, Jaros Kraus, Municipal Building. Plan No. 775.

WEST END AV, 200, 69th st, 271 West, n e cor, new show window to 5-sty brick store and tenement; cost, \$500; owner, John Brede, 200 West End av; architect, George Hof, Jr., 371 East 158th st. Plan No. 778.

1ST AV, 1643, w s, n of 85th st, erect stairway, wall and partition (t. c. blocks) to 4-sty brick store and tenement; cost, \$1,500; owner, Sadie Unger, 1643 1st av; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 809.

2D AV, 111, new show window to 3-sty brick store and dwelling; cost, \$1,000; owner, Saul Birnzwelg, premises; architect, Ignatz I. Rosenberg, 30 East 42d st. Plan No. 781.

2D AV, 26 n of 1st st, erect partitions, windows, stairs, new basins, toilets, sink and tubs to 4 and 6-sty brick (2) stores, offices and tenement; cost, \$2,500; owner, C. Bernstein, 15 East 40th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 816.

2D AV, 123, new show windows (marble, glass and copper), partitions (stud), fireproof door to 4-sty brick store and tenement; cost, \$1,000; owner, Dora Sokolski, 38 East 7th st; architect, Walter H. T. Quest, 249 West 18th st. Plan No. 815.

5TH AV, 741, interior changes, new bathroom to 7-sty brick store and apartments; cost, \$1,300; owner, Arthur Mason Jones, 64 East 60th st, and L. Jones Blagden, 174 East 70th st; architects, Hazzard & Erskine, 437 5th av. Plan No. 842.

5TH AV, 605, s e cor 49th st, partitions (steel reinforced concrete), f. p. door to 6-sty brick store and lofts; cost, \$1,000; owner, Mary S. Kernochan, 862 Park av; architects, Townsend, Steine & Haskell, Inc., 1328 Broadway. Plan No. 802.

5TH AV, 998, n e cor 81st st, extend pent house on roof to 12-sty fireproof tenement; cost, \$10,000; owner, Curtiss Securities Co., 99 John st, Pres., Arthur Curtiss James; architects, McKim, Mead & White, 101 Park av. Plan No. 839.

6TH AV, 31-39, and Cornelia st, 2-10, erect steel tank to 12-sty f. p. lofts and factory; cost, \$350; owner, Tuscany Realty Co., 467 East 142d st, Bronx; architect, Fred Ebeling, 429 East 81st st. Plan No. 797.

8TH AV, 161, n w cor 18th st, new stairway, partitions, windows to 4-sty brick store and dwelling; cost, \$3,000; owner, Estate of Washington Smith, care Frederick H. Denman, 170 Broadway; architect, William S. Boyd, 203 West 14th st. Plan No. 828.

12TH AV, 684-690, s e cor 51st st, West, new wood stairs, fireproof partitions, raise roof to level, galvanized iron sash and frames, new toilets, radiators and electrical work to 2-sty brick shop and offices; cost, \$4,000; owner, Vincent Astor 23 West 26th st; architect, George Brunnquell, 1497 Broadway. Plan No. 787.

Bronx.

133D ST, 680-686, 1-sty brick extension, 24x40, to 1-sty brick stable, office and shop; cost, \$400; owner, Justine Bunke, 335 East 135th st; architect, John Hoffman, Jr., 680 East 133d st. Plan No. 144.

164TH ST, n w, cor 3d av, new stairs, new doors to 2-sty brick store; cost, \$2,000; owner, Louis E. Levy, 3287 3d av; architect, M. J. Garvin, 3307 3d av. Plan No. 148.

168TH ST, 631, New partitions to 6-sty brick stores and tenement; cost, \$100; owner, C. M. Silverman & Son, Inc.; architects, Gross & Kleinberger, Bible House. Plan No. 139.

183D ST, 128 W, 2-sty frame extensions 11x11, to 3-sty frame dwelling; cost, \$1,000; owner, Col. H. H. Treadwell, 132 w 183d st; architects, Janes & Cordes, 124 W 45th st. Plan No. 136.

187TH ST, n w cor Southern Boulevard, new entrance, new stairs to 1-sty frame dwelling; cost, \$600; owner, J. & M. Haffen Brew. Co., 152d st and Melrose av; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 146.

BRONXDALE AV, 1913, two 2-sty brick extensions, 3x33.8—25x44.1 to 3-sty frame dwelling; cost, \$3,000; owner, Rosinea Dina, on premises; architects, Horenburger & Bades, 122 Bowery. Plan No. 134.

CHATTERTON AV, 2041, raise to grade 2-sty frame dwelling; cost, \$400; owner, Otto Hipp, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 137.

CHATTERTON AV, 2043, raise to grade 2-sty frame dwelling; cost, \$400; owners, Johanna & Adolph Leuchs, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 138.

CRUGER AV, n s, 295 s Van Nest av, move 2-sty frame dwelling; cost, \$1,000; owner, Dominick Zambetti, 1661 Cruger av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 141.

FORDHAM RD, 578, 1-sty frame extension, 6.12x26.2, to 3-sty brick and frame dwelling; cost, \$600; owner, Anthony F. Nuzzi, on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 142.

FULTON AV, 1721, 1-sty brick extension, 18x31, to 2-sty brick dwelling; cost, \$1,000; owner, Bertha Greenberg, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 147.

KRUGER AV, s e cor Morris Park av, move 1-sty frame church; cost, \$500; owners, Methodist Episcopal Church Society, 150 5th av; architect, Robert A. Fash, 163 West 20th st. Plan No. 143.

ST. LAURENCE AV, s e cor Merrill st, lower to grade two 2 and 3-sty frame dwellings; cost, \$200; owner, Edw. A. Schill, 860 Van Nest av; architect, Fred Hammond, 391 East 149th st. Plan No. 135.

WALKER AV, s e cor Sedden st, 1-sty brick extension, 14x1 to 1-sty frame dwelling; cost, \$150; owner, Rosa Amelio, on premises; architect, B. Ebeling, 2400 Westchester av. Plan No. 140.

3D AV, e s, 176 n 168th st, repair damage done by fire to 2-sty brick brewery; cost, \$8,000; owner, David Mayer Brew. Co., 3560 3d av; architect, M. J. Garvin, 3307 3d av. Plan No. 145.

Brooklyn.

ADELPHI ST, 408, extension to 3-sty dwelling; cost, \$200; owner, Selina Symons, on premises; architect, Willard Parker, 24 McDonough st. Plan No. 2457.

CLYMER ST, 49, exterior alterations to 5-sty factory; cost, \$900; owner, Brooklyn Factory Power Co., on premises; architect, Maxwell Eng. Co., 146 24th st. Plan No. 2477.

COLUMBIA HEIGHTS, 202, wall to 3-sty dwelling; cost, \$1,500; owner, Irving T. Bush, 100 Broad st, Manhattan; architect, Wm Higginson, 21 Park Row, Manhattan.

COOK ST, 187, interior alterations to 2-sty factory; cost, \$1,500; owner, Iron Clad R. E. Corp., 929 Flushing av; architects, Suffern Eng. Co., 149 Broadway, Manhattan.

DEAN ST, 898, interior alterations to 4-sty bakery; cost, \$7,000; owner, Jas. Butler, Inc., 330 Washington st; architect, Wm. H. Gompert, 171 Madison av, Manhattan. Plan No. 2467.

DEAN ST 485, extension to 3-sty dwelling; cost, \$4,000; owner, Wm. T. Brown, 806 3d av; architect, Geo. H. Van Auker, 1269 Broadway. Plan No. 2490.

FULTON ST, 2146, exterior alterations to 3-sty store and dwelling; cost, \$500; owner, Herman Scheiter, on premises; architect, Walter E. Hadler, 1432 Lefferts av, Richmond Hill. Plan No. 2545.

GREEN ST, 173 exterior alterations to 4-sty store and dwelling; cost, \$175; owner, Solomon Rosenberg, Ferndale, Sullivan Co, N. Y.; architect, Jas McKillop, Jr, 154 India st. Plan No. 2456.

HENDERSON'S WALK, w s, 270 s Ocean av, extension to 2-sty office; cost, \$300; owner, Peter Econopoly, on premises; architect, A. D. Hinsdale, 640 West 129th st, Manhattan. Plan No. 2512.

HERKIMER ST, 1153, extension to 2-sty dwelling; cost, \$175; owner, Morris Cohen, 1155 Herkimer st; architect, Hy. M. Entlick, 29 Montrose av.

NAVY ST, 183, interior alterations to two 3-sty tenements; cost, \$300; owner, Giuseppe Cammissa, 183 Navy st; architects, Brook & Rosenberg, 350 Fulton st.

NELSON ST, s w cor Hicks st, exterior alterations to 3-sty school; cost, \$800; owner, City N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 2548.

POWELL ST, 440, extension to 4-sty store and tenement; cost, \$1,000; owner, Carl Weinberg, 442 Powell st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2444.

ROEBLING ST, 143, exterior alterations to 6-sty factory; cost, \$1,000; owner, Jas. Cavanaugh Corp., on premises; architect, Moyer & Faubault, 375 Fulton st. Plan No. 2445.

ST. ANDREWS PL, 13, interior alterations to 2-sty dwelling; cost, \$200; owner, Elen J. Kane, 593 East 5th st; architect, C. O. P. Barker, 68 Albany av. Plan No. 2464.

SEIGEL ST, 92, interior alterations to 2-sty dwelling; cost, \$500; owner, Moses Anenberg, 966 Greene av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2525.

WARWICK ST, 345, extension to 2-sty dwelling; cost, \$300; owner, Wm. Hanson, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 2494.

SOUTH 1ST ST, 274, extension to 3-sty dwelling; cost, \$2,000; owner, Frank Tietelbaum, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 2538.

NORTH 3D ST, 144, exterior alterations to 3-sty dwelling; cost, \$250; owner, Max Schrer, on premises; architect, Hy. M. Entlich, 29 Montrose av.

SOUTH 5TH ST, 285, interior alterations to 3-sty tenement; cost, \$1,000; owner, S. K. Gremberg, 277 South 4th st; architect, Philip Steigman, 141 Cook st.

E 12TH ST, 1523, extension to 2-sty dwelling; cost, \$5,000; owner, Rev. T. A. Hickey; on premises; architect, Elliott Lynch, 347 5th av, Manhattan.

79TH ST, 743, move 2-sty dwelling; cost, \$500; owner, Edw. W. Duryea, on premises; architect, Thos Bennett, 5123 3d av. Plan No. 2529.

ALABAMA AV, 221, extension to 1-sty stable; cost, \$200; owner, Harry Cohen, 219 Alabama av; architect, Mac L. Reiser, 198 Bristol st. Plan No. 2514.

ATKINS AV, 615, extension to 1-sty dwelling; cost, \$2,000; owner, Chas. Ingrassia, on premises; architect, John M. Ricca, 1556 St. Marks av. Plan No. 2458.

ATLANTIC AV, 627, interior alterations to 3-sty storage; cost, \$8,000; owner, Armour Co., Chicago, Ill.; architect, R. C. Clark, 577 Lafayette av. Plan No. 2482.

BATTERY AV, 98, interior alterations to 2-sty dwelling; cost, \$200; owner, Salvatore Aquino, 100 Battery av; architect, Harry Roker, 9004 5th av. Plan No. 2500.

BEDFORD AV, 1410, interior alterations to 4-sty garage; cost, \$350; owner, Wm. Duryea, New Lots rd and Miller av; architect, Wm. H. Volcking, 116 Decatur st. Plan No. 2516.

BROADWAY, 1380, extension to 1-sty restaurant; cost, \$3,000; owner, Jas. H. Hart, 1 South Elliott pl; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 2465.

BROADWAY, 889, interior alterations to 4-sty factory; cost, \$500; owner, Chas. E. Steinwald, 14 Kossuth pl; architect, Lew Keon, 27 Graham av. Plan No. 2436.

BROADWAY, 1351, interior alterations to 3-sty store and dwelling; cost, \$1,200; owner, Wm. Dangler, 726 Decatur st; architect, Koch & Wagner, 26 Court st. Plan No. 2437.

DEKALB AV, 249, interior alterations to 3-sty store and dwelling; cost, \$300; owner, Herman Schroeder, 441 4th st; architect, F. W. Eisenla, 16 Court st. Plan No. 2507.

FLATBUSH AV, 940, extension to 3-sty store and dwelling; cost, \$1,000; owner, John Weth, on premises; architect, Geo. Dress, 1931 Madison av, Manhattan. Plan No. 2454.

GRAHAM AV, 81, interior alterations to 3-sty dwelling; cost, \$500; owner, Moses Anenberg, 966 Greene av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2526.

GRAHAM AV, 83, interior alterations to 2-sty dwelling; cost, \$1,000; owner, Max Anenberg, 966 Greene av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2524.

PARK AV, 479, extension to 3-sty store and dwelling; cost, \$850; owner, Frank Imperalle, 792 Kent av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2438.

STUYVESANT AV, 93, interior alterations to 3-sty tenement; cost, \$600; owner, Rebecca Greenberg, 42½ Tompkins av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2537.

5TH AV, 5014, interior alterations to 3-sty store and tenement; cost, \$400; owner, Louis Rubin, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2443.

5TH AV, 114, extension to 4-sty store and tenement; cost, \$2,000; owner, Isaac Pirmer, 11 5th av; architects, Shampian & Shampian, 772 Broadway. Plan No. 2486.

12TH AV, 4901, extension to 3-sty store and dwelling; cost, \$950; owner, Dora Tisch, 348 Eastern pkwy; architect, H. G. Dangler, 215 Montague st. Plan No. 2503.

Queens.

COLLEGE POINT.—High st, n e cor 15th st, 2-sty frame extension, 23x7, rear dwelling, tin roof; cost, \$200; owner, M. Martin, on premises; architect, H. T. Morris, 321 13th st, College Point. Plan No. 716.

CORONA.—Tory st, n s, 360 w Barkins av, new foundation to dwelling; cost, \$100; owner, A. LaRocco, on premises. Plan No. 736.

CORONA.—Hayes av, s w cor 43d st, 2-sty frame extension, 25x10, rear tenement, tin roof, interior alterations; cost, \$500; owner, F. Lapp, 61 Hayes av, Corona; architect, owner. Plan No. 779.

ELMHURST.—Charles pl, e s, 400 n Corona av, 1-sty frame extension, 31x14, rear dwelling, tin roof, interior alterations; cost, \$1,000; owner, Miss Ida J. Darrin, on premises; architect, Frank Lurz, 7 Plain st, Corona. Plan No. 742.

EVERGREEN.—Smith st, 112, 1-sty frame extension, 15x14, rear barn; cost, \$100; owner, Emma Welge, premises. Plan No. 752.

FAR ROCKAWAY.—Central av, n s, 75 e Clark av, 1-sty frame extension, 16x2, front dwelling, tin roof, interior alterations; cost, \$400; owner, Geo. Dierenger, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 714.

FLUSHING.—Broadway, 104, rebuild piazza to dwelling; cost, \$400; owner, Agnes J. Lawlor, on premises. Plan No. 724.

FLUSHING.—14th st, e s, 180 s Amity st, new cesspool to dwelling; cost, \$65; owner, W. Everage, premises. Plan No. 768.

FLUSHING.—Washington st, w s, 125 e Main st, 2-sty frame extension, 20x10, front dwelling, tin roof, interior alterations; cost, \$800; owner, Ralph Trotora, premises; architect, C. L. Varone, Corona av, Corona. Plan No. 777.

HOLLIS.—Dunton av, n s, 100 e Hillside av, 1-sty frame extension, 14x15, rear hotel, tin roof; cost, \$100; owner, J. E. Tench, premises. Plan No. 756.

JAMAICA.—Sutphin rd, w s, 100 n South st, new foundation to dwelling; cost, \$150; owner, Ignatz Drost, premises. Plan No. 757.

JAMAICA.—Church st, e s, 240 n Henly av, plumbing to dwelling; cost, \$100; owner, Wm. Branderachle, on premises. Plan No. 741.

JAMAICA.—Shelton av, n s, 100 w Alsop st, 1½-sty frame extension, 7x13, rear dwelling, tin roof, interior alterations; cost, \$850; owner, Peter Troutmann, premises; architect, W. A. Ferris, 106 Hillside av, Jamaica. Plan No. 776.

L. I. CITY.—Boulevard, e s, 225 s Webster av, building to be raised and new foundation, interior alterations; cost, \$1,000; owner, Rocco Graziano, 1735 St. Peter's av, Bronx; architect, Stephen S. Varalto, 239 East 80th st, Manhattan. Plan No. 774.

L. I. CITY.—Ridge st, 83, plumbing to dwelling; cost, \$150; owner, Sam Luckings, 851 Amsterdam av, Manhattan. Plan No. 731.

L. I. CITY.—Prospect st, w s, 100 n Paynter av, 1-sty frame extension rear dwelling, tin roof; cost, \$125; owner, J. S. O'Grady, 201 Prospect st. Plan No. 713.

L. I. CITY.—Jackson av, n e cor Hunters-point av, cut new doorway to store; cost, \$100; owner, Wm. Richtenstein, on premises. Plan No. 739.

L. I. CITY.—Skillman av, s e cor Moore st, interior alterations to factory and garage; cost, \$500; owner, Akron Tire Co., premises; architect, A. H. Stines, 132 4th st, L. I. City. Plan No. 760.

MASPETH.—2d st, n s, 180 e Broad st, 1-sty frame extension, 9x8, rear dwelling, tin roof; cost, \$75; owner, Julius Dohm, on premises. Plan No. 738.

MASPETH.—Grand st, s s, 245 e Columbia av, 2-sty frame extension, 14x38, side dwelling, tin roof, interior alterations; cost, \$1,000; owner, John Martino, on premises; architect, A. H. Stines, 132 4th st, L. I. City. Plan No. 725.

MORRIS PARK.—Atlantic av, s e cor Church st, repair dwelling after fire damage; cost, \$200; owner, Margaret Kelly, premises. Plan No. 763.

NEWTOWN HEIGHTS.—Jefferson av, n w cor Jansen av, new stone addition to dwelling; cost, \$300; owner, Wm. Ackel, on premises. Plan No. 761.

OZONE PARK.—Washington av, w s, 160 n Jerome av, plumbing in dwelling; cost, \$80; owner, M. Granzer, premises. Plan No. 755.

RICHMOND HILL.—Oxford av, w s, 200 s Emerson st, plumbing to dwelling; cost, \$60; owner, Mrs. L. Minicus, on premises. Plan No. 718.

RICHMOND HILL.—Chichester av, n s, 20 e Chestnut st, plumbing to dwelling; cost, \$60; owner, Mary Greither, on premises. Plan No. 733.

RICHMOND HILL.—Jamaica av, n w cor Welling st, new store front to dwelling; cost, \$250; owner, E. G. Bullard, on premises. Plan No. 711.

RICHMOND HILL.—Jamaica av, n e cor Stott-hoff av, new store front to dwelling; cost, \$250; owner, Chas Heins, on premises. Plan No. 712.

RICHMOND HILL.—Stothoff av, e s, 180 n Jerome av, plumbing to dwelling; cost, \$50; owner, A. J. Kelly, on premises. Plan No. 747.

Alterations, Queens, Continued.

RIDGEWOOD.—Onderdonk av, 454, interior alterations to tenement and store; cost, \$350; owner, Jos. Heinz, on premises. Plan No. 746.

ROCKAWAY BEACH.—Jamaica Bay, 100 w Eldert av, gas piping to club house; cost, \$75; owner, Wm. Haunge, premises. Plan No. 721.

ROCKAWAY BEACH.—Boulevard, s s, 150 e Centre st, 1-sty frame extension, 6x20, front store and dwelling, new plumbing; cost, \$200; owner Eugene Denning, on premises. Plan No. 727.

ROCKAWAY BEACH.—Pleasant av, e s, 90 n L. I. R. R., 2-sty frame extension, 16x6, rear dwelling, shingle roof; cost, \$200; owner, Wm. Sleske, premises. Plan No. 772.

SPRINGFIELD.—Foster pl, s s, 175 e New York av, new foundation to dwelling; cost, \$150; owner, J. W. Foster, on premises. Plan No. 745.

WHITESTONE.—18th st, w s, 125 e 8th av, build entrance to cellar, store and dwelling; cost, \$175; owner, H. Meyer, on premises. Plan No. 726.

WINFIELD.—Woodside av, s s, 75 w Walnut st, new store front to dwelling; cost, \$75; owner, J. Rozek, on premises. Plan No. 720.

WINFIELD.—Shell rd n s, 339 e Fisk av, new store front to dwelling; cost, \$500; owner, Victoria Becker, on premises. Plan No. 737.

Richmond.

BAY ST., e s, 75 n Prospect st, Stapleton, alteration to carriage house; cost, \$300; owner, Edmund Schaefer, Stapleton. Plan No. 142.

HAMILTON ST., n s, 275 w Van Duzer st, Stapleton, alteration to frame dwelling; cost, \$300; owner, Geo. Julius Loos, 27 Hamilton st, Stapleton. Plan No. 131.

LINCOLN ST., e s, Midland Beach, alter frame bath house; cost, \$3,500; owner, Midland Beach Co. Plan No. —.

MAIN ST., w s, 60 n Amboy rd, Tottenville, alteration to frame store and dwelling; cost, \$800; owner, Fred B. Peto, Tottenville; architects, Dekny & Jensen. Plan No. 133.

FRESH KILLS RD., s Rossville av, Rossville, alter frame dwelling; cost, \$75; owner, Mrs. A. Engert, Rossville. Plan No. 121.

LAUREL AV., n s, 150 e Gordon st, Stapleton, alteration to frame dwelling; cost, \$800; owner, Mrs. J. Edwards, Jr., Stapleton; architect, Wm. Sample, Stapleton. Plan No. 132.

MONTGOMERY AV., e s, 800 e Fort Park, Tompkinsville, alteration to brick store and dwelling; cost, \$300; owner, James Lucey, Tompkinsville. Plan No. 134.

RICHMOND TURNPIKE., e s, cor Austin pl, Tompkinsville, alteration to frame factory; cost, \$3,314; owner, L. DeJonge Co., Tompkinsville; builder, Wm. C. Van Brunt. Plan No. 135.

RICHMOND AV., w s, 25 n Hatfield av, Port Richmond, alteration to frame store and dwelling; cost, \$400; owner, G. Lovell, Port Richmond. Plan No. 126.

RICHMOND RD., n s, 125 s Bay st, Stapleton, alteration to frame dwelling; cost, \$200; owner, Wm. Robinson, Stapleton. Plan No. 138.

RHINE AV., w s, 50 s De Kalb st, Concord, alter frame dwelling; cost, \$120; owner, Thos. Spetch, Concord. Plan No. 123.

SHELDON AV., n s, 400 s Jefferson, Annadale, alteration to frame dwelling; cost, \$75; owner, John Bauer, 136 East 42d st, Manhattan. Plan No. 119.

SPRAGUE AV., 438, Tottenville, alteration to frame dwelling; cost, \$350; owner, Martha J. Bishop, Tottenville. Plan No. 137.

17TH AV., n s, 125 w Westervelt, New Brighton, alter frame dwelling; cost, \$700; owner, J. O'Brien, New Brighton. Plan No. 122.

PLANS FILED IN
NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending April 10. The location is given, but not the owner's address.

MONTCLAIR.—Claremont Co., n w cor Claremont and Highland avs, 4-sty brick, \$35,000.

PASSAIC.—Pink & Pashman, n w cor Paulison av and High st, two buildings (one 3-sty and one 4-sty), brick, \$44,000.

NEWARK.—Leonard Frusinsky, 562 South 13th st, 2-sty frame, alteration, \$500; Henry Schenck, 695, 697, 699 and 701 South 19th st, four 3-sty brick, \$20,000; Jacob Truck, 141 South Orange av, 3-sty frame, alteration, \$1,000; Ludwig Hambrook & Sons, 461 and 464 Jelliff av, two 3-sty frame, \$10,000; John Pascone, 92 Sheffield st, 3-sty frame, alteration, \$1,500; James Nosti, 150 Sheffield, 3-sty frame, alterations, \$300; Ludwig Hambrook & Sons, 397 and 399 Badger av, two 3-sty frame, \$10,000; Nicola Villanova, n e cor 14th av and Newton st, 4-sty brick, \$12,000; Mrs. Philip Roth, 29, Market st, 4-sty brick, alteration, \$2,000.

NEWARK.—Andreo Marotta, 23 Searing st, 3-sty brick, \$4,000; John Mariove, 869 South 18th st, 3-sty frame, \$6,000; James H. Swann, 35 Demarest st, 2-sty frame, \$5,000; Maria Fortorielle, 660 North 6th st, 2-sty brick, \$5,000; Michael Galia, 285 and 287 14th av, two 3-sty brick, \$18,000; Mary A. Roder, 291 16th av, 3-sty frame alteration, \$300.

ORANGE.—Alfreda Manfra, 192 Essex av, 3-sty brick, \$5,000.

JERSEY CITY.—August Cross, 122 Irving st, 3-sty brick, \$10,000; Zerman Realty & Cons. Co.,

n e cor Glenwood av and Boulevard, 5-sty brick, \$125,000; Abraham Ginsberg, n e cor Princeton and Linden av, 3-sty brick, \$15,000; Ignazio Salerno, 212 Pine st, 3-sty frame, alteration, \$300; Mary E. Henry, 161 Congress st, 3-sty frame, \$7,000; Catherine Simon, 117 and 119 Bostwick av, two 3-sty brick, \$16,000.

JERSEY CITY.—Joseph Gatov, 158 Grant av, 4-sty brick, \$14,000; Max Potashkin, 122-124 Baldwin av, 3-sty brick, \$8,000; David Feingold, 311 Railroad av, 4-sty frame alteration, \$100.

TOWN OF UNION.—Amelia Lauf, 578 Hackensack Plank rd, 3-sty brick, \$7,000.

KEARNY.—Samuel Kavaleer, 309 Kearny av, 3-sty frame, \$6,000.

EDGEWATER.—Herman Lubben, n w cor Columbia ter, South and Columbia ter East, 4-sty brick, \$30,000.

BAYONNE.—Lochowitsky & Cohen, n w cor 17th st and Av C, 3-sty brick, \$14,000.

LODI.—Donato Greco, inside Westervelt pl, 66 ft w of Willard st, 2-sty brick, \$4,000.

FORT LEE.—Vincent DeMatteo, n side Main st, 30 ft w of John st, 3-sty brick alteration, \$1,000.

PLAINFIELD.—Crescent Realty Co., 217 East 7th st, 4-sty brick, \$45,000.

ELIZABETH.—Mrs. Jessie Kunze, 61 Broadway, 4-sty frame alteration, \$2,000; Elias Rosenberg, 408-408½ Spring st, 3-sty frame, \$7,000.

WOODCLIFF.—Michael Gardner, s side 28th st, 150 ft w of Hudson av, 3-sty brick, \$9,000.

PATERSON.—Morris Ring & Louis Babber, 57 Graham av, 3-sty frame, \$7,000; Sarah Sheps, 137 Barclay st, 3-sty frame alteration, \$200.

EAST ORANGE.—Abraham Haiken, n e cor Dodd and Long sts, 3-sty frame, \$8,000.

IRVINGTON.—Michael Novak, 334 17th av, 3-sty frame, \$5,000.

PERSONAL AND TRADE
NOTES.

CONCRETE STEEL CO. has moved its offices from 32 Broadway to 42 Broadway.

H. C. PITTMAN, architect, has moved his offices from 1123 Broadway to 52 William st.

J. S. CRANE, INC., architects and engineers, has opened offices at 150 Nassau st.

HENRY CAPE, lumber dealer, has moved his offices from 1 Madison av to 52 Vanderbilt av.

FRANK MESCIA, plumbing contractor, has opened a new shop and office at 24 East 8th st.

J. KRESSE CONSTRUCTION CO., fireproofing, has moved its offices from 1133 Broadway to 52 Vanderbilt av.

J. W. BISHOP CO., general contracting, will move its offices from 345 5th av to 101 Park av about April 26.

W. F. DAVIS, general contractor, has moved his office from Newark, N. J., to 38 Arthur av, Belleville, N. J.

CHARLES L. DRAKE, carpenter contractor, has moved his office and shop to 407 Park av, Plainfield, N. J.

W. C. WINTERS, architect, has enlarged his offices, taking the entire second floor of 106 Van Siclen av, Brooklyn.

CHARLES S. TOWLE, civil engineer and city surveyor, has moved his offices from 5 East 42d st to 52 Vanderbilt av.

PHILIP CAPLAN, architect, has moved his office from 477 Boulevard, Rockaway Beach, L. I., to 26 Court st, Brooklyn.

MICHAEL COHEN & CO., stone dealers and contractors, will move their offices May 1 from 1133 Broadway to 8 West 40th st.

KALLICH & LUBROTH, architects, have moved their offices from 186 Remsen st to larger quarters at 215 Montague st, Brooklyn.

WM. H. FISSELL CO., general contracting, 1133 Broadway, will move its offices May 1 to the Marbridge Building, 1328 Broadway.

WALTER H. JACKSON, architect, 500 5th av, desires catalogues and information on gasoline storage tanks and oil traps for garages.

LEEMING & WARDNER, architects, have opened offices for the practice of their profession at 1 Washington st, Poughkeepsie, N. Y.

H. D. BEST & CO., general contractors, have moved their offices from 320 5th av to the Vanderbilt Concourse Building, 52 Vanderbilt av.

CHARLES L. REEDER, consulting engineer, Baltimore, Md., has moved his offices to the Park Avenue Building, Park av and Saratoga st.

HAROLD L. YOUNG and STEWARD WAGNER, architects, will move their offices May 1 from 1204 Broadway to 110 West 40th st, 26th floor.

HENRY ATTERBURY SMITH and William P. Miller, architects, have moved their offices from 1181 Broadway to the 15th floor of 52 Vanderbilt av.

FRED T. LEY & CO., INC., general contractors, have moved their offices from 30 East 42nd st., to the Vanderbilt Concourse Building, 52 Vanderbilt av.

E. F. GIBERSON & CO. Indiana limestone quarriers and dealers, will move their offices from 200 5th av to the Vanderbilt Concourse Building, 52 Vanderbilt av.

WM. NEIL SMITH, architect, has a series of articles running in the Delineator Magazine on Country Residence work. The next article will appear in the May number.

GEORGE OAKLEY has been appointed city engineer of Little Falls, N. Y., succeeding O. J. Dempster, who resigned to become associated with the State Highway Department.

CALVIN TOMKINS, sole agent for the New-ark Plaster Co., and the Tomkins Cove Stone

Co., has moved his offices from 17 Battery pl to 30 Church st. Telephone 6196 Cortlandt.

LUDWIG EISINGER, architect, formerly manager for W. W. Bosworth, 527 5th av, has opened an office for the practice of his profession at 52 Vanderbilt av. Telephone, Murray Hill 530.

RICHARD L. WALSH & CO., general contractors, have discontinued their uptown offices at 30 East 42d st. All business of the company is now transacted at their offices 253 Pearl st.

W. C. CHAPMAN, for many years connected with the sales organization of Manning, Maxwell & Moore, Inc., at the Philadelphia branch, has been appointed manager of that branch.

SARCO ENGINEERING CO., manufacturer of the Sarco steam traps, Sarco vacuum valves and Sarco temperature regulators, has moved to new and larger quarters in the South Ferry Building, 1 State st.

GOVERNOR FIELDER, of New Jersey, recently signed a bill which requires separate contracts for heating and plumbing work on all public buildings where the cost of the work is to exceed \$100,000.

LEON CUBBERLY, architect, 1 Madison av, and Long Branch, N. J., has temporarily closed his New York office. He is devoting his entire time to the work of his New Jersey office, 192 Broadway, Long Branch.

LEWIS F. PILCHER, State Architect, has been commended in the report made by Comptroller Travis, for the efficient manner in which he has conducted the affairs of the State Department of Architecture.

C. V. DRIGGS, INC., plumbing and heating supplies, has opened offices and warerooms at 160 East 56th st. C. V. Driggs, president of the new concern, was formerly manager of the H. P. Read Lead Works.

RYAN & DIPPEL, formerly associated with the L. K. Comstock Company, have opened offices in the Vanderbilt Concourse Building, 52 Vanderbilt av, where they will conduct an electrical engineering and contracting business.

THOMAS COX, JR., Orchard st, Tuckahoe, N. Y., was recently appointed secretary of the Westchester County Building Committee, lately appointed by the Board of Supervisors to have charge of the construction of public buildings.

MEYERS & THOMPSON have recently engaged in the plumbing supply business at 13th av and 38th st, Brooklyn, Benjamin Meyers, formerly with the Colwell Lead Co., and W. F. Thompson are members of the new firm.

WARREN & CLARK, architects, 489 5th av, have an article in this month's "Good House-keeping" magazine in which they present the plans and the perspective of a country residence in which many new ideas for economy of space are shown.

PIERCE, BUTLER & PIERCE MFG. CORPORATION, Syracuse, N. Y., and 279 4th av, N. Y. C., announces that R. J. Kingsbury, formerly connected with the Koalsave Vacuum Valve Co., has joined the sales force of the company's New York branch.

HEIDRITTER LUMBER CO., Elizabeth, N. J., has been awarded a contract to furnish the lumber and timber for the construction of stands at the Federal League grounds in Harrison, Newark. The job will require more than 2,000,000 feet of spruce and yellow pine.

A. A. NELSON, one of this year's graduates from the Mechanics' Institute of New York, has been employed by Friedman, Robertson & Keeler, architects, to act as architects' superintendent on the alteration to a large country residence at Red Bank, N. J.

JULIUS FRANKE, architect, 25 East 26th st, said this week that the outlook for future construction was considerably brighter than for some months past. There are a number of important alteration jobs now under way, and several large operations are being figured in his office.

ALBERT OLIVER, 101 Park av, has obtained for the Clinton Fireproofing Co., of New England, the contract for concrete arches, including cement finish and coal bunkers, for the new Essex Power Station now being erected at Newark, N. J., for the Public Service Electric Co. Becker Construction Co. is the general contractor.

JOHN MACADAM, contractor, 29 West 34th st., N. Y. City, moved into his new fireproof residence at Sea Cliff, L. I. Rather an unusual feature of his house is the carrying out of the fireproof idea throughout. Hollow steel doors and windows have been used in the interior as well as the exterior, and concrete arch roof construction as well as flooring.

ARTHUR G. MCCAIN, who for the last thirteen years has been connected with the Indiana-Bedford Stone Co., of Bedford, recently resigned to accept a position with G. P. Sherwood & Co., stone dealers, 1123 Broadway, Manhattan. Mr. McCain's successor as general manager of the Bedford company is Parker E. Lary, formerly of the Reed Stone Co.

TULLIS & BRANCHARD (Inc.), general contractors, 1328 Broadway have opened a shop at 87 Greenwich st., and in the future will assemble all special cabinet work and do their own carving of fancy woods. They are now assembling and carving the mahogany required for the extensive alteration for H. P. Whitney's suite of offices on the 29th floor of the new Equitable Building on Broadway.

LEE H. PARKER, formerly connected with the General Electric Co., and for the last ten years with the Stone & Webster Engineering Corporation of Boston, is now president of the Spray Engineering Co., 93 Federal st, Boston, manufacturers of air washers and sprinklers. It is Mr. Parker's aim to develop the Spray Engineering Co., along sound engineering and commercial lines and greatly increase the scope of its business.

WITH THE PURPOSE of demonstrating to architects and engineers the fire resisting qualities of their metal lumber, the Berger Manufacturing Company, under the technical supervision

of experts from Columbia University, conducted a fire test on Wednesday, at the Columbia testing station, Greenpoint, L. I. Compilations are now being made by the experts of the University, and no announcement of the results will be made for about two weeks.

WILLIAM H. GOODYEAR, curator of fine arts in the Brooklyn Museum, has been elected honorary and corresponding member of the Royal Institute of Architects of Ireland. The Irish architects have thus shown their appreciation of Mr. Goodyear's lectures on his discoveries of medieval architectural refinements, which were given in Dublin last May, and of the exhibition at the Dublin Museum of Mr. Goodyear's Cathedral photographs which were loaned by the Brooklyn Museum at that time.

OSCAR WENDEROTH, supervising architect, of the U. S. Treasury Department, has tendered his resignation, to take effect June 1. Ill health is given as the cause of his resignation from office. Mr. Wenderoth entered the supervising architect's office March 8, 1897, as an architectural draftsman, having been appointed from New York. In 1901 he resigned to accept a private position, but in 1903 returned to the office as a draftsman. In July, 1904, he again resigned, his object being to work on plans for the House Office Building. In July, 1912, President Taft appointed him supervising architect to succeed James Knox Taylor, resigned.

EDWARD WEST BROWNING, son of the late Edward Franklin Browning founder of the firm of Browning, King & Co., and nephew of the late J. Hull Browning, former president of the Erie Railroad, was married Thursday, April 15, to Miss Adele Lowen, daughter of Charles H. Lowen, at the Manhattan Congregational Church, Broadway and 76th st., by the Rev. Henry A. Stimson, and has gone on a tour through the Southwest, to be away two weeks. Mr. Browning is the owner of the World's Tower Building; the Herald Square Building, one of the tallest loft buildings in the world; the Browning Building, and is erecting four 13-story hotels in 71st, 72d and 73d streets.

ISAAC HARRY, LUDLOW L. MELIUS AND LOUIS W. ABRONS have organized the firm of Harby, Abrons & Melius, Inc., for the purpose of conducting a general contracting business and have opened offices at 30 East 42d st. Mr. Harby, the president of the new firm, was formerly with Bing & Bing and E. Brooks & Co. Mr. Melius, the vice-president, is connected with the Spuyten Duyvil Construction Co., and Mr. Abrons, who is secretary and treasurer, is from the Perth Construction Co. All three members of the firm are civil engineers. Mr. Harby and Mr. Abrons being members and Mr. Melius an associate member of the American Society of Civil Engineers.

GEORGE A. SHEDDEN CO., general construction, 37 East 28th st., is completing a rather unusual Colonial residence at Short Hills, N. J., for Philip Smith, from plans prepared by A. C. Nash, architect, 345 5th av. In this dwelling the Colonial treatment has been carried out to the smallest detail. All of the hardware, both inside and out is hand made and more than one hundred years old. It is part of the collection which Mr. Smith has been assembling during the last ten years. The most of it was obtained from old residences in New England. All doors are equipped with old thumb-latch catches, made of hammered brass and iron and in some instances two hundred years old. The mantles are for the most part wood, also antiques obtained from old New England houses and represent the best of the early Colonial design.

OBITUARY

CHARLES A. WOOLVERTON, electrical engineer, died at his home, 768 Amsterdam av. Monday, April 12. He was born in New York thirty years ago. He is survived by his widow.

JOSEPH FLEET, a builder prominent in Brooklyn for many years, died at his home, 34 Atlantic av., Friday, April 9. He was born in Babylon, L. I., seventy-five years ago. He is survived by his brother.

THEODORE GREENE, a carpenter and general contractor, died at his home, 5205 7th av., Brooklyn, Thursday, April 8. He was born in Germany thirty-two years ago. His widow and three children survive him.

CHARLES F. HILLS, president of the Franklin Electric Company, of Hartford, Conn., died at his home, 752 North Broad st., Elizabeth, N. J., Thursday, April 15. He was fifty-three years old. Mr. Hills had been ill for a year, and death was caused by a complication of diseases. He is survived by his widow and two sons.

JOHNSON CLARK MCBRIEN, a general contractor well known in the Bushwick section of Brooklyn, died of Bright's disease at his home, 865 Lafayette av., Wednesday, April 14. Mr. McBrien was born in Derby, Conn., sixty years ago and lived in Brooklyn for the last forty-five years. He is survived by his widow and a daughter.

WILLIAM E. McNEILLIE, an expert in building construction, died of intestinal disease at the Post Graduate Hospital, Monday, April 12. He was sixty years of age. Mr. McNeillie had been employed by various prominent architects to superintend the erection of many large buildings. The National City Bank Building and the Times Building were erected under his supervision.

MAURICE AUGUSTUS VIELE, president of Viele, Blackwell & Buck, construction engineers of 49 Wall st., the firm he founded several years ago, died last week at the Woodward Hotel. He was born at Geneva, N. Y., forty-eight years ago. Mr. Viele had been a noted engineer for many years. He was a veteran of the Spanish-American war and went to the front as adjutant of the corps of engineers that was recruited and sent by the General Electric Company. Mr. Viele was associated with that company for many years and at the age of 28 years was assistant to the chief engineer. He was a graduate of Hobart College and the Massachusetts Insti-

tute of Technology. Mr. Viele was a member of the St. Nicholas and Engineers' Clubs and of the Holland Society.

CHARLES W. MacCHORD, professor emeritus of mechanical drawing and designing in Stevens Institute of Technology, died at his home, 60 10th, Hoboken, Tuesday, April 13. He was in his eightieth year. He was chief draughtsman for Capt. John Ericsson and made the working drawings for the ironclad Monitor, victor in the historic fight with the Merrimac in Hampton Roads. He was draughtsman in the Delamater Iron Works, this city, after his graduation from Princeton in 1854, and while so employed he found errors in dimensions in some of Ericsson's plans. In spite of warnings that he would lose his job if he dared point out a fault to Ericsson, he did so, with the result that Ericsson took him into his own service, where he remained through the great engineer's life. Afterward he became chief draughtsman for the New York City Department of Docks.

KARL F. T. BITTER, the noted sculptor, died Saturday, April 10, in the New York Hospital, where he was taken after he had been struck by an automobile on Broadway on leaving the Metropolitan Opera House after the Friday evening performance. His wife was struck by the machine at the same time, but was not seriously injured. Mr. Bitter was born in Austria, December 6, 1867, and after completing his studies and serving in the army came to America in 1889. Mr. Bitter's work, particularly in its relation to architecture, is well known. He designed the famous bronze doors for Trinity Church, costing \$200,000, when a young man, winning in competition over some of the foremost sculptors of the day. He was director of the department of sculpture for the Panama-Pacific Exposition. In 1911 he finished the model of the figure of Henry Hudson, which was planned for the Hudson Monument on Supten Duvill Hill. Mr. Bitter received medals from the Paris Exposition of 1900, the Pan-American Exposition at Buffalo in 1901; at Philadelphia in 1902, and at the St. Louis Exposition in 1904. He was a member of the National Institute of Arts and Sciences, the National Academy and the Century Association. His residence was at 44 West 77th st. He is survived by his widow and three children.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st., N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS hold its annual convention at San Francisco, June 30-July 1.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st., N. Y. C., secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

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 ASSOCIATION OF MANUFACTURERS will hold its annual convention at the Waldorf-Astoria Hotel, New York City, May 18-19.

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.

ZENAS W. CARTER, 54 Devonshire st., Boston, Mass., has been appointed field secretary for the recently organized Granite Paving Block Manufacturers' Association of the United States.

NATIONAL DISTRICT HEATING ASSOCIATION will hold its seventh annual convention in Chicago, Ill., June 1-3. Headquarters at the Hotel Sherman. Secretary, D. L. Gaskill, Greenville, O.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Buffalo, N. Y., May 11-13, with headquarters at the Hotel Lafayette. Secretary, George D. McIlvaine, Oliver Building, Pittsburgh, Pa.

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.

NEW YORK ELECTRICAL SOCIETY, has elected to honorary membership, Dr. Alexander Graham Bell, Thomas A. Watson, John J. Carty and Dr. Michael I. Pupin in recognition of their work in the development of the telephone and telephone service.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention in conjunction with the Southern Hardware Jobbers' Association at New Orleans, La., April 20-23, inclusive. Secretary, F. D. Mitchell, Woolworth Building, New York.

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.

NEWARK ASSOCIATION OF MASTER STEAM-AND HOT WATER FITTERS at its annual meeting held on March 16 elected the following officers: John Nellis, president; John G. Kellar, vice-president; Thomas B. Cryer, treasurer; Harry Geiser, secretary; executive committee (two years), W. A. Lawson; (one year), Robert Berla.

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.

ARCHITECTS OF CHATTANOOGA, TENN., recently organized the "Society of Chattanooga Architects," for the fraternal and professional welfare of their profession in the city. After adoption of a constitution and by-laws, these officers were elected: J. D. Alsop, president; R. H. Hunt, vice-president; W. H. Sears, secretary and treasurer; Richard O. Deacon and Clarence T. Jones, members of the executive committee. Charter members of the society are J. D. Alsop, R. W. Alger, C. E. Bearden, L. H. Bull, R. G. Deacon, Clarence T. Jones, W. H. Sears, J. L. Snoddy, D. V. Stroop and R. H. Hunt.

CHATTANOOGA BUILDERS' EXCHANGE, CHATTANOOGA, TENN., was recently organized composed of fifty-six contractors and building material dealers. At the first meeting C. M. Willingham was elected president and Lee K. Wert, secretary. Permanent headquarters will soon be arranged for and an active campaign started to increase the membership will be started. The object of the Exchange is co-operation in the purchase of materials and the adoption of a comprehensive system for receiving architects' specifications and bidding on them.

BROOKLYN ENGINEERS' CLUB and the Municipal Engineers of the City of New York, jointly made a trip to Barren Island and Jamaica Bay Saturday, April 10. The party numbered about 200 members and guests. At Barren Island an inspection was made of the disposal plant and utilization of waste; and the improvements to Jamaica Bay were noted with interest. This was the first trip of a series of informal excursions planned by the Brooklyn Engineers' Club for the season of 1915.

RECENT INCORPORATIONS.

MOYER AND FAIRBAULT have filed incorporation papers with \$15,000 capital stock to do a general contracting, construction, manufacturing of building materials, asbestos, insulation materials, and act as electrical and mechanical engineers, with offices in Brooklyn. The directors are Herbert E. Mohr, 111 Nevins st., Samuel E. Maires and Thos. W. Maires, both of 672 Ocean av. S. E. Maires, 44 Court st., Brooklyn, attorney.

JOHN J. O'BRIEN CONSTRUCTION CORPN. has been chartered with \$50,000 capital stock to do a general contracting, construction and electric business, with offices in Manhattan. The directors are John J. O'Brien, 110 West 81st st.; Frederick J. Easterbrook, 50 East 58th st., and Maynard T. Corkhill, 110 West 81st st. R. W. Thompson, 52 Wall st., attorney.

STONE-WOOD ENGINEERING CORPN. is a \$100,000 company chartered with offices in Manhattan to do a realty, general contracting, construction and manufacturing of building materials, asbestos, fireproofing, cement, etc., and electric work. Jas. G. Gregg, Harry F. Karst and John T. McGovern, all of 141 Broadway, are the directors. Gregg & McGovern, 141 Broadway, attorneys.

FIREPROOF PARTITION CO. has been incorporated with offices in the Bronx, to do a general partition, stone work and building business, manufacture brick, stone, china, terra cotta and earthenware, with \$15,000 capital stock. The directors are Gerard H. Geraerds, Marie V. Geraerds and Daniel P. Farry, all of 1445 Boone av. The attorney is Ben W. Slote, 60 Graham av., Brooklyn.

GRETSCH BUILDING NUMBER FOUR is the name of a \$650,000 company, chartered, with offices in Brooklyn, to do a realty, general contracting, manufacturing of building materials business. The directors are Walter Gretsich and Fred Gretsich, both of 104 South 4th st.; Louis Gretsich, 177 Remsen st. and one other. K. C. & M. V. McDonald, 189 Montague st., attorneys.

NEW YORK LIBRARY SQUARE REALTY CO. is a \$100,000 company, chartered to do a realty construction and manufacturing of building materials business, with offices in Manhattan. The directors are Raphael Brill, Louis Cohen and David Davis, all of 37 Wall st. Gugenheimer, Untermeyer & Marshall, attorneys.

THE FOX ELECTRICAL CORPORATION, electricians, electrical engineers, mechanical engineers, general contracting, with offices in Manhattan, has been chartered with \$25,000 capital stock. The directors are Isabel W. Bonner, G. Harding and John W. Crandall, all of 165 Broadway. The attorneys are Hunt, Hill & Betts, 165 Broadway.

ESTATE OF CHARLES L. ADRIAN has filed incorporation papers with \$68,000 capital stock as a realty and construction business, with offices in Manhattan. The directors are Charlotte M. Adrian, Matilda C. Adrian, Anna L. Adrian, all of 905 West End av. and four others. Steiner & Petersen, 309 Broadway, attorneys.

WEST END AVENUE is the name of a \$50,000 realty and construction business with offices in Manhattan. The directors are Albert Saxe, 601 West End av.; Samuel L. Jackson, 111 Broadway, and William H. Freese, 111 Broadway. The attorneys are Freed, Abbott & Morgan, 32 Liberty st.

BUILDING MATERIALS AND SUPPLIES

SIGNS OF A GENERAL IMPROVEMENT IN BUILDING—MARCH
CEMENT SHIPMENTS 11 PER CENT. MORE THAN IN 1914

Supply 10 Per Cent. Behind Last
Year—Stock Market Effect

BUILDING reports received this week show a marked increase in the number of manufacturing plant extensions for the entire metropolitan district. Automobile, machinery steel and machine tool plants, refrigerating establishments, shipyards, crushing plants, paint and surgical supply establishments are included among the plants having plans on architects' boards for development and extensions. This indicates a more general revival of employment, the resumption of savings bank deposits and a general easing of money for building and permanent loans.

In the various lines of building material production the week's developments showed an increasing demand, emphasizing more than ever the necessity for turning in greater mill capacity to meet current and immediately prospective demand. Almost every mason's material yard from White Plains to New Brunswick is reporting extreme activity and prices close to list based upon quotations ruling in the wholesale New York market and operative on the floor of the Building Material Exchange in the Woolworth building.

General construction is gradually gaining, as shown by the report, elsewhere in this issue, of union labor employed. It is further evidenced by the quantity of brick being ridden. Reports of 115 cities in the country as received by report companies show that building is within only 2.2 per cent. of normal, whereas at the first of the year it was 15 per cent. behind, and in October of last year, two months after the war started, the falling off in prospective building construction in the country was 26.9 per cent.

The increased activity in security buying as shown by the behavior of the New York Stock Exchange reflects the general easement of investment money. Real estate and building interests argue that if there continues to be an influx of gold into this country and trade balance continues in favor of the United States as it has, there will be a quick return to commercial and industrial confidence, collections will be easier and investments will return to a normal basis. The revival of activity on the New York Stock Exchange was responsible for the re-employment in the last week of about 4,300 stenographers and clerks who have been besieging the employment agencies for work, and this has been reflected in a sharp curtailment in savings bank withdrawals. Labor union employment is 4.2 per cent. improved. Consequently, banks have more confidence in the financial outlook, and it ought to increase, according to well informed financial interests, as the rate of employment increases.

Western railroads are taking on more

help to the number of 2,000 on May first and 4,000 additional on June first. The Central Railroad of New Jersey has had to employ more help to take care of the increasing freight shipments, especially out of the cement districts. The Lackawanna has been taking on men in its western divisions. The U. S. Steel Corporation has taken on more men.

Plants like the Sauer-Mack Automobile Company, the Crucible Steel Company of America, the Bethlehem Steel Company and others are getting ready to accommodate more hands to take care of foreign and domestic business. All this indicates that better times are slowly approaching, even before the building season has developed.

National reports of the Portland cement industry, a fair basis upon which to judge the volume of building and municipal and government construction work, show that the demand in all States from Maine to Utah and from the Gulf to the Great Lakes, show 11 per cent. increase in shipments over the month of March last year with reserve stock 10 per cent. less. Here is shown a difference of more than 20 per cent. between demand and supply with more than 7 per cent. of mill capacity actually in operation. At the present indicated rate of demand for Portland cement the country's output this year, if current demand is maintained, will for the first time reach a total production of 100,000,000 barrels. This means employment for cement manufacturing labor on a scale never before known. In 1914 the total production for the country was 87,000,000 barrels.

The price situation for building materials in New York and vicinity still holds at levels that ought to be attractive to prospective builders. There is no material that has shown a serious reaction as a market, although in one or two instances large quantities have been sold at shaded quotations, primarily on accommodation orders. This is particularly true of the common brick market where manufacturers up the Hudson are desirous of obtaining empty barges so as to have them loaded when the spring building requirements develop. Consequently, there have been some sacrifice quotations made this week, but the market is still firm and demand brisk, like all other departments of the building material market.

Following is a table showing the plan filings for the entire city for the week just closed. In the corresponding week last year there were 348 plans filed with an estimated value of \$4,338,407.

		Week ending,	
		Apr. 9.	Apr. 16.
Manhattan.....	14	\$146,200	18 \$1,636,840
Bronx.....	19	507,500	27 704,550
Brooklyn.....	133	909,880	119 1,225,450
Queens.....	139	450,820	197 708,545
Richmond.....	...	...	46 232,930
Total.....	305	\$1,014,400	407 \$4,508,315

VULCANITE MOVES.

One More Company Comes Into the Building Material Zone.

ALBERT MOYER, Manager of Sales of the Vulcanite Portland Cement Company, announced this week that, after today, the address of the Vulcanite Portland Cement Company will be 8 West 40th street, telephone 5370 Bryant. The main sales office has been located in the neighborhood of Fifth avenue and 23rd street for fourteen years, originally in the Mohawk Building, then in the Flatiron Building and later in the Fifth Avenue Building. Keeping pace with the trend of the times this company has moved into the building owned by Paul Starrett, erected by the George A. Fuller Company, Starrett & Van Vleck, architects. It is opposite the New York Public Library and is convenient to all arteries of transportation. The company extends a cordial welcome to the trade, architects and builders to visit the new offices which have been appropriately adorned.

EXCHANGE ELECTION.

William C. Morton Made Treasurer for Sixth Time.

THOMAS D. MILLER of the Builders Supply Company, Newark, was elected president of the Building Material Exchange on Monday, April 12, to succeed Joseph F. Miller of the Lawrence Portland Cement Company. It was the thirty-fourth annual election and marked the sixth consecutive term that William C. Morton, sales agent for the Consolidated Rosendale Cement Company, has been chosen as treasurer. The remainder of the ticket was elected as follows: C. J. Curtin, vice president; and these trustees: Thomas D. Miller, C. J. Curtin, William C. Morton, George A. Mollitor, who is the secretary of the Exchange, Joseph C. Seguire, F. D. Creamer, T. I. Gleason, P. J. Heaney, Walter C. Schultz, Daniel Darrow, William T. Roberts, V. W. Tyler and J. C. Detwiler. The inspectors serving at the election were Orin F. Perry, Ernest Braun, Jr. and H. P. Brown.

Retiring President Miller's report showed that the Exchange had been open 255 days during the last year with an average attendance of sixteen and 12 visitors. The necrology showed the decease of John Messenger who joined December 4, 1896, and who died April 20, 1914; H. B. Homan, joined October 2, 1882, and died May 24, 1914; John C. Morton, joined April 9, 1884, died June 28, 1914, and Uriah F. Washburn, joined August 9, 1897, and died August 7, 1914.

There is a membership of 123. After all the expenses of the McAlpin luncheon had been paid the committee turned over \$94.20 to the surplus fund.

The membership certificates now have a book value of \$83.72 each.

The Treasurer's report showed a balance on hand April 2, 1914, of \$10,999.92. In April, 1915, \$11,051.62. The Exchange has its meeting rooms in the Woolworth building.

COMMON BRICK.

Big Gain in Sales and Demand Shows Building Impetus.

ANALYSIS of the common brick market, through statistics of unloading as compiled by the Greater New York Brick Company and the reports of bargeboat movements on the wholesale market, indicate a marked improvement in the volume of actual building construction now going ahead here.

The gain in distribution riding as reported by Gnybco is 2,370,900 over last week's total and an increase of 1,940,900 for the corresponding week last year. Wholesale purchases were 33 in excess of those of the same week last year and arrivals showed an increase of four.

This condition indicates a remarkable demand for common brick and is a positive sign that there is a corresponding increase in building.

It was stated this week that prices remain absolutely unchanged, at \$5.50 to \$5.75 per M. wholesale. Prospects for a change either up or down are exceedingly remote because there is a large quantity of brick still available up river and manufacturers are almost unanimous in their decision to encourage the use of brick in building construction as much as possible this season so as to safeguard specification of brick to the fullest extent in the light of the heavy cuts in the price of Portland cement lately.

Official transactions for Hudson River brick covering the week ending Thursday, April 15, 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 9-18.		Arrived.	Sold.
Friday, April 9.....	5	9	
Saturday, April 10.....	10	13	
Monday, April 12.....	17	15	
Tuesday, April 13.....	5	7	
Wednesday, April 14.....	7	9	
Thursday, April 15.....	11	14	
Total.....	55	67	

Reported en route, Friday, April 16—
Conditions of market, steady. Prices: Hudsons, \$5.50 and \$6. Raritan, \$6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7 and — (yard). Car goes left over Friday A. M., April 16—

		Unloading.	
		Apr. 8-27	1,430,000
Apr. 2-13	461,500	Apr. 10-21	625,500
Apr. 3-18	373,500	Apr. 12-31	1,101,000
Apr. 5-24	733,000	Apr. 13-27	1,152,000
Apr. 6-23	621,500	Apr. 14-34	1,424,900
Apr. 7-25	1,218,500	Apr. 15-40	1,449,000
Apr. 8-28	1,403,500	Total 180	7,182,400
Total 131	4,811,500		

		1914.	
Left over, Friday, A. M., April 10-3.		Arrived.	Sold.
Friday, April 10.....	4	5	
Saturday, April 11.....	9	6	
Monday, April 13.....	18	14	
Tuesday, April 14.....	2	2	
Wednesday, April 15.....	7	6	
Thursday, April 16.....	8	6	
Total.....	48	39	

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 17-12.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Apr. 15, 1915.....	331
Total No. of bargeloads sold Jan. 1 to Apr. 15, 1915.....	325
Total No. bargeloads, Jan. 1 to Apr. 16, 1915	66
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to Apr. 16, 1914.....	225
Total No. bargeloads sold Jan. 1 to Apr. 16, 1914.....	213
Total No. bargeloads left over Apr. 17, 1914	12

"I'M BULLISH," SAYS FRICK.

What the Newspaper Men Heard Him Say to Judge E. H. Gary.

WHILE the newspaper men were awaiting the pleasure of Judge Gary, Chairman of the Board of the United States Steel Corporation, on Tuesday morning, he stepped out of the inner sanctum where he and his colleagues retired to pursue the nimble mental exercise of thinking and acting in seven figure items, arm in arm, with Henry Clay Frick. They had been discussing, so the newspaper men were told, the peculiar gymnastics of Bethlehem Steel. Mr. Frick started to leave the room, accompanied by George W. Perkins, and George F. Baker, when Mr. Gary called to him:

"Then you are very bullish, Mr. Frick?"
"I was never more bullish in my life," said Mr. Frick in reply, and in a tone that left no doubt but that building material interests have good cause to expect the general improvement in business and building to continue with even greater acceleration.