

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JANUARY 10, 1914

A MODERN RAILWAY TERMINAL HOTEL

The Biltmore Is a Marvel of Electrical and Other Mechanical Innovations—Sanitary Kitchens and a Lavish Abundance of Conveniences.

THE Hotel Biltmore is part of the Grand Central Terminal, a circumstance which accounts for the more notable features observed in its architectural treatment, interior layout and service plant.

The Main Station of the terminal has an elevation equal to about six stories above the street. Across the narrow width of Vanderbilt avenue the Biltmore rises to a height of twenty-six stories. In order not to dwarf the monumental effect of the principal building, the Vanderbilt avenue facade of the Biltmore is recessed twenty-one feet above the sixth floor. Furthermore, above the sixth story the facade is broken by a light court seventy feet wide and 136 feet deep. The court is equal in width to an ordinary city street, and effectually divides the upper two-thirds of the Vanderbilt avenue front into twin tower-like wings.

By these interesting expedients in the matter of design, and by the absence of any imposing ornamental detail in the lower part of the facade, the commanding impression which a tall building covering a city square might easily have produced has been guarded against; and the emphasis of primary functional importance rests undisturbed with the Main Station.

The interior layout of the hotel has been greatly modified by the fact that the building stands, as it were, over the Incoming Station of the terminal. There was no room below the ground floor for such departments as are usually placed in subsurface stories. Much floor space that would ordinarily produce a direct income is therefore given over to a variety of uses other than the direct earning of rent. However, the resulting arrangement, imposed by necessity—though, following modern practice, it would no doubt have been partially adopted as a matter of choice—insures superior sanitation in the handling of food.

Interior Plan Unusual.

Thus, not only the main kitchen and the general refrigerator storage boxes, but also the special rooms where the rougher and more unsightly culinary work is done, are on the second floor, over the main dining-room and the men's cafe. The place given to the

kitchen is advantageous even apart from sanitary considerations, for it means quicker service if the waiter is in a position to carry filled dishes downstairs, instead of upstairs; and in the Biltmore he is not asked to carry any load upstairs, for used dishes are taken from the dining-tables to an escalator, which deposits them on a counter in the dish-washing room on the same floor with the kitchen. Here the waste contents are raked off and pushed into a funnel running down to a refuse incinerator in the basement. Another escalator brings the cleaned dishes to the kitchen.

The limitation of subsurface space has assured direct light and ventilation for all processes connected with the preparation and serving of food. Of the many secondary kitchens, only one,

which serves the grill room, is below the street level.

Finally, the service plant of the hotel is reduced to a minimum, as live steam, hot water for heating, electricity and compressed air are furnished from the service plant which supplies all the buildings within the terminal improvement zone. The only coal burned in the Biltmore is that used in kitchen ranges. The grime, odor and dust associated with the usual subsurface departments of hotels are absent; even garbage removal is eliminated.

Situation and Surroundings.

The Biltmore occupies the block bounded by Vanderbilt avenue, 43d street, Madison avenue and 44th street. The Main Station of the terminal, which was described in the Record and Guide of July 5, 1913, has an extension under Vanderbilt avenue and under the Biltmore. This extension comprises part of the subsurface space and of the ground floor of the hotel and is known as the Incoming Station. The Incoming Station is continuous with the Main Station on two underground levels. However, it separates the incoming from the outgoing traffic, and has its own independent station facilities, including waiting-room, train platforms, concourse, cab stand and ramps to the subway lines under 42d street. To prevent vibration the building columns have been kept distinct from the track floor steel work. All columns are in groups of three; the outer two take the girders of the track floor, while the middle one goes through the floor with clearance, and supports the frame of the building above.

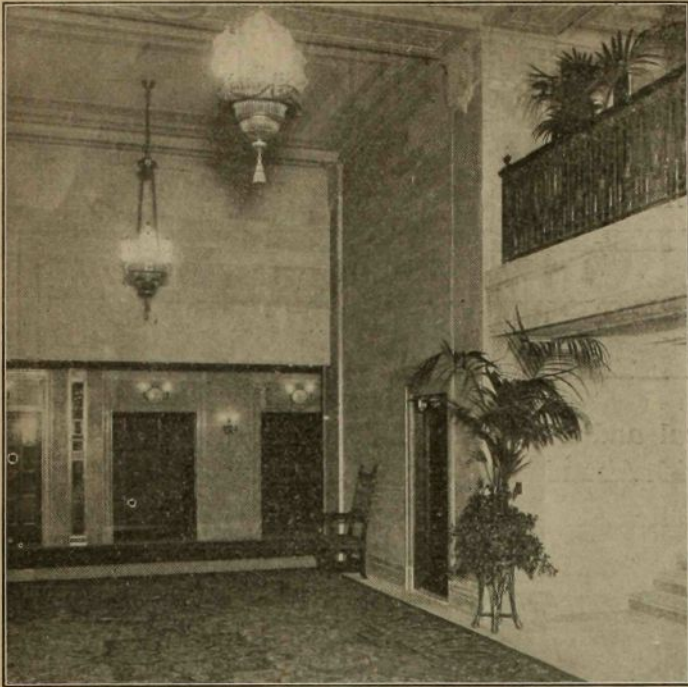
The building stands on a plot 200 by 215 feet, and contains twenty-six floors above the street level. The facades are of granite, limestone, brick and terra cotta in a modern adaptation of the architecture of the Italian Renaissance, and the color harmonizes with that of the Main Station.

Good Effects in Terra Cotta.

Interesting use has been made of terra cotta, which is the largest constituent in the fronts of the hotel. The large panels inserted in the stonework at the fifth story are of this material, and illustrate a high class of artistic



VANDERBILT AVENUE FRONT, SHOWING INTERESTING TREATMENT ADOPTED TO PREVENT DWARFING THE MAIN STATION.



HALL ON THE MAIN FLOOR, SHOWING THE ELEVATORS.



STAIRWAY TO MEZZANINE WRITING ROOM ON THE MAIN FLOOR.

modelling. Their color is an exact match for the limestone. Terra cotta window-sills have also been employed throughout the main shaft, and the crown is entirely of terra cotta, its commanding feature being a colonnade, which surrounds the building. Surmounting the columns is a series of terra cotta arches and spandrels, ornamented with a design of modelling in gray color, accentuated by a background of bluish gray. The cornice, in terra cotta is highly ornamented.

A notable feature is the roof garden, on the Vanderbilt avenue elevation, above the sixth floor. The balustrading, urns and caryatides of the pergola are all of terra cotta and of a very superior order of workmanship.

There are two subsurface floors in the space not occupied for railway purposes. The first contains the kitchen for the grill room, barber shops and public toilets. On the second are a Turkish bath, with a swimming pool forty feet long, said to be the largest in the country; laundries and the machine room.

Three Street Entrances.

Guests arriving by train may enter elevators from the station concourse and be carried to the lobby of the hotel. There are three street entrances, the main one being on 43d street and the others on Vanderbilt avenue. The south half of the house is given over to "commercial business." In the restaurants in this part of the main floor popular prices prevail and the menu is arranged for the business man, who may select a course luncheon if he chooses, but who, on the other hand, finds a comprehensive selection of dishes ready to be served.

The dining-rooms in the north half, which is the women's side, are operated on a more elaborate and formal scale. The north entrance on Vanderbilt avenue leads into the women's corridor, so that women may come and go without passing through the main lobby.

On the main floor are the hotel office, the palm or tea room, the men's cafe (40 by 80 feet), the main dining-room (40 by 120 feet), the grill room and two bars. There are mezzanines surrounding the men's and women's sides of this floor, on which are the men's writing room and the women's writing room, hair-dressing, reception and cloak rooms. The main dining-room and the men's cafe together occupy the Madison avenue frontage.

On the second floor are the main kitchen and a guests' library with alcove

book cases. The third floor is a service floor, with a kitchen for the floor above.

The Presidential Suite.

The fourth contains a Presidential suite, composed of a private salon, a dining-room, reception rooms and bedrooms. The suite is connected with the station by a private elevator, which brings the guest directly into his own apartment. This in turn connects with a large public salon and reception rooms, which can be used on special occasions and which accommodate several hundred people comfortably. In this kind of arrangement a public man may live at the hotel, hold his receptions, and arrive and depart without being observed by the public. The rest of the fourth floor is devoted to private dining-rooms and a special suite for private entertainments.

The fifth floor, a service floor, contains servants' dormitories and other conveniences for the help. It is also the distributing center for the mechanical features, such as ventilating fans, plumbing and heating pipes.

On the sixth floor, extending over the terrace formed by the recess and over the light court in the Vanderbilt avenue front, is a roof garden with trees, flower beds and shrubbery.

The sixth to the twentieth floors, inclusive, are typical guest chamber floors.

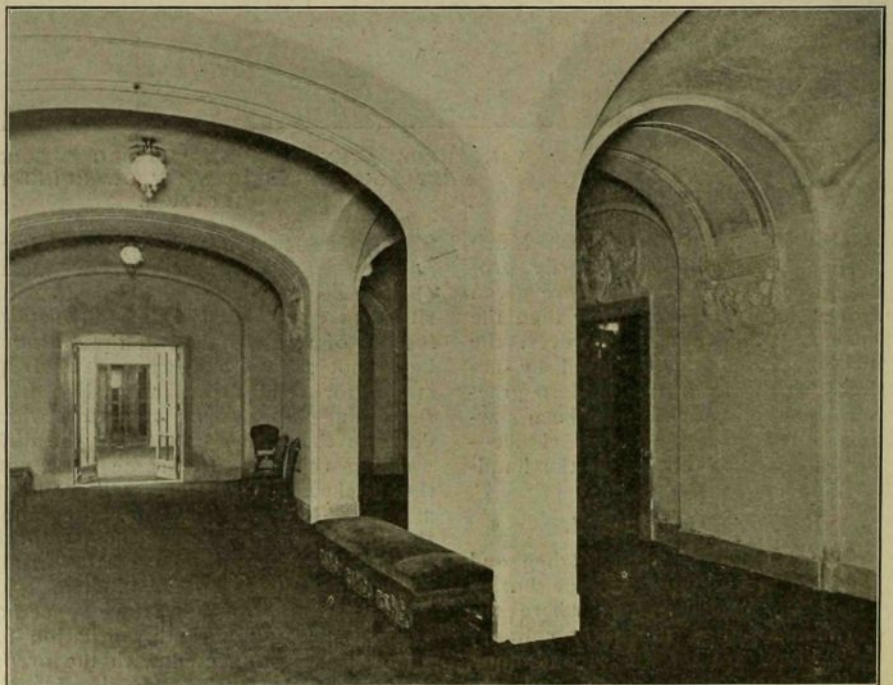
On the eighteenth, nineteenth and twentieth floors, facing 43d street and Vanderbilt avenue, a number of apartments have been provided for long-term tenants. These apartments, which have southern and eastern exposure, have all the accessories of a private home, except kitchens, and their rooms have been laid out and decorated according to the tastes of the lessees, among whom are William H. Newman, Whitney Warren and other prominent business and professional men.

The banquet-hall and main ballroom in the south wing of the twenty-second floor is three stories high. Leading to it is a reception room two stories high. The suite has its own kitchen and bar. In summer the banquet-hall is converted into a "skyline" restaurant by the removal of the 25-foot windows on three of its sides.

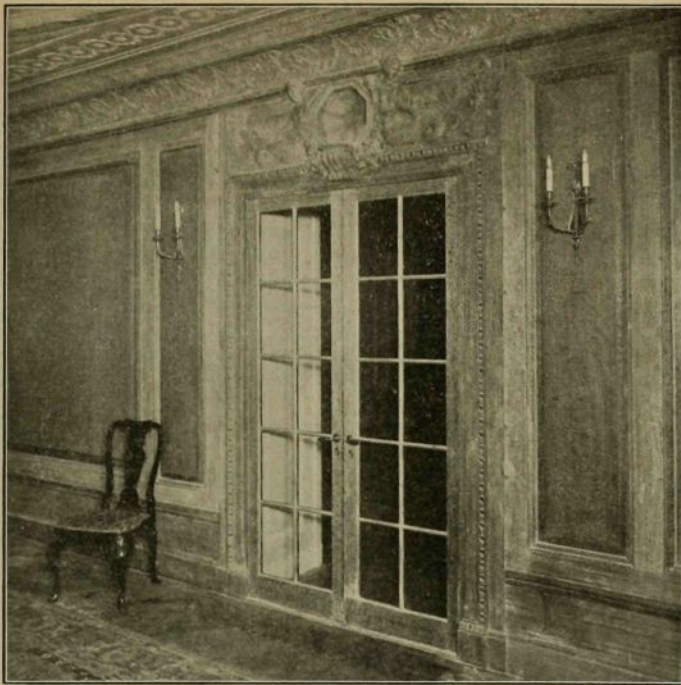
In the north wing of this floor is a hospital, with nurses' rooms and suites for patients and their attendants. The elevator which serves this floor can carry a full-length cot.

Notable Rooms.

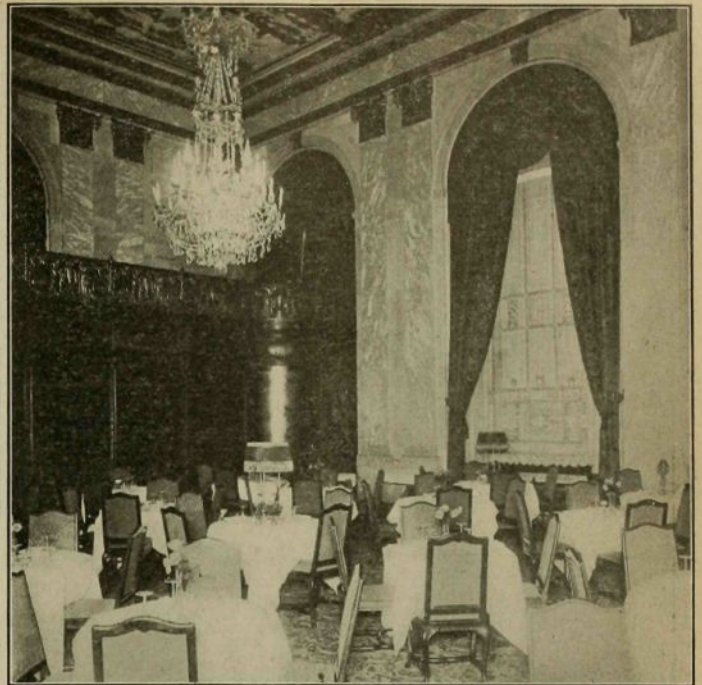
Among the show rooms of the hotel the main dining-room is, perhaps, the



THE LOBBY OF THE BANQUET HALL ON THE NINETEENTH FLOOR.



DETAIL FROM THE NINETEENTH FLOOR, SHOWING TREATMENT OF DOORS.



A CORNER OF THE MAIN DINING ROOM—THE CEILING IS WHITE AND GOLD, AND THE HANGINGS ARE OLD ROSE.

chief. Its carpet, upholstery and window draperies are in subdued red and the furniture in dark oak. The ceiling has classical figures in low relief of white against a background of gold. The walls are of marble in panel effect. The room is lighted by three large prismatic glass electroliers.

The general treatment of the grill room, the two bars, and the men's cafe is in the Elizabethan style, with panel walls and pilasters up to the ceilings and with marble and wood floors. All the wood is oak.

The women's room is treated in the Georgian style and the lobbies and palm room have marble walls with mural decorations in bronze. The main ballroom is in formal Louis XV style, with a general color scheme of blue and gold. Its broad expanse of floor space is unbroken by columns.

Mechanical Equipment.

The entire mechanical and electrical equipment of the Biltmore was designed by the Grand Central Station architects, Warren & Wetmore, and the work was executed and installed under the direct supervision of Clyde R. Place, mechanical and electrical engineer for the architects.

The building is heated and all power

is supplied from the Service Plant of the Grand Central Terminal at Lexington avenue, 49th to 50th streets. No boiler of any type or description is installed in the building, electrical energy, compressed air, steam and hot water coming exclusively from the Grand Central Terminal Service Plant.

Novel Heating Arrangement.

The building is the highest in the world heated entirely by a hot water circulation system. This heating system is divided into three distinct parts. The hot water for heating is supplied to the building by three mains carrying different pressures to conform to the pipes supplied by each. The basement, sub-basement and first six stories are heated by the low pressure system. From the seventh to the seventeenth floor the building is heated by the intermediate pressure system and from the eighteenth to twenty-sixth floor the heating is by the high pressure system.

There are 25,000 radiators, with 104,000 square feet of direct radiation. Temperature coils supply 14,000 square feet of heating surface. All piping, valves and radiator coils, etc., are of extra heavy construction and tested to 250 lbs. water pressure.

The ventilating system consists of thirteen supply and exhaust fans, with a capacity of 856,200 cubic feet of air per minute with motor connected load of 593 horsepower.

Electric Lights Safeguarded.

The electrical energy enters the building by what is known as a loop system at two separate points by individual feeders. The current supplied by each feeder being sufficient at all times to supply all electric power necessary for lighting and service. This system is designed to insure a constant supply of electric energy, and should one feeder blow out or become short-circuited in any manner the load can instantly be transferred to the other feeder. The system is also reinforced by the maintenance of a storage battery of sufficient capacity to carry the entire load of light and power for a limited time, pending repairs to main feeder lines or apparatus at service plant. The storage battery floats on the feeder system.

The hotel is lighted by 15,360 tungsten lamps, ranging in size from 15 watts to 150 watts.

There are one thousand bedrooms, 950 with bath rooms attached. Each room is lighted by a semi-indirect ceiling light containing one 100-watt tungsten lamp. Two bracket or mirror lights, one portable desk light and two Somno reading lights over beds complete equipment of these rooms.

The bath room equipment consists of two wall light brackets. Each bath room is equipped with an electric curling iron heater. Softened water is used for the baths, as well as for drinking and other purposes.

The main ballroom is lighted by three crystal draped chandeliers, containing ninety-six tungsten lights in each and with three light wall brackets arranged symmetrically.

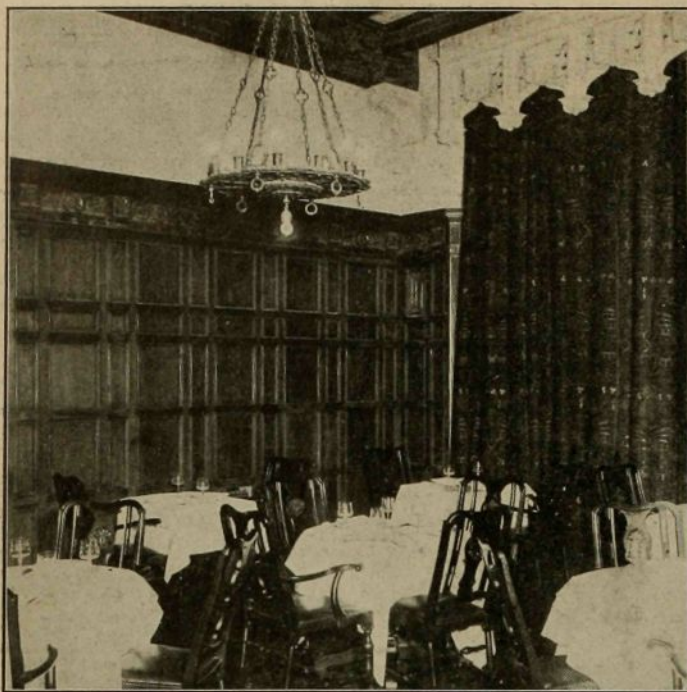
The main restaurant has for its main light three crystal draped chandeliers, with 100 tungsten lights in each and with the necessary wall brackets and receptacles for proper table lighting.

The corridors, exits and stairs, where lights are in continuous service, are hooked up to an emergency storage battery and lighting system, which is an independent system controlled from individual points and for the purpose of providing sufficient illumination to prevent panic or accidents in the event of the failure of the general lighting system.

The work of wiring the building for all branches of service required from



THE LIBRARY. A ROOM IN DULL PANELLING, WITH A PLASTER CEILING IN THE ENGLISH STYLE, AND JACOBAN FURNITURE.



A CORNER OF ONE OF THE CAFES ON THE MAIN FLOOR, WHERE THE DECORATIVE TREATMENT SUGGESTS THE GOTHIC STYLE.



THE TREATMENT OF THE LADIES' RECEPTION ROOM IS VERY CHARACTERISTIC OF THE WORK OF WARREN & WETMORE.

500,000 to 600,000 feet of conduit and from three to four million feet of electric wire. This includes all mains, feeders, etc.

The home station for the pneumatic tube system is at the office of the hotel, and has branches extending to all principal departments, including restaurants, florist, barber shops, wine room, etc.

Fire Alarm Device.

The fire alarm system consists of four break-glass stations on each floor, with indicator stations at two points, viz.: the chief engineer's office and the manager's office. This is devised to call engineer and manager to point of alarm. The system is connected at all points to the city's fire alarm system.

The time of visit of the watchman to each floor is recorded on four stations to a floor.

Dictaphone System.

Dictaphones installed for the use of the management insure rapid communication with the various service departments of the hotel. The system is operated from two master stations and thirty-three subsidiary stations, thirty-five instruments in all being installed. This system, while comparatively new, is becoming quite popular for work of the character that is called for by hotel management. There are no mouth pieces to the instruments. A person using them can speak in an ordinary conversational tone from any point of the room to two or more parties simultaneously. The platinum contact points in the dictaphone instruments last three or four times as long as the copper points in the ordinary telephone instrument.

The Telautograph.

The telautograph system consists of sixty-five sending transmitters and 145 receiving stations, controlled from two telephone switchboards and, independently, by thirteen transmitters located in various parts of the building. The system is devised to obviate the necessity of having bell boys constantly running around corridors paging guests and for transmitting important messages simultaneously to all service departments.

Elevators.

The elevator equipment consists of the two main banks of four passenger elevators each of 1 to 1 traction type, operated by direct connected motors of 60 horsepower each. The elevators have a speed of 600 feet per minute. There is, in addition, one private passenger

elevator of the traction type for the Presidential suite. The five service elevators are of special design, known as the geared traction type, operated by individual motors having a speed of 450 feet per minute. One beer lift and sixteen electrically-driven dumbwaiters complete the equipment in this line.

The dumbwaiters are operated and controlled automatically from the kitchen by push buttons, stopping only at the floor indicated, where the door opens and closes automatically. The system of control is devised particularly to prevent theft of silver. The dumbwaiters have a speed of 300 feet per minute.

Plumbing.

The plumbing system is the most up-to-date that has ever been installed, and complete in every respect. The water for all purposes is filtered and softened and pumped by automatic centrifugal electrically-driven pumps to the house tanks, two of which are located in the pent house on the top floor and two more on the fifth floor. The tank capacity is over 50,000 gallons of water.

The pumps are cross connected as are the tanks, so that the failure of any one unit can be taken care of by the by-passes and duplicate pumps installed for that purpose.

The house tanks on the roof supply all plumbing fixtures down to and including the fifth floor, and the intermediate tanks supply all fixtures below the fifth floor to the basement.

The water pressure is regulated by means of reducing valves, of which there are thousands located on the rising lines, regulating the pressure of water at all fixtures in various parts of the building.

Hot Water.

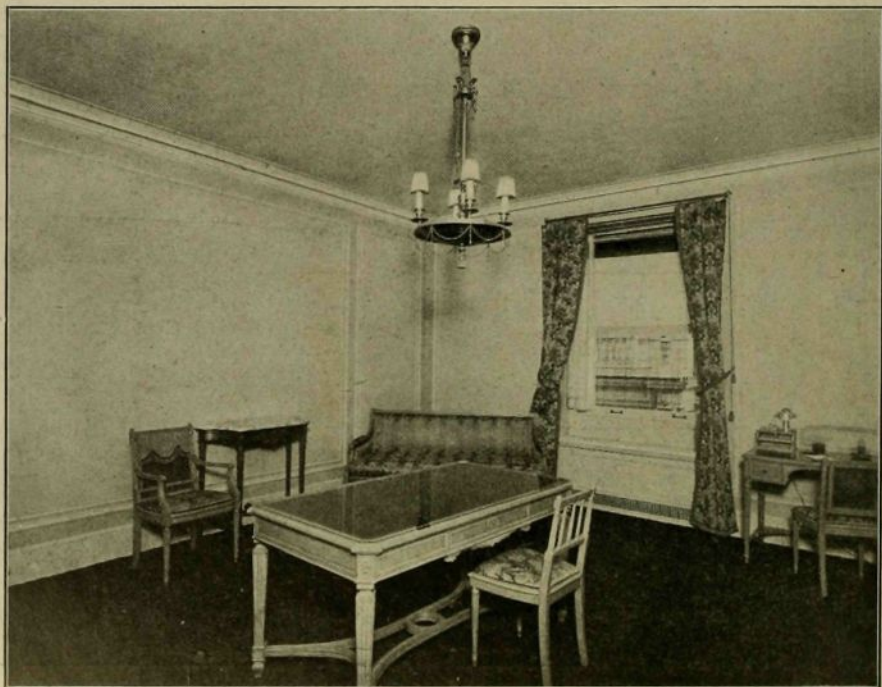
The hot water for plumbing fixtures is heated in generators located in the machine room of the Service Plant and is circulated by means of electrically-driven pumps throughout the building through lines which parallel the cold water circulation system. The hot water piping is by-passed and pumps duplicated the same as the cold water circulation system so as to insure a constant supply.

Plumbing Fixtures.

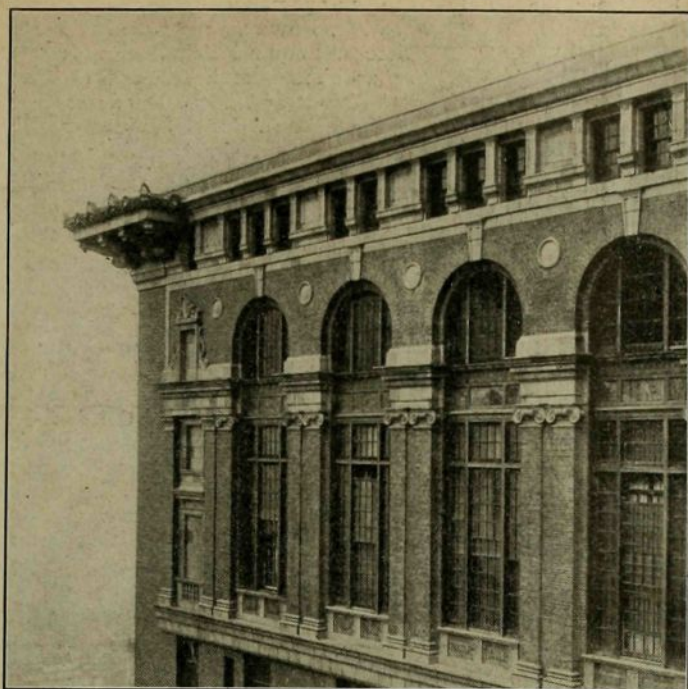
There are over 35,000 plumbing fixtures in the building.

Drinking Water System.

Drinking water is circulated throughout the building with faucets in each bath room. The water after being filtered is cooled by the refrigerating plant and circulated by means of electric pumps through special piping through-



A TYPICAL BEDROOM, WITH FURNITURE IN THE "ADAM STYLE."



DETAIL OF THE BALL-ROOM WINDOWS AS SEEN FROM THE COURT.



THE TEA-ROOM TERRACE, LEADING UP TO THE MAIN DINING-ROOM.

out the building. The pumps keep the water in constant circulation so as to maintain cooled water in all parts of the building at all times.

Refrigerating Plant.

There is a complete electrically-operated refrigerating plant installed in this building consisting of three 40-ton units. The ice is made on the roof of the building by a plant with a capacity of twelve tons per day. There are over ninety refrigerator boxes, a great many of them being as large as a room of ordinary size and all of which are cooled by brine circulation. The brine is cooled by means of shell coolers, located in the machinery room and is pumped by electrically-driven centrifugal pumps to the top of the building and from this point flows down through the hotel through the various pipes and back to the starting point. There is a separate set of refrigerating equipment for the exclusive use of ice cream making, operated in the same manner as the large plant.

Vacuum Cleaning System.

There has been installed a vacuum cleaning system of twelve-sweeper capacity, electrically operated. The stand-pipes for this system have outlets in various corridors and public spaces, to which the cleaning hose is attached.

Gas-piping.

The building is equipped throughout with gas facilities. The gas comes from the street, and is carried to the various kitchens and pantries where gas is required. All stairways have combination gas and electric fixtures to insure illumination should electric current fail for any reason.

Maids' Call System.

Means of communication within the building are further supplied by a remarkably complete telephone system and by a novel maids' call device. There is a telephone not only in every guest room, but at every table in the men's cafe; indeed, wherever a guest is likely to go for a few minutes in the hotel, he is almost sure to find a convenient telephone.

The maids' call system insures prompt service and perfect superintendence of the room help. Beside each door leading to a guest room is a panel with electric connection. Every maid carries a small lamp on a flexible cord and with a three-prong plug. As she is about to enter a room she inserts the plug in the panel. Two of the prongs light the lamp, which may be seen down the corridor; and the third prong causes an indicator to flash on the main telephone

switchboard. The presence of the maid is consequently apparent at a glance, both to the floor superintendent and to the switchboard operator. The operator, if a call is registered, can telephone at once to the maid nearest the source of the call by ringing up the room telephone where the maid is working.

The switchboard, besides indicating the whereabouts of the maids also registers the individual button calls in every room for maids, bell boy and waiter, as well as room telephone calls.

The Fire-Protection System.

The latest devices for insuring protection against fire have of course been adopted. There are six continuous staircases leading from the main floor to the roof. Two of these are brick fire-towers built in connection with the elevator walls. The remarkably complete fire protection system includes an electric-driven Fire Underwriters' pump, street fire engine connections, stand pipes and hose throughout.

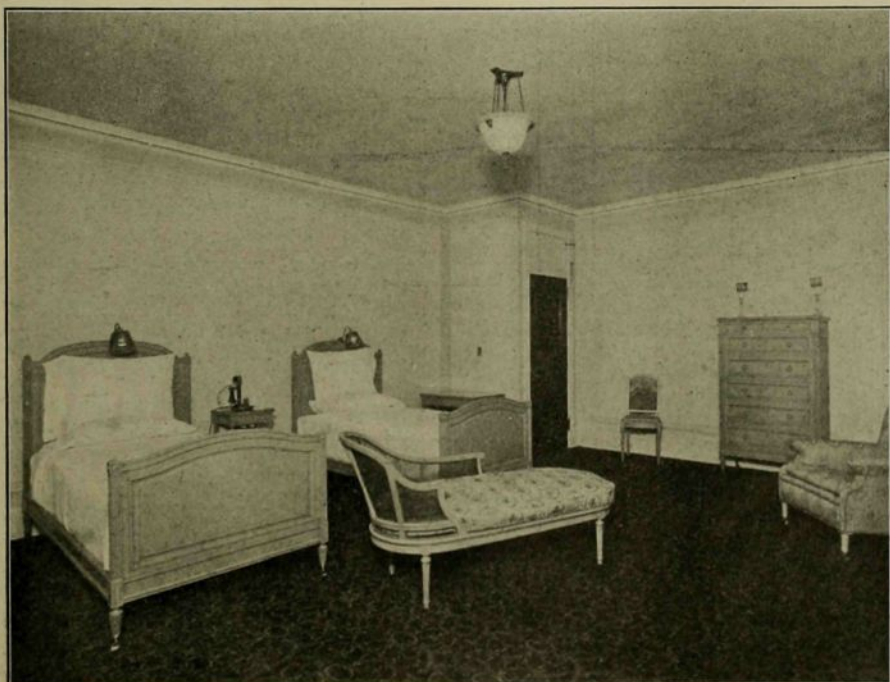
The fire pump, located in the basement, has a capacity of 1,000 gallons per minute against a head of 450 feet. A pressure is maintained on the fire lines at all times. On the high stand pipes reducing valves are placed with checks and by-passes, so as to lessen the pressure on the lower parts. The main portion of the building has four stand pipes, one going up near each stairway, with a fire hose in the stairways on each floor.

A total of four Siamese street connections are placed around the building. In the penthouse is a steel fire tank of 5,000 gallons capacity, which in case of fire is to act as a gravity water supply during the time prior to the pump's taking the load and the arrival of the fire engines. Two house tanks are also connected by stop and check valves into the fire line loop at the storage floor.

The House Crew.

The provision of quarters for the help is no small matter in a hotel of the first rank. The Biltmore, when running at full capacity, will have 200 waiters, 150 chefs and cooks, 100 bell boys, 100 chamber maids, fifty engineers and fifteen watchmen, besides managers, assistant managers, housekeepers, clerks, bookkeepers, pages, sewing girls and ladies' maids. The main switchboard of the hotel requires twenty-five operators.

The rooms for this help are so arranged that each group or class of employes has separate accommodations and its own bathrooms, libraries and dining-



BEDROOM IN A TYPICAL SUITE—MUCH OF THE BEDROOM FURNITURE IS IN THE "ADAM STYLE," AND BEAUTIFULLY MADE.

room. In order to make employes feel at home, parlors are provided, where they may assemble when off duty and meet their friends. This is a new feature calculated to instill the esprit de corps which is so essential to efficiency where the number of employes is large.

Owned by the New York Central.

The building is the property of the New York Central. It was leased from the plans for forty-two years to the Beau-Site Company, of which Gustave Baumann is president and John MacE. Bowman vice-president and treasurer. The rental during the term of the lease will aggregate the enormous total of nearly \$20,000,000. The land is said to be valued at \$3,000,000, the building at \$5,500,000 and the furnishings at \$1,500,000, making the total investment \$10,000,000.

The hotel was designed by Warren & Wetmore, the architects in charge of the architectural work connected with the Grand Central Terminal. The general construction contract, held by the Geo. A. Fuller Company, was executed in a remarkably short time. The steel work was finished on August 15, 1913, and

four months and a half later the hotel was opened, on New Year's.

A Combination of Experience.

In the planning, construction and equipment of the Biltmore an unusual combination of experience contributed toward the making of a notable modern hostelry. The architects had previously designed such leading hotels as the Belmont, the Vanderbilt and the Ritz-Carlton. The proprietors, particularly the veteran Mr. Baumann, had made a name for themselves in the old Holland House, and the general contractors had built the Plaza and Breslin in New York, the Copley Plaza in Boston, the Ritz in Montreal, the Chateau Laurier in Ottawa, the Fort Gary in Winnipeg, Manitoba, the Bellevue-Stratford in Philadelphia, the Blackstone and La Salle, Chicago, the Georgian Terrace, Atlanta, the Green Briar Hotel, in White Sulphur Springs, W. Va., and the New Willard in Washington.

Builders' Conferences.

From the time the George A. Fuller Company was awarded the contract, weekly meetings have been held to in-

sure co-operation between the principals, Mr. Bowman representing the proprietors, Leonard Schultze representing the architects, and Walter H. Clough, Carl Brandt and D. L. Norris representing the Geo. A. Fuller Company.

An important share in the making of the hotel was taken by W. J. Sloane & Co., who assembled the carpets, hangings, furniture and bedding and other household goods.

The co-operation of so experienced a group of specialists has made the Biltmore a fitting member of the series of improvements which constitute the Grand Central Terminal. With that terminal, the hotel enjoys an unmatched situation, in the heart of the social and business life of the city and at the main focus of the local transportation system of Greater New York. Like the terminal, too, the hotel is a marvel of electrical innovations and improvements applied to multifarious uses, its electric motors numbering not fewer than 150, ranging in capacity from one-half to 150 horsepower. Finally, in all that pertains to service, conveniences have been provided in lavish abundance.

An Authentic List of the Contractors and Sub-Contractors Who Did the Work and the Manufacturers Whose Ma- terial Was Specified or Used on the Hotel Biltmore

- Accessories, Bathroom:**
Galard Co., Newark, N. J.
- Air Pipes, Compressed:**
Reading Iron Co., 28 Platt st.
- Air Valves, Radiators:**
Jenkins Bros., 80 White st.
- Anchor, Stone:**
Dickson & Turnbull, 421 West 54th st.
- Arches, Driveway:**
A. G. Pierce Co., 103 Park av.
- Arches, Tile:**
Comerma Co., 14 East 42d st.
- Bar and Fixtures:**
Sloane & Moller, Inc., 316 East 65th st.
- Bathroom Accessories:**
Galard & Co., Newark, N. J.
- Beading, Corner:**
National Metal Bead Co., 7th av. and 22d st.
- Beer Pumps:**
H. D. Berner & Winterbauer, 4th av. and 12th st.
- Bells, Call System:**
J. Livingston & Co., 70 East 45th st.
- Blowers, Fans:**
American Blower Co., Detroit, Mich.
- Blue Stone:**
Martin P. Lodge, 532 West 44th st.
- Boards, Panel and Switch:**
Sprague Electric Co., 527 West 34th st.
- Bolts, Window:**
Morewood Standard Safety Devices Co., 253 Broadway.
- Booths, Telephone:**
Telephone Booth Renting & Sales Co., 335 Broadway.
- Broken Stone:**
Degnon Contracting Co., 60 Wall st.
- Brokers, Fire Insurance:**
Jas. Foster & Son, 55 John st.
- Brick, Common:**
John E. Kane Co., 103 Park av.
- Brick, Face:**
Fiske & Co., 40 West 32d st.
- Bronze, Ornamental:**
Hecla Iron Works, 118 North 11th st., Brooklyn.
- Bucks, Steel:**
C. E. Halback & Co., 27 East 21st st.
- Cabinet Work:**
Sloane & Moller, Inc., 316 East 65th st.
- Cabinet Work, Decorating:**
W. & J. Sloane, 47th st. and 5th av.
- Cable and Wire:**
Standard Underground Cable Co., 50 Church st.
- Caen Stone Cement, Imitation:**
E. de Vigan & Co., 16 William st.
- Call Bell System:**
J. Livingston & Co., 70 East 45th st.
- Carpenters:**
Sloane & Moller, Inc., 316 East 65th st.
- Carpets:**
W. & J. Sloane, 47th st. and 5th av.
- Cement:**
Lawrence Cement Co., 1 Broadway.
- Cement Floors:**
Stanley Golliek Co., 50 Church st.
- Cement, Imitation Caen Stone:**
E. de Vigan & Co., 16 William st.
- Cement, Non-Staining:**
Atlas Portland Cement Co., 30 Broad st.
- Clocks, Time Recording:**
Eco Magneto Clock Co., 26 Cortlandt st.
- Clocks, Watchman:**
Pettes & Randall, 150 Nassau st.
- Cold Storage Room:**
White Enamel Refrigerator Co. of N. Y., 53 West 42d st.
- Common Brick:**
J. P. Kane Co., 103 Park av.
- Compressed Air Pipe:**
Reading Iron Co., 28 Platt st.
- Concrete, Reinforced:**
Stanley Golliek Co., 30 Church st.
- Contractors, General:**
Geo. A. Fuller Co., 111 Broadway.
- Cork Composition Flooring:**
Dreadnought Flooring Co., Madison av. and 42d st.
- Corner Beading:**
David E. Kennedy, Inc., 48 West 38th st.
- National Metal Bead Co., 7th av. and 22d st.**
- Coverings, Pipe:**
Ehret Magnesia Mfg. Co., 17 Battery Place.
- Curtains:**
W. & J. Sloane, 47th st. and 5th av.
- Cut Stone:**
Maine & N. H. Granite Corporation, 103 Park av.
- Decorating and Furnishing, Interior:**
W. & J. Sloane, 47th st. and 5th av.
- Destructors, Garbage:**
Morse Boulger Destructor Co., 39 Cortlandt st.
- Dictaphone:**
General Acoustic Co., 220 West 42d st.
- Distribution Escalators:**
Alvey-Ferguson Co., 50 Church st.
- Doors and Sash, Fireproof:**
Reliance Fireproof Door Co., 47 Milton st., Brooklyn.
- Doors, Elevator:**
Hecla Iron Works, 118 North 11th st., Brooklyn.
- Doors, Mahogany:**
Sloane & Moller, Inc., 316 East 65th st.
- Doors, Mahogany (Lumber):**
I. T. Williams & Sons, 11th av. and 25th st.
- Doors, Revolving:**
VanKannel Revolving Door Co., Fuller Building.
- Drain Valves:**
Lunkenheimer Mfg. Co., 66 Fulton st.
- Drinking Water Refrigeration:**
DeLaVergne Machine Co., Locust av. and 138th st.
- Driveway Arches:**
A. G. Pierce Co., 103 Park av.
- Dumbwaiters, Electric:**
Burdett-Rowntree Mfg. Co., 50 Church st.
- Ejectors, Sewage:**
Sanitary Mechanical Specialty Co., 157 East 72d st.
- Electric Dumbwaiters:**
Burdett-Rowntree Mfg. Co., 50 Church st.
- Electric Work:**
J. Livingston & Co., 70 East 45th st.
- Elevator Doors:**
Hecla Iron Works, 118 North 11th st., Brooklyn.
- Elevator Signal System:**
Elevator Supply & Repair Co., 105 West 40th st.
- Elevators, Passenger and Freight:**
Otis Elevator Co., 11th av. and 26th st.
- Engineers, Steel:**
Balcon & Darrow, 70 East 45th st.
- Equipment, Kitchen:**
W. J. Buzzini, Inc., 505 West 21st st.
- Equipment, Laundry:**
Troy Laundry Machine Co., 33 Warren st.
- Erection of Mill Work:**
Sloane & Moller, Inc., 316 East 65th st.
- Erectors, Structural Steel:**
Terry & Tench Co., 70 East 45th st.
- Escalators, Distribution:**
Alvey Ferguson Co., 50 Church st.
- Excavating:**
Grand-Central Terminal Imp. Co., Grand Central Terminal.
- Fabricators, Structural Steel:**
American Bridge Co., 30 Church St.
- Face Brick:**
Fiske Co., 40 West 32d st.
- Fans, Blowers:**
American Blower Co., Detroit, Mich.
- Faucets:**
J. L. Mott Iron Works, 518 5th av.
- Field Coat Steel Protective Paint:**
Semet Solvay Co., 100 William st.
- Finished Hardware:**
Yale & Towne Mfg. Co., 9 East 40th st.
- Finished Plaster:**
U. S. Gypsum Co., 1170 Broadway.
- Fire Alarm System:**
DeVeau Telephone Mfg. Co., 472 18th st., Brooklyn.
- Fire Insurance Brokers:**
Jas. Foster & Son, 55 John st.
- Fireproof Doors and Sash:**
Reliance Fireproof Door Co., 47 Milton st., Brooklyn.
- Fireproof, Hollow Tile:**
National Fire Proofing Co., Fuller Bldg.
- Fireproofing Woodwork:**
Electric Fire Proofing Co., 327 Av. B.
Standard Wood Fire Proof Co., 220 5th av.
- Fittings, Hot Water:**
Baker, Smith & Co., 83 West Houston st.
- Fittings, Pipe:**
Crane Co., 490 Cherry st.
- Fixtures, Bar:**
Sloane & Moller, Inc., 316 East 65th st.
- Fixtures, Kitchen:**
W. J. Buzzini, Inc., 505 West 21st st.
- Fixtures, Lighting:**
Black & Boyd Mfg. Co., 23 East 22d st.
Edw. F. Caldwell & Co., 38 West 15th st.
Sterling Bronze Co., 16 East 40th st.
- Fixtures, Plumbing:**
J. L. Mott Iron Works, 518 5th av.
- Flag Pole:**
Hecla Iron Works, 118 North 11th st., Brooklyn.
- Flooring, Patent:**
Dreadnought Flooring Co., Madison av. and 42d st.
David E. Kennedy, Inc., 48 West 38th st.
- Floors, Cement:**
Stanley Golliek Co., 30 Church st.
- Floors, Parquet:**
Hasbrouck Flooring Co., 501 East 70th st.
- Freight Elevators:**
Otis Elevator Co., 11th av. and 26th st.
- Furnishings and Decorations, Interior:**
W. & J. Sloane, 5th av. and 47th st.
- Furniture:**
W. & J. Sloane, 5th av. and 47th st.
- Furring, Metal:**
Carnegie Steel Co., 30 Church st.
- Galvanized Wrought Iron Pipe:**
A. M. Byers Co., 23 Sullivan st.
- Garbage Destructors:**
Morse Boulger Destructor Co., 39 Cortlandt st.
- Gate Valves:**
Monarch Valve Co., 39 Cortlandt st.
- General Contractors:**
Geo. A. Fuller Co., 111 Broadway.
- Glass, Leaded, Plate, Sheet, Wire:**
Pittsburgh Plate Glass Co., 60 Vandam st.
- Granite:**
Maine and N. H. Granite Corp'n, 103 Park av.
- Grilles, Wire:**
Hecla Iron Works, 118 North 11th st., Brooklyn.
- Hangers, Pipe:**
Fee & Mason, 81 Beekman st.
- Hardware, Finished:**
Yale & Towne Mfg. Co., 9 East 40th st.

- Heaters, Hot Water:**
Alberger Pump & Condenser Co., 140 Cedar st.
- Heating & Ventilating:**
Baker, Smith & Co., 83 West Houston st.
- High Pressure Pipe:**
Reading Iron Co., 28 Platt st.
- Hot Water Fittings:**
Baker, Smith & Co., 83 West Houston st.
- Hot Water Heaters:**
Alberger Pump & Condenser Co., 140 Cedar st.
- Hollow Steel Trim:**
Hale & Kilburn Co., 30 Church st.
- Hollow Tile Fireproofing:**
National Fire Proofing Co., Fuller Bldg.
- Ice Machinery:**
Frick Co., 39 Cortlandt st.
- Imitation Caen Stone Cement:**
E. DeVigan & Co., 16 William st.
- Insurance Brokers, Fire:**
Jas. Foster & Son, 55 John st.
- Interior Decorating and Furnishings:**
W. & J. Sloane, 5th av. & 47th st.
- Interior Marble & Tile:**
J. H. Shipway & Bro., Locust av. & 136th st.
- Iron, Ornamental:**
Hecla Iron Works, 118 North 11th st., Brooklyn.
- Iron Pipe, Wrought, Galvanized:**
A. M. Byers Co., 23 Sullivan st.
- Kalamain Work:**
Reliance Fireproof Door Co., 47 Milton st., Brooklyn.
- Kitchen Equipment:**
W. J. Bruzzini, Inc., 505 West 21st st.
- Lath, Metal:**
Expanded Metal Engineering Co., 101 Park av.
- Garry Iron & Steel Co., 523 West 23d st.**
Roebling Construction Co., 1 Madison av.
- Laundry Equipment:**
Troy Laundry Machine Co., 33 Warren st.
- Leaded Glass:**
Pittsburgh Plate Glass Co., 60 Vandam st.
- Lighting Fixtures:**
Black & Boyd Mfg. Co., 23 East 22d st.
Edw. F. Caldwell & Co., 38 West 15th st.
Sterling Bronze Co., 16 East 40th st.
- Lifts, Sidewalk:**
Otis Elevator Co., 11th av. and 26th st.
- Lights, Vault:**
Hecla Iron Works, 118 North 11th st., Brooklyn.
- Limestone:**
Henry Hanlein & Sons, 417 East 103d st.
- Linen:**
B. Altman & Co., 34th st. and 5th av.
- Lockers, Steel:**
Durand Steel Locker Co., 132 Nassau st.
- Low Pressure Pipe:**
Reading Iron Co., 28 Platt st.
- Lumber (Mahogany):**
I. T. Williams & Sons, 25th st. and 11th av.
- Machinery, Ice:**
Frick Co., 39 Cortlandt st.
- Mahogany Doors:**
Sloane & Moller, Inc., 316 East 65th st.
- Mahogany Doors (Lumber):**
I. T. Williams & Sons, 11th av. and 25th st.
- Marble:**
Batterson & Elsele, 101 Park av.
J. H. Shipway & Bro., Locust av. and 136th st.
- Marquise:**
Hecla Iron Works, 118 North 11th st., Brooklyn.
- Masons' Materials:**
John P. Kane Co., 103 Park av.
- Metal Covered Doors and Sash:**
Reliance Fireproof Door Co., 47 Milton st., Brooklyn.
- Metal Furring:**
Carnegie Steel Co., 30 Church st.
- Metal Lath:**
Expanded Metal Engineering Co., 101 Park av.
- Garry Iron and Steel Co., 523 West 23d st.**
Roebling Construction Co., 1 Madison av.
- Metal Trim:**
Hale & Kilburn Co., 30 Church st.
- Metal Work, Roofing and Sheet:**
Central Sheet Metal Works, 260 East 78th st.
- Mill Work, Erection:**
Sloane & Moller, Inc., 316 East 65th st.
- Mirrors:**
Jacques Kahn, 533 West 37th st.
- Motors, Pumps:**
C. & C. Electric & Mfg. Co., Gardwood, N. J.
- Non Staining Cement:**
Atlas Portland Cement Co., 30 Broad st.
- Office Safes:**
Herring Hall Marvin Co., 30 Church st.
- Ornamental Bronze:**
Hecla Iron Works, 118 North 11th st., Brooklyn.
- Ornamental Iron:**
Hecla Iron Works, 118 North 11th st., Brooklyn.
- Ornamental Plastering:**
McNulty Bros., 549 West 52d st.
- Ornamental Terra Cotta:**
Federal Terra Cotta Co., 111 Broadway.
- Paint, Steel Protective (Field Coat):**
Semet-Solvay Co., 100 William st.
- Paint, Steel Protective (Shop Coat):**
C. M. Childs Co., 99 John st.
- Painting:**
Robert E. Mackay Co., 360 West 23d st.
- Panel and Switch Boards:**
Sprague Electric Co., 527 West 34th st.
- Parquet Floors:**
Hambrook Flooring Co., 501 East 20th st.
- Passenger Elevators:**
Otis Elevator Co., 11th av. and 26th st.
- Patent Flooring:**
Dreadnought Flooring Co., Madison av. and 42d st.
- David E. Kennedy, Inc., 48 West 38th st.**
- Pipe Coverings:**
Ehret Magnesia Mfg. Co., 17 Battery pl.
- Pipe Fittings:**
Crane Co., 490 Cherry st.
- Pipe, Galvanized Wrought Iron:**
A. M. Byers Co., 23 Sullivan st.
- Pipe Hangers:**
Fee & Mason, 81 Beekman st.
- Pipe (H. P., L. P. and Compressed Air):**
Reading Iron Co., 28 Platt st.
- Plaster, Finished:**
U. S. Gypsum Co., 1170 Broadway.
- Plastering, Plain and Ornamental:**
McNulty Bros., 549 West 52d st.
- Plate Glass:**
Pittsburgh Plate Glass Co., 60 Vandam st.
- Plate Work:**
Geo. E. Sealy Co., 39 Cortlandt st.
- Plumbing:**
J. S. Murphy, 353 East 78th st.
- Plumbing Fixtures:**
J. L. Mott Iron Works, 518 5th av.
- Plumbing, Pipe Coverings:**
Ehret Magnesia Mfg. Co., 17 Battery pl.
- Pneumatic Tubes:**
The Lamson Co., 15 Madison sq. North.
- Portland Cement:**
Lawrence Cement Co., 1 Broadway.
- Pressure Reducing Valves:**
Kieley & Mueller, 34 West 13th st.
- Pressure Tanks, Steel:**
Geo. E. Sealy Co., 39 Cortlandt st.
- Protective Paint, Steel (Field Coat):**
Semet-Solvay Co., 100 William st.
- Protective Paint, Steel (Shop Coat):**
C. M. Childs Co., 99 John st.
- Pumps, Motor:**
C. & C. Electric & Mfg. Co., Garwood, N. J.
- Pumps, Beer:**
H. D. Berner & Winterbauer Co., 4th av. and 12th st.
- Pumps, Motors Attached:**
Alberger Pump & Condenser Co., 140 Cedar st.
- Radiator Valves (Air):**
Jenkins Bros., 80 White st.
- Radiators:**
American Radiator Co., 104 West 42d st.
- Receptacles and Switches:**
Hart & Hegeman, Hartford, Conn.
- Recording Thermometers:**
Bristol Mfg. Co., 114 Liberty st.
- Reducing Pressure Valves:**
Kieley & Mueller, 34 West 13th st.
- Refrigeration:**
DeLaVergne Machine Co., Locust av. and 138th st.
- Refrigerators:**
White Enamel Refrigerator Co. of N. Y., 53 West 42d st.
- Registers:**
Best Register Co., 39 Cortlandt st.
- Regulators, Temperature:**
Powers Regulator Co., Park av. and 40th st.
- Reinforced Concrete:**
Stanley Golliek Co., 30 Church st.
- Revolving Doors:**
Van Kannel Revolving Door Co., Fuller Bldg.
- Rigging:**
Terry & Tench Co., Inc., 70 East 45th st.
- Roofing, Slag:**
Commonwealth Roofing Co., 535 East 19th st.
- Roofing and Sheet Metal Work:**
Central Sheet Metal Works, 260 East 78th st.
- Rubber Covered Wire:**
Habrishaw Wire Co., 1 Madison av.
- Rugs:**
W. & J. Sloane, 47th st. and 5th av.
- Safes:**
Herring Hall Marvin Co., 30 Church st.
- Sand:**
Degnon Contracting Co., 60 Wall st.
- Sash and Doors, Fireproof:**
Reliance Fireproof Door Co., 47 Milton st., Brooklyn.
- Scaffolding:**
Perfect Safety Scaffolding Co., 620 West 25th st.
- Seats, Toilet:**
Galard Co., Newark, N. J.
- Sewage Ejectors:**
Sanitary Mechanical Specialties Co., 157 East 72d st.
- Shades:**
W. & J. Sloane, 47th st. and 5th av.
- Sheet Glass:**
Pittsburgh Plate Glass Co., 60 Vandam st.
- Sheet Metal Work:**
Central Sheet Metal Works, 260 East 78th st.
- Shop Coat, Protective Steel Paint:**
C. M. Childs Co., 99 John st.
- Sidewalk Lifts:**
Otis Elevator Co., 11th av. and 26th st.
- Signal System, Elevator:**
Elevator Supply & Repair Co., 105 West 49th st.
- Skylights:**
Central Sheet Metal Works, 260 E. 78th st.
- Slag Roofing:**
Commonwealth Roofing Co., 535 East 19th st.
- Steam Fitting:**
Baker-Smith & Co., 83 West Houston st.
- Steel Bucks:**
C. E. Halback & Co., 27 East 21st st.
- Steel Engineers:**
Balcon & Darrow, 70 East 45th st.
- Steel Erectors:**
Terry & Tench Co., Inc., 70 East 45th st.
- Steel Fabricators, Structural:**
American Bridge Co., 30 Church st.
- Steel Trim, Hollow:**
Hale & Kilburn Co., 30 Church st.
- Steel Lockers:**
Durand Steel Locker Co., 132 Nassau st.
- Steel Pressure Tanks:**
Geo. E. Sealy Co., 39 Cortlandt st.
- Steel Protective Paint (Field Coat):**
Semet-Solvay Co., 100 William st.
- Steel Protective Paint (Shop Coat):**
C. M. Childs Co., 99 John st.
- Stone, Anchors:**
Dickson & Turnbull, 421 West 54th st.
- Stone, Blue Stone:**
Martin P. Lodge, 532 West 44th st.
- Stone, Broken:**
Degnon Contracting Co., 60 Wall st.
- Stone, Granite:**
Maine and N. H. Granite Corp'n, 103 Park av.
- Stone, Limestone:**
Henry Hanlein & Son, 417 East 103d st.
- Storage Rooms, Cold:**
White Enamel Refrigerator Co. of N. Y., 53 West 42d st.
- Storage Tanks:**
Geo. E. Sealy Co., 39 Cortlandt st.
- Structural Steel Erectors:**
Terry & Tench Co., 70 East 45th st.
- Structural Steel Fabricators:**
American Bridge Co., 30 Church st.
- Switches and Receptacles:**
Hart & Hegeman, Hartford, Conn.
- Switchboard and Panel Boards:**
Sprague Electric Co., 527 West 34th st.
- System Call Bell:**
J. Livingston & Co., 70 East 45th st.
- Systems, Dictaphone:**
General Acoustic Co., 220 West 42d st.
- System, Elevator Signal:**
Elevator Supply & Repair Co., 105 West 40th st.
- System Fire Alarm:**
DeVeau Telephone Mfg. Co., 472 18th st., Brooklyn.
- System, Telautograph:**
Gray National Telautograph Co., 75 Fulton st.
- System, Vacuum Cleaning:**
Vacuum Engineering Co., 25 Madison av.
- System, Watchman's Clock:**
Pettes & Randall, 150 Nassau st.
- Tanks, Steel Pressure:**
Geo. E. Sealy Co., 39 Cortlandt st.
- Tapstry:**
W. & J. Sloane, 47th st. and 5th av.
- Telautograph System:**
Gray National Telautograph Co., 75 Fulton st.
- Telephone Booths:**
Telephone Booth Renting and Sales Co., 335 Broadway.
- Temperature Regulators:**
Powers Regulator Co., Park av. and 40th st.
- Terra Cotta, Ornamental:**
Federal Terra Cotta Co., 111 Broadway.
- Thermometers, Recording:**
Bristol Mfg. Co., 114 Liberty st.
- Tile Arches:**
Comerma Co., 14 East 42d st.
- Tile, Hollow:**
National Fireproofing Co., Fuller Bldg.
- Tile and Marble:**
J. H. Shipway & Bro., Locust av. and 136th st.
- Time Recording, Clocks:**
Eco Magneto Clock Co., 26 Cortlandt st.
- Toilet Seats:**
Galard Co., Newark, N. J.
- Trim, Hollow Steel:**
Hale & Kilburn Co., 30 Church st.
- Trim, Wood:**
Sloane & Moller, Inc., 316 East 65th st.
- Tubes, Pneumatic:**
The Lamson Co., 15 Madison sq. North.
- Vacuum Cleaning System:**
Vacuum Engineering Co., 25 Madison av.
- Valves, Air (Radiator):**
Jenkins Bros., 80 White st.
- Valves, Drain:**
Lunkenheimer Mfg. Co., 66 Fulton st.
- Valves, Gate:**
Monarch Valve Co., 39 Cortlandt st.
- Valves, Pressure Reducing:**
Kieley & Mueller, 34 West 13th st.
- Vault Lights:**
Hecla Iron Works, 118 North 11th st., Brooklyn.
- Ventilating:**
Baker-Smith & Co., 83 West Houston st.
- Wall Hangings:**
W. & J. Sloane, 47th st. and 5th av.
- Watchman's Clock System:**
Pettes & Randall Co., 150 Nassau st.
- Water Fittings, Hot:**
Baker, Smith & Co., 83 West Houston st.
- Water Heaters, Hot:**
Alberger Pump & Condenser Co., 140 Cedar st.
- Waterproofing:**
Tuttle Roofing Co., 522 East 20th st.
- Water, Refrigeration Drinking:**
DeLaVergne Machine Co., Locust av. and 138th st.
- Water Softening Apparatus:**
Permutit Co., 30 East 42d st.
- Weather Strips:**
Chamberlain Metal Weather Strip Co., 456 4th av.
- Window Bolts:**
Morewood Standard Safety Devices Co., 253 Broadway.
- Wire Glass:**
Pittsburgh Plate Glass Co., 60 Vandam st.
- Wire Grilles:**
Hecla Iron Works, 118 North 11th st., Brooklyn.
- Wire, Rubber Covered:**
Habrishaw Wire Co., 1 Madison av.
- Wire and Cable:**
Standard Underground Cable Co., 50 Church st.
- Woodwork Fireproofing:**
Electric Fireproofing Co., 327 Av. B.
Standard Wood Fireproof Co., 220 5th av.
- Wood, Mahogany:**
I. T. Williams & Sons, 11th av. and 25th st.
- Wood, Parquet Floors:**
Hambrook Flooring Co., 501 East 70th st.
- Wood Trim:**
Sloane & Moller, Inc., 316 East 65th st.
- Wrecking:**
Owners
- Wrought Iron Pipe, Galvanized:**
A. M. Byers Co., 23 Sullivan st.

Opportunities in Brooklyn.

Now is the time for money-makers to investigate and study real estate conditions, prices and prospects in the vicinity of stations along either Fourth avenue, New Utrecht avenue, 86th street, Gravesend avenue, Nostrand avenue, Eastern Parkway, Livonia avenue or the territory tapped by the Brighton Beach line. The market is quiet, with great general underlying strength but occasional weak spots.—William E. Harmon.

SAFE MORTGAGES AT ATTRACTIVE RATES

The Mortgage Loan Situation—Experiences of a Year of Tight Money—
Upturn of Values Due—Investors Turning Again to Real Estate Mortgages.

By MURRAY OGDEN GILES (William A. White & Sons)

THE year 1913 will go down in history as the worst year in the mortgage loan business ever known in New York city; in fact, there has been no mortgage market. Owners whose mortgages matured during the year usually had their loans called, and found, upon trying to replace them, all kinds of difficulties. New appraisals of their property showed a decrease in value of about ten to fifteen per cent. Then, on top of the decrease in value, they found that, whereas in former years they could borrow two-thirds of the appraised value at five per cent. interest, this year sixty per cent. was the most that could be secured at that rate, and that they might possibly arrange a loan of two-thirds if they paid five-and-a-half per cent. interest. This was all very discouraging to the owner.

Take, for example, an apartment house with a mortgage of \$50,000 at five per cent. Five years ago it was appraised at \$75,000; this year the new appraisal would be about \$65,000. This meant that the owner had to do one of three things. The best one of these was to secure a new loan of sixty per cent. of the appraised value, \$39,000, at five per cent. interest, and pay off the balance of \$11,000 in cash—that is, if he had the money to do it. If unable to pay \$11,000, then to take a two-thirds loan of \$43,000 at five-and-a-half per cent. interest, and pay off \$7,000.

If unable to do either of these, the only thing left for him to do—and a majority of owners were forced to do this—was to secure a second mortgage for as much as he could get for one year, which probably cost him a very light fee, and apply this money toward reducing the first mortgage, thereby obtaining an extension of time in which to pay. Altogether, the owner of a piece of property whose mortgage came due this year was not to be envied.

Basic Causes of the Stringency.

Very naturally people ask why, this year, mortgage money has been so tight. Always before money could be obtained, even during the panic of 1907, provided they were willing to pay liberally enough for the accommodation. The reasons for this condition of affairs, in my opinion, are, as follows: The year opened with the Balkan war still in progress, which to some extent had a tendency to making money tight all over the world, as a great deal of it was hoarded for fear that a general European conflict might result. Then came the change of administration, which is always a disturbing factor to the financial market. Then the tariff changes, the menacing situation in Mexico, the income tax, and finally the new currency bill which has just become a law.

All of these things have tended to make investors nervous and apprehensive, so that a great many of them have felt that it was wiser to keep their money in a liquid state, even if it only brought them in a nominal return, say, of one-and-a-half or two per cent.

Another factor in causing the tight money market has been the attractive rates which could be obtained by buying short term notes, these rates running

all the way from five per cent. to thirty per cent.

A Rise in Values Imminent.

Still another factor has been the feeling on the part of investors that, if properties have decreased in value during the last five years ten to fifteen per cent., they may continue to do so during the next five years. If one looks back over the real estate market, he will see that a repetition of this state of affairs is not likely to occur again, and is against all precedent. The last recession in values occurred during 1906 and 1907, and was immediately followed by an increase, which soon made up the loss, and then went on and reached a new high water mark in values. This will undoubtedly happen this time, and, in my opinion, we are due for a change in the tide the early part of the year.

Renting Situation Improving.

Building has practically stopped for the last year or two, so that the renting situation has improved to such an extent that the demand for space of all kinds is very gratifying. Owing to the number of committees formed to protect the property owners' interests, and the election of municipal officials pledged to economic principles, the likelihood of large increases in assessed valuations and taxes is reduced to a minimum.

In my opinion, the early part of the year will show that investors are tired of hoarding their money and receiving a meagre return of one-and-a-half and two per cent., and will be anxious to take advantage of the many excellent opportunities which are presented to-day to secure unquestionably safe mortgages at the attractive rates of five and five-and-a-half per cent. I believe that the new currency bill will help the money situation, and that, if the Interstate Commerce Commission will grant the railroads an increase in their freight rates, which they have asked for, the whole situation will be greatly improved.

Paid His Interest and Taxes in Advance.

I came across an old bill of a property owner, which was rendered to him in 1879, which I think will very likely be of interest to-day. It was for a loan of \$50,000, the attorneys receiving one-and-a-half per cent. for searching the title, and one of the other items on the bill was this very interesting one: "Deposited in the Central Trust Company

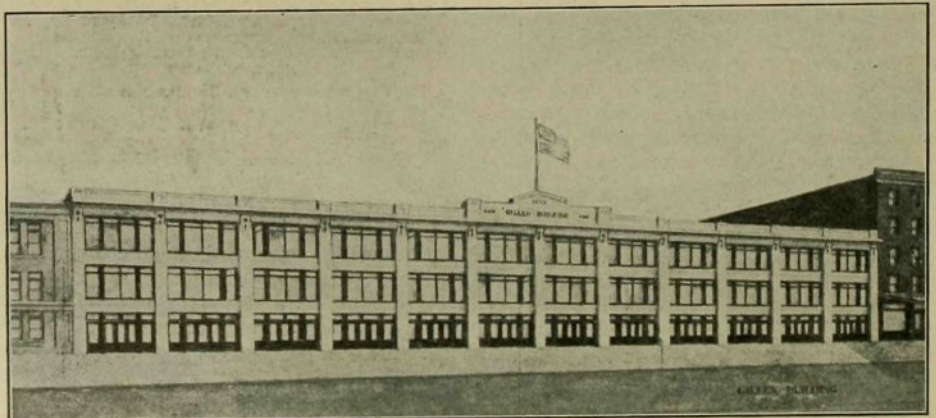
of New York to provide for three years' interest in advance on his mortgage and three years' taxes in advance on his property, \$11,500." So that it can be seen by this that in those times money must have been very tight when they made a man deposit his interest and taxes for three years in advance. Just imagine, in these days, asking a man to do a thing of this kind, and how he would feel about it.

A summary of the whole situation is that we have been through a very bad time, but now hope we are practically at an end of it, and that the new year will soon show a great improvement in the mortgage market in every way, both in the quantity of money to loan and the rates of interest asked for it.

Solving the Market Problem.

The completion of the last portion of the Gillen Building shown above, emphasizes the development of the Chelsea section during the past year as the center of trade for wholesale market purposes. This building occupies a frontage of 250 feet on West 14th street, a wide thoroughfare in close proximity to West Washington Market, the New York Central R. R. tracks and the piers of the Chelsea extension, and is devoted to housing the wholesalers in food supplies for central Manhattan. The portion just completed will be occupied on January 15th by Henry Kelly & Sons, dealers in fruits and vegetables, now located at Washington and Vesey streets. They have been impressed by the facilities offered by the new location and have equipped their fireproof building with every modern improvement known to the market trade. Such developments go far toward solving the market problem that is now vexing the minds of the commissions appointed to consider the cost of handling food products and point toward this section of the city as the logical distributing point for central and lower Manhattan.

—Newark had the biggest building year in its history in 1913. This offers some explanation why work for a number of building trades in the metropolitan district continued fair to good so long as weather permitted. The change in the fire limits helped to make a heavy last-minute rush for permits.



Jas. S. Maher, Architect.
THE GILLEN BUILDING, FOR MARKET MEN, IN WEST 14TH STREET, NEAR WEST WASHINGTON MARKET.

BING & BING'S PROJECT.

Is Expected to Start Big Building Movement on Columbia Heights.

The mere fact that one of the most active firms of merchant builders in the central section of the city has determined to make a try of the market for high-class apartment houses in the Columbia Heights section of Brooklyn is significant to real estate experts. If the experiment succeeds and they find prompt purchasers for their product, that will be more significant still.

Messrs. Bing & Bing have selected a house of the height of eight stories for their first operation. It will fit in well architecturally in the neighborhood where it is now to be placed. There will be two houses, one fronting on Livingston street and the other abutting on Schermerhorn street eighty feet from Clinton. This is almost classic ground, the Mars Hill of Brooklyn, with St. Ann's Church and Packer Institute on the opposite side of Livingston street

ousted. The court house site is now looked upon as settled, the probable decision being to use the present site with additional land.

The builders and the Realty Associates have no doubt about the success of the building project and are of the opinion, as others are, that it will be followed by the most important real estate movement that the Heights section has ever seen.

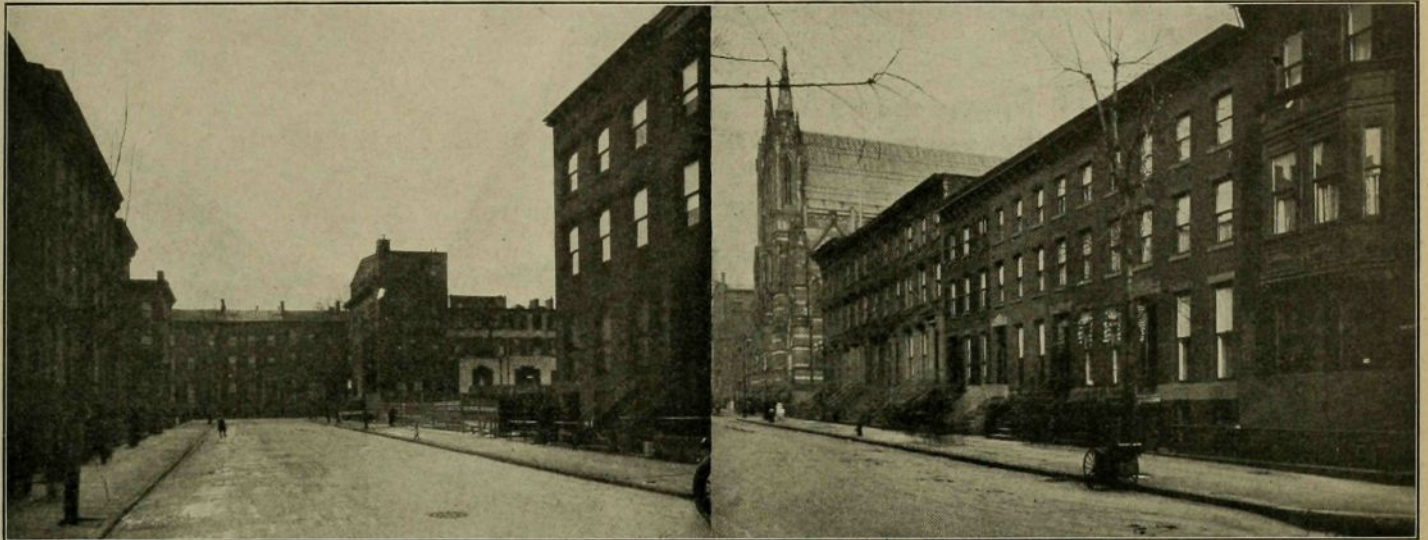
Changes in Brooklyn's Hill Section.

It is the general opinion of men posted on realty conditions in the Hill section of Brooklyn that many of the old dwellings near the new Elks Club-house will eventually be razed to make way for large apartment structures. An old coal yard, which has been an eyesore to the neighborhood has been removed to make way for a modern moving-picture theater, which is now under way at the southeast corner of Greene avenue and Cumberland street.

Furthering Brooklyn Subway Work.

The Public Service Commission has taken another important step in the furtherance of the construction work in Brooklyn under the Dual System subway contracts. This was the conclusion of an agreement with the New York Municipal Railway Corporation for the acquisition of an easement by the city in the property of the South Brooklyn Railway Company in the right of way of that company along 38th street, Brooklyn, from Fourth avenue to Tenth avenue. This right of way is to be used by the city for the construction of a depressed railroad to connect the Fourth avenue subway with the proposed elevated lines to Coney Island, through New Utrecht and Gravesend avenues over the routes now known as the West End and Culver lines.

The city agrees to pay \$1,000,000 for this easement, and to credit the New York Municipal Railway Corporation with that amount against its promised



SCHERMERHORN STREET, NEAR CLINTON, SHOWING VACANT SITE PURCHASED BY BING & BING.

LIVINGSTON STREET, OPPOSITE SITE PURCHASED BY BING & BING.

and the private dwellings of Brooklyn's most conservative society everywhere else.

This particular operation is likely to be revolutionary, not for the reason that it means the first modern apartment house on the Heights—for there are a few new ones there and some that are old—but because the operation is certain to be repeated and improved upon if it proves to be a successful experiment. This is inferred from the career and ability of the operators, who are certain to be followed by others.

Columbia Heights society is old enough to have acquired a desire for a partial change from old-fashioned housekeeping. There must be many small families of means who are weary of watching their own furnaces, and of doing or having done a lot of work that the apartment house janitor's force does for tenants; or families that have a summer home in the country and merely need an apartment in town instead of a large house. Presuming that the houses will be readily tenanted, the principal question to be decided is, will the builders find investors as promptly?

The Realty Associates had held the plot for a considerable period to see if it would be needed as a site in part for the new court house which Kings County is to build, and only recently they commissioned Howard C. Pyle & Co. to dispose of the lots, which are vacant and partly excavated. The uncertainty about the court house has worked hardships and even money losses in the neighborhood because owners have been unable to give leases for any considerable tenure and tenants have lived in fear of being summarily

The plot being improved has been taken over by the Sheffield Construction Company on an exchange negotiated by the Allee Realty Company. The new owners have begun the erection of a theater on plans made by Architect William J. Dilthey of Manhattan. The architecture of the theater is a modern treatment of the Spanish mission style. The walls are to be of pearl-gray stucco with red tile covering the roof and canopies on the two street fronts.



NEW BROOKLYN THEATRE.

The theater has been leased through the realty company and William H. Allen for a long term to the Beacon Photoplay Corporation, an operating company, at an aggregate rental of about \$84,000.

—Elmer Dean Coulter, representative of the Astor estates in the Bronx, expressed the opinion that the Bronx real estate market will show marked improvement this year.

contribution of \$13,500,000 toward the cost of construction of the new lines. At the same time the commission adopted the form of two agreements with the New York Municipal Railway Corporation modifying the Dual System operating contract, and these will be executed as soon as the deed for the easement is signed. The modifying agreements authorize the New York Municipal Railway Corporation to undertake and complete the construction of the depressed railroad through the 38th street cut and the reconstruction of the Centre street loop so as to fit it for permanent operation.

—Spear & Company, on Wednesday evening, celebrated the ninth anniversary of the organization of the firm with a theatre party, followed by a supper at the Cafe Boulevard. The president of the company, Mr. Aaron Rabinowitz, who acted as the host for the entire office force, was able to announce that the past year, in spite of the stagnant condition of the realty market, and the depression generally prevailing, was the most successful in the firm's existence. While the financial progress of the firm was gratifying, the president declared that what pleased him most was the fact that its opportunities for usefulness in the community were considerably extended; that the conception of the Real Estate calling had in the past few years risen from the level of a business to that of a profession; and he urged upon the men the duty of carrying on their work in such fashion as to dignify their chosen profession.

BUILDING MANAGEMENT

THE INFLUENCE OF ELEVATOR SERVICE IN OFFICE BUILDINGS UPON THE VALUE OF REAL ESTATE

By REGINALD PELHAM BOLTON, Author of "Elevator Service"

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

SO widely appreciated is the value of good elevator service, in high-class office buildings, that it is customary now to find the advantages of new buildings in this respect particularly advertised. It is fortunate that this is the case, both for the owners of the property and their tenants.

But while this intelligent appreciation of the value of elevators and of the need for adequacy in their number has been recognized in the higher class of buildings, there are many others in which the reverse has been the case. Crude rules still persist, even in the planning of high-class buildings, for the proportioning of the number of elevators to the size of the building by an apportionment of so many thousand square feet served, or of the area of the inside of the car, irrespective of the effects of greater or less height of travel, and regardless of the physical limitations fixed by the personal element of the passengers using the machine.

Even in this class of building, therefore, elevators are found to be inadequate in number, or their operation is hampered by the clumsy size of the cars. Recourse is still had to increased speed, on the assumption that increased traffic can be served thereby, and within the last year the Manhattan Bureau of Buildings was induced to permit an increase of the speed of express elevators from the limit of 600 feet per minute to 700 feet per minute.

Speed a Minor Function.

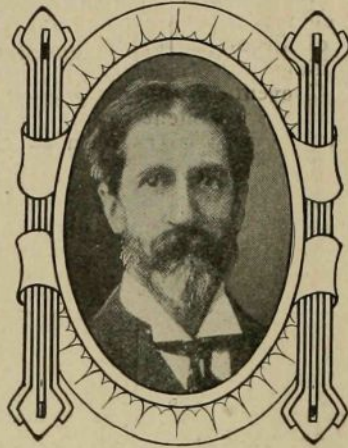
Elevator speed is only a minor function in the adequacy of elevator equipment. Speed as a remedy for shortage in capacity has always proved a failure, and its value is not commensurate with its additional cost. It is on a par in this respect with the class of excessive buildings to which it is appropriately applicable.

Then, too, the size of an elevator car in excess of a certain limited relation to the floors served, constitutes a loss in service and an expense to the property. The utilization of an elevator as an appliance does not consume more than half the total time consumed by the combination of the movements of the passengers, of the operator and of the machine. If the time of operation is unequally divided between the human and mechanical elements, something is out of balance and loss of efficiency results. The limitation of the traffic capacity of any elevator is definable, and it is determined more by the effects of the movements of its occupants and its operator than by its own mechanical capabilities.

It should be recognized that the apparatus must not be expected to do more than a certain amount in the carriage of passengers, and that its function of greatest importance consists in its capacity for getting the tenants out of a building under urgent circumstances. Safety is an asset of any building, to which good elevators are now a substantial contribution.

A Life-Saving Utility.

An over-crowded car which exceeds its downspeed and springs its safeties is out of service and can serve no purpose in an emergency. Thus a single car in



REGINALD PELHAM BOLTON.

a building may be crippled just when most needed, as was the case in one noted disaster. The elevator must be regarded as a life-saving device, in any building, a source of additional security to the occupants of offices, lofts, apartments and hotels; and as life is dependent upon its being ready and reliable, too much care cannot be exercised over its protective surroundings and in its maintenance.

Limitations of the Machine.

In factory, loft and business buildings where large numbers of employes are located at distances above the ground, rendering egress by stairs and passages slow and tedious, there will always be a dependence upon the elevator. The natural impulse of occupants is to turn to their customary means of egress in any emergency, and a rush is always made to it in such circumstances. It is just under such conditions that a knowledge of the limitations of the machine is most necessary, and yet is least likely to be applied. The car is held while its interior is crowded and then dropped with risk of being stalled in the shaft, and again held back to allow the crowd to get out.

The operators of all elevators ought to be instructed as to the best way of handling such situations. Such instructions and exercise of the use of the car should be part of every fire drill. Many lives have been saved by elevators in which the operator has "kept his head," or has happened not to do something which would have put his machine out of commission. But others have been lost by mistakes and by failure to utilize the elevator to best advantage.

Operators as a rule are not taught the well-established principle that after the number of persons admitted to the car exceeds a certain proportion to the number of the floors served, the car slows up and delivers less traffic.

This suggestion might, with advantage, be hung in every elevator in a business building as a rough and ready guide.

OPERATORS:

"After your car is half-filled the more passengers you admit per trip the less you carry per hour."

It must be admitted that the elevators in loft buildings are generally inadequate to handling traffic under emergency conditions. From the point of view of security only, more are required and the additional value which ample elevator service will make to the property offsets its cost, just as sprinkler equipments pay through higher rentals secured, which are based on the lessened risk to the occupant.

In dealing with the subject of adequate elevator equipment, the reduction in available rentable area by the space occupied by the shaft or hoistway is often given too great weight or consideration.

A Fundamental Principle.

This point of view loses sight of the fundamental principle which should govern the design of buildings, but seems to be very seldom applied:

"Construct the least possible amount of building, for the highest possible rate of revenue."

If an adequate elevator system will enhance the general character and convenience of the building, it will pay to reduce rentable area and devote all the space necessary to that purpose. It is not the amount of available floor area that makes a building a success, but the desirability of such space. And there is less value in having the floor space to rent than in keeping the tenants when they have rented it. Ample as well as ready access means as much to property as the conveniences available when the property is reached.

Rueful owners of unoccupied or partly occupied property would do well to look into this question very thoroughly before deciding that, in order to keep buildings filled, the only plan is to reduce rentals to the point that will induce tenants to put up with inconvenience or risk. The better course is to eliminate both as far as possible and afford value for better rates of rental. Nothing will contribute to this result more directly than good, up-to-date and reliable elevators.

Size of Unit-Rooms.

Persons experienced in dealing with the tenantry of tall office buildings agree that the size of the unit-room of upper floors should contain approximately 350 sq. ft. of rental area, their reason being that the number of persons willing to pay the five to eight hundred dollars—the sum demanded for rooms of this area in our larger cities—is greatly in excess of those willing to pay more. As the depth of such a room cannot exceed a maximum of 25 ft.—due to the lack of natural light at a greater distance from the window—our unit-room has a maximum depth of 25 ft. by a minimum width of 14 ft. The average size of this unit-room is 17½ ft. wide by 20 ft. deep. Experience has determined that 9 to 10 ft. is a satisfactory clear height, so that we find a unit-room of about 3,200 cu. ft. is ample for the five to six persons who may occupy it.—W. C. Hazlett in Engineering and Contracting.

USEFUL APPLIANCES

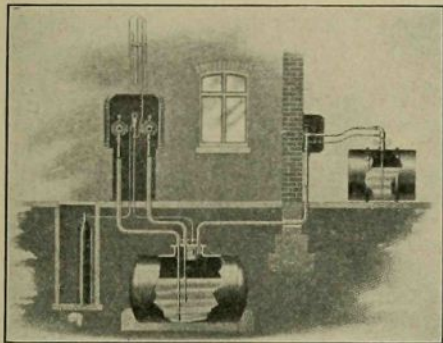
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Safety in Gasoline Storage.

THE enormous and fast increasing use of volatile, highly inflammable liquids, such as gasoline, naphtha, ether, alcohol, etc., calls for a method of storing and handling these materials in small or large quantities in such a way that they are absolutely protected from the dangers of fire or the explosion of their vapors, all of which forces to the attention of architects, builders and owners in this city and vicinity a system that has been tried abroad and which the Martina & Huneke Company, of the Woolworth building, are introducing here.

As a matter of fact the municipal authorities in Germany not only now permit the storage of any quantity of inflammable liquid in the cities of the country, providing this system is employed, and where it is used the insurance rates have been cut exactly in half.

The apparatus includes no complicated mechanism. It is automatic in its operation and independent of the workmen, it being impossible for them to interfere



with its operation in any way maliciously or by carelessness. Briefly, the system rests upon the fact that throughout the apparatus in which liquid is stored or handled air is replaced by carbon dioxide or other inert gas. The dead gas serves as a protecting agent and its pressure determines the movement of the liquid. Furthermore, the gas fills the jackets of all the pipes and valves and acts in such a way that the liquid can circulate only when the system is absolutely free of leaks. For instance, if a leak occurs at any point in the system, the pressure of gas will disappear and the liquid will remain in the reservoir shown beneath the floor in the illustration. There can be no danger of explosion there since air is necessary to the formation of the explosive mixture and none exists in the tank. Therefore all danger from external fire or even from sparks within the tank is removed.

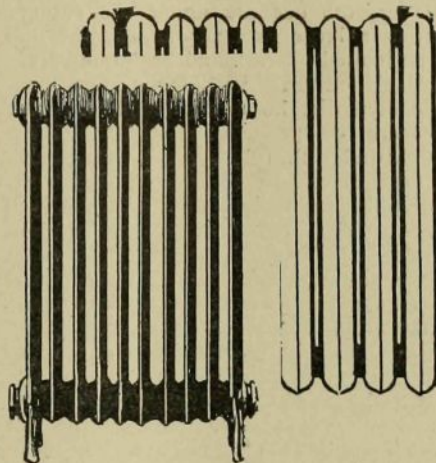
The system consists of a storage tank of heavy sheet metal buried in the ground, an inlet and outlet valves, a cylinder of compressed inert gas for protecting the liquid and forcing it through the piping system, and jacketed pipes connecting the different parts of the system. The system can be installed to serve a tailor shop, a printing establishment or a concern keeping in storage a million gallons of inflammable materials.

Pressed Radiators Perfected.

INVESTIGATION into the claims of a manufacturer of pressed steel radiators seems to indicate that a step in advance has been made in heating equipment. In brief, the advantages claimed for the pressed steel radiator over the cast iron appliance are that the thinner

walls of the radiating segments permit quicker and easier radiation of heat to a greater volume of air between the sections; a saving of one-third of the weight and the occupancy of less space than the ordinary radiator requires. The difference in size for the same quantity of radiating surface between a cast iron radiator and a pressed steel one is shown in the inset cut.

Modern sanitation requires absolute cleanliness and this new type of radiator, with its smooth surface, wide air spaces and rounded joints and with every part accessible for easy cleaning may be kept as free from dust as a tile floor. But in addition to this, the manufacturers of this type of radiator have taken advantage of the lighter weight afforded in the use of pressed steel and have introduced what they call "suspended radiation," a system for hanging



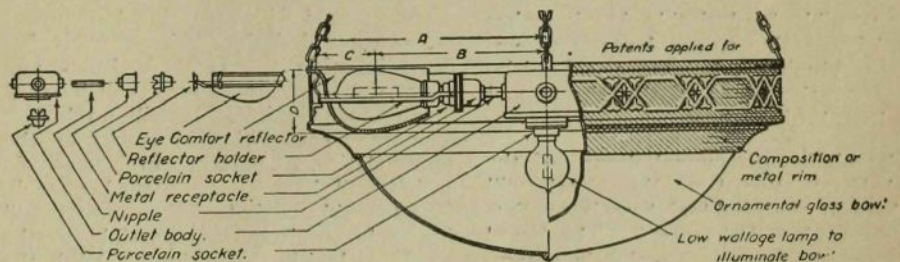
these radiators on the walls of rooms without necessarily increasing the strength of the studding.

The question of safety at once arises and when an officer of the Pressed Metal Radiator Company, of 101 Park avenue, was asked to explain how this was taken care of in manufacture, he said:

"These radiators are stamped out of flat sheets of ductile iron. Each section is made by uniting two shapes with a double seam. This is done under a pressure of 500 tons to the square inch which makes a joint that will not break under any pressure of steam or water used in heating systems. Even internal freezing will not start the seams. The inside as well as the outside is perfectly smooth. There is no core sand inside to work down into the valves and cause leakage by cutting out the valve seats."

Luminous Lighting Bowl.

THE drawing illustrates a novelty in indirect lighting, being introduced by the National X-ray Reflector Co., of 14 West 33d street. It is different from the so-called semi-indirect system of lighting in that it embodies what is claimed to be a remedy for eye strain in certain types of indirect lighting.



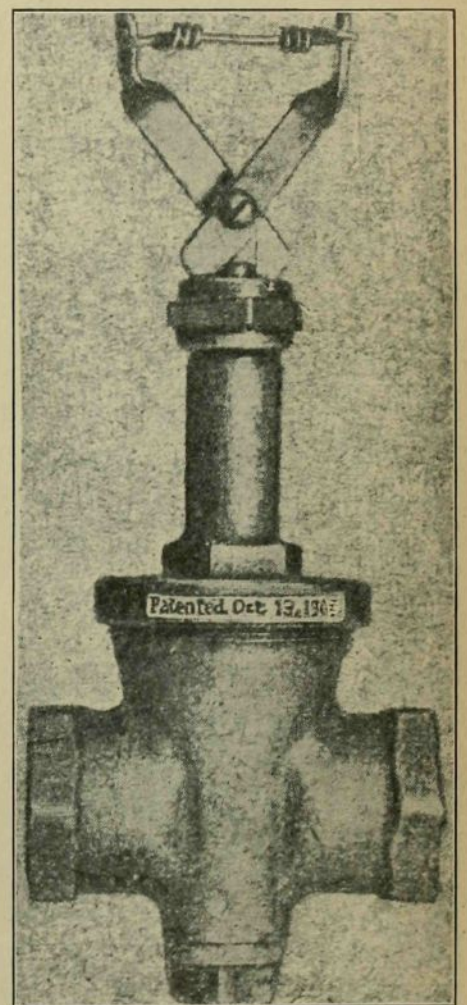
Just as in the opaque indirect fixtures of metal and componse, each lamp is equipped with an opaque reflector for the purpose of directing all the light rays against the ceiling at a correct angle. This is said to insure perfect indirect illumination. Provision, how-

ever, is made in this standard reflector equipment for a small lamp, the only function of which is to illuminate softly the glass bowl or panels in the fixture and make the bowl itself more of a decorative feature. The illuminated bowl idea is said to possess all the virtues of the indirect lighting effect and at the same time enhances the beauty of the fixture.

Fire Automatically Cuts Off Gas.

AT the recent Exposition of Safety and Sanitation a device was demonstrated that attracted more than casual attention from architects and insurance men. It was in the form of a fusible link that held apart two arms of a spring valve. When these links were melted with a match the arms flew apart and immediately the flow of gas into the meter was stopped.

The value of this device to multi-tenanted buildings is that in case of fire the supply of gas will be immediately shut off as soon as it reaches a point where it will be apt to melt the meter in the



basement or kitchen and cause an explosion. A former fire commissioner said in speaking of fire preventive measures:

"The Bureau should have the power

to require necessary lights in cellars and hallways and the installation of automatic shut-offs for gas, water and electric currents."

The device is manufactured by its inventor August C. Schwager, of 125 West 65th street.

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A total of 1,332,200 passengers arrived in the Port of New York from foreign countries during the year ended Dec. 31. Of this number 952,834 came in the steerage and were distributed over the United States. The immigration was remarkably large in view of the industrial conditions which prevailed in America; on the other hand, such conditions were worse in parts of Europe.

Gov. Glynn pointed out in his message to the Legislature that the per capita expenditures of the state have risen from \$2.39 to \$5.10 in the last twenty years. The exactions of local taxation are already so burdensome, he added, that an increased State tax must be avoided. It's brevity and specific recommendations for reducing expenses make this state paper a model document of its kind.

At a recent meeting of employes of the Park Department, it was decided to have a bill introduced at Albany to amend the City Charter so as to provide that the department be under a single commissioner for the entire city. The change may possibly be desirable, but it makes a bad impression to see department employes submitting bills to the Legislature over the heads of the Mayor and the Board of Estimate.

The eighteenth annual dinner of the Real Estate Board of New York will be held at the Waldorf-Astoria on Saturday evening, February 7. The Board has recently been very active in obtaining associate members and in taking up new committee work. No doubt informal reports on the scope and progress of the work will be presented. A large attendance is assured and the gathering should prove interesting, both socially and professionally. Elisha Sniffin is chairman of the dinner committee.

The New Currency System

In discussing the real estate outlook for the current year a number of well-informed and experienced gentlemen have predicted that the new Currency law will in the course of time exercise a beneficial effect on the real estate market. This prophecy may very well be justified by the event. The old currency system, which has now been superseded, made it more difficult, under certain conditions, for all classes of business men who need to borrow money on time to have their wants satisfied. By providing an inelastic currency, which did not diminish during periods of depression, and which could not sufficiently increase during periods of expansion, and by a faulty distribution of the cash reserves, it discriminated against the business man and in favor of the speculator.

The business man did not get the full benefit of any period of abundant loanable capital, because under the reserve system a large part of the surplus had to be loaned on call, and be immediately available, at least in theory. The business man did, however, keenly feel the pressure of periods of tight money, which under the old system were found to take place just as soon as any considerable expansion of business took place. The real estate owner and builder was in this respect in even a worse situation than the ordinary business man. Borrowing as he does large sums and for comparatively long periods, he has frequently found it of late years impossible to obtain the money he needed save at a prohibitive price. Ever since the panic in the fall of 1907 credit conditions have been more or less disturbed.

The days when a certain proportion of the value of improved real estate can be borrowed at four per cent. seem to be very remote.

Doubtless the comparatively high rate of interest, which has to be paid on real estate mortgages is due for the most part to general conditions rather than to the influence of a bad currency system, but the bad currency system intensified the ill effect of the adverse general condition of credit. Ever since 1907 the bankers and money lending institutions of the country have been so apprehensive of a return of the crisis of that terrible fall that they have immediately checked any tendency to over-expansion. On several occasions credit has been deliberately contracted, not because of any existing excess of speculation but because of the danger of some future excess. On all of these occasions the local real estate market has been unfavorably affected by the restriction of its ability to borrow money. If this new currency system works as it is intended to work, these difficulties will be removed.

Provision is made for concentration of reserves, and for the expansion of currency to meet the needs of expanding business. At the same time the central reserve board will have abundant power to prevent inflation, whenever it believes inflation is threatened. But in any event the whole machinery will be very much more flexible. It will no longer encourage speculation in stocks by the accumulation of balances in New York, which will have to be loaned on call. The loanable capital of the country will be made much more accessible to the needs of legitimate business. With the fear of a repetition of 1907 removed, money-lending institutions will not have to withdraw so completely from the mortgage market as they have frequently been obliged to do of late. Of course there will be periods of comparatively easy and comparatively tight money, but these periods ought to be

divided by longer distances and they should not be so acute.

All that needs to be done in order that the New York mortgage market may take full advantage of these better conditions is an improvement in the methods that now govern transactions of this kind, an improvement looking in the direction of quarterly interest payments, longer terms and a gradual reduction of principal.

New York the Real Financial Center of America.

Although the new currency system may very well improve the conditions under which money will be loaned on New York real estate, there is another respect in which it may not have such a favorable effect on New York City. It is probably the first of a series of attempts which will be made in Washington to deprive New York of its existing distinction of being the financial center of the country. No one could hear the debates on the currency bill in Congress without being impressed by the resentment which the representatives of Southern and Western States and districts showed toward New York. They apparently felt and believed that the old currency system had brought about an unwholesome and artificial concentration of credit in New York, which ought to be broken down in the interest of the free development of the rest of the country.

They declared that New York bankers would not finance projects demanding the investment of a large amount of capital except under conditions which imposed upon these projects unnecessarily heavy interest charges. They intimated that legislative power would be used to break down this concentration of credit. Just what the legislation may amount to is still only a matter of conjecture, but in all probability the influence of this state of mind will be felt in the administration of the new currency law. The size of any local reserve bank established in New York will be made as small as possible and the Federal Reserve Board is not likely to be very attentive to the counsel and solicitations of New York bankers. How much effect any such attempt to break down the financial supremacy of New York will have is very doubtful.

In certain respects the concentration of credit in New York has been artificial, and has been favored by an inadequate and clumsy banking system. It is possible that the existence of such favoritism in the past may result in a reaction hereafter which will result in a discrimination against New York rather than in its favor. Real estate owners who are thinking of adding to the number of skyscrapers in the financial district should bear in mind this possibility. Many conditions, both political and economic, are becoming adverse to that tendency to concentrate the business and financial direction of the country in New York, which prevailed from 1901 to 1907. As the Record and Guide has already said, no one can predict with any confidence just what effect these adverse conditions will have upon the amount of business which will be permanently transacted in the financial district. Even though the tendency to business centralization has not only been checked, but reversed, the centralization of finance seems to be a world-wide phenomenon. Every modern industrial country has developed only one financial center, to which the credit institutions of the smaller cities are more or less subsidiary. If a financial center proves to be necessary in the United States, it can hardly be situated in any city except New York.

New York not only furnishes an en-

ormous amount of banking capital and draws to itself loanable capital from every part of the United States, but it has European connections which will necessarily continue to enhance its financial power. In all probability the financial prestige of this city will not be undermined even by much more and drastic legislation than any which has yet been proposed, but New Yorkers should recognize that it may be somewhat mitigated, and New York real estate owners would do well not to increase the number of office buildings in the financial district until the effect of existing legislation and the scope of new legislation have been determined.

A New System of Taxation Proposed.

Editor of the RECORD AND GUIDE:

Much has been said and written recently about the hardships that real estate has suffered by reason of legislation and high taxation. When you are feeling weak in the knees, when your appetite is gone and your brain dull, you don't need a doctor to tell you that you are sick. You know it better than he, but you do want some one to tell you how to get well. And so my purpose here is, not to bewail existing conditions, nor to censure those at fault, but to propose a remedy for the evils that have come upon real estate in New York City.

Not in the least do I imagine that I have the only remedy, or that all real estate will be benefited by it. No doubt other remedies may be necessary later on, but a start must be made some time. Briefly, I propose the abolition of our antiquated and primitive method of assessment and taxation and adopting an entirely new and radically different system which shall provide as follows:

A—A full market value assessment on all land, and the rate of taxation to be uniform, but entirely independent and different from the rate of taxation on improvements.

B—A tax graduated similar to the Income Tax on all improvements and providing a tax exemption for the first \$5,000 of the value of the improvements.

C—A differing rate of taxation for various classes of buildings according to the uses which they serve, these to be divided into four groups, namely:

1. Homesteads, or residences occupied by one family.

2. Tenant dwellings for two families or more.

3. Office buildings, warehouses, stores, factories and other business buildings.

4. Theatres, clubs, places of public assembly, all amusement buildings, also garages and livery stables.

The tax rate on homesteads to be the lowest, and that on theatres, etc., to be the highest.

D—A liberal system of rebates for fireproof construction, uncovered area and auxiliary fire apparatus, as sprinklers, etc.

E—A system of penalties for buildings exceeding a fixed height limit (the width of the street) and for covering an area in excess of 75 per cent. of the lot.

F—The abolition of all tax exemptions except upon city property and upon the first \$5,000 of improvement.

I think the points here stated need no further explanation. To be sure, the tax bills will have to be worked out in a manner similar to a fire insurance rate schedule. But why not? If insurance companies deem it necessary to find out, in a painstaking and businesslike way what the proper "premium" (another name for tax) ought to be for each individual building, then our great city surely should in the same way find out

which buildings cost it the most in fire, police and health service; and each property owner should pay in the proportion as his building requires such service by nature of its size, construction and occupancy.

But this will entail a lot of work and will cost the city a lot of money! Well, isn't it better to spend the money in perfecting a system of taxation that will encourage the poor man to build a home than to spend it on congestion commissions, hygienic congresses and vice investigations?

It is time the nodding citizens of New York realized that the present system with a flat rate on land and buildings is outworn and entirely too crude and primitive to be applied to our complex modern conditions. A flat rate, regardless of the character of the improvement, was all very good one hundred or even fifty years ago when buildings were generally very much alike in value and in use. The small private house was then the standard unit of building. There were then few factories, scarcely a half dozen theatres, some office buildings and no flats or apartments whatsoever.

The enormous difference between the value of one building and that of another, such as occurs today, was never dreamed of fifty years ago, nor the construction of skyscrapers, office buildings, 20-story factories, towering apartment houses, and hundreds of theatres and amusement places, large and small. It is the construction of these buildings, which has made necessary the rebuilding of sewers, the installation of high-pressure mains, costly fire apparatus, and even street widenings, not to mention such huge improvements as subways.

The nature of the occupancy of these buildings causes congestion, resulting in numerous accidents, impairment of health and the spread of vice, which make increasing demands upon the ambulances and hospital service of the city. All these burdens have been meekly borne by owners of the small buildings, which make no such demand upon the city service. Why not place the burden of taxation upon those who make the city government so expensive?

I have here tried to outline only briefly my suggestion for a remedy. The working out of the details of this proposition must be left to experts.

FREDERICK C. ZOBEL.

35 West 39th Street, January 3.

The Cleveland Foundation.

Editor of the RECORD AND GUIDE:

I enclose copy of a clipping. Why can't we get such a foundation as the Cleveland Foundation here? It would not only relieve real estate by saving the taxes paid for charity and education, and the assessments for public improvements, but would also attract population and increase in land values.

It's time we New York land owners waked up.

BOLTON HALL.

New York, January 3, 1913.

Cleveland, Jan. 3.—The Cleveland Foundation, which is to take charge of the wealth of rich men after they die and administer in the interest of the city's charitable, educational and social movements, starts out with \$5,000,000 on hand. F. H. Goff, president of the Cleveland Trust Company, who originated the Foundation, said to-day that he had received a big donation from one of Cleveland's wealthy men and that many men of means had signified their intention of taking advantage of its opportunities to be of aid to their fellow-citizens.

Many public improvements which heretofore have not been available in the city because of the lack of funds will be obtained through, the Foundation, Mr. Goff says. Men of millions, according to the plan, are to make the Foundation the administrator of their estates, leaving as much money as they wish to their relatives and the excess to be used by the Foundation in helping to make Cleveland a better city in which to live.

"The Foundation," said Mr. Goff, "will give respectability to great riches, as men can continue in the accumulation of wealth without people looking upon them as selfish mortals, because if the accumulations enter the Foundation they will realize that the benefits from the wealth will be returned again to the community. The Foundation will prevent the dissipation of large fortunes by legatees."

Easier Money Conditions.

Decidedly better conditions are prevailing in the open money market since the first of the year. It is becoming easier every day for merchants to obtain money, and investment funds are also increasing. Improved circumstances are also reported from abroad, the Bank of England discount rate having been lowered to 4½ per cent. with talk of the Bank of France following the lead. Under these new conditions real estate mortgage money should also be more available, and this is a very favorable hour for both lenders and investors. The technical position of improved real estate has been strengthened materially in the past two years, since the falling off in the rate of new construction, with the normal growth of population at the same time, has raised the percentage of occupancy to a high figure, especially for residential property. All the present financial signs tend to substantiate the predictions of real estate experts that the current year will be one of continued improvement, until there is a complete restoration of normal conditions in 1915.

Supt. Moorehead Expects Activity.

Supt. Moorehead of the Bronx Bureau of Buildings looks for a very active year in 1914. The letting of the new subway construction contracts is going to have a big effect on Bronx building operations, he says. When these lines are opened, and for a year prior thereto, the boom in Bronx building operations will be tremendous. Undoubtedly the first beginnings of this activity will be felt in 1914. Business is recovering from the suspense preceding the recent legislation of Congress and all conditions are now favorable to a great revival of trade and industry.

"The one trouble with Bronx people is that they do not stand by the officials who represent them when these officials are attacked from the outside. Brooklyn and Queens are laughing at us on this account and get away with what they want, while we are squabbling. When borough and county officials are getting things for those they represent, they should be supported and not subjected to an invidious cross fire."

Important Trolley Decision.

The Public Service Commission, by a vote of 3 to 2, has refused to order the New York and Queens County Railway Company to extend its trolley tracks on Astoria or Flushing avenue from Ehret avenue to Jackson avenue in Queens. Commissioner J. Sergeant Cram, who held the hearings to inquire into the situation, submitted an opinion recom-

mending that an order for the extension should be made, in accordance with the requirements of the company's franchise. On the vote the order was defeated, Chairman Edward E. McCall and Commissioners John E. Eustis and George V. S. Williams voting against it. Commissioner Milo R. Maltbie and Commissioner J. Sergeant Cram voted for the order.

The matter was brought to the attention of the commission on a petition from residents and property owners of the north side of Corona, East Elmhurst and Flushing. The petitioners, generally speaking, live in that section of Queens between Ehret avenue on the west and Flushing Bay on the east, and between North Beach on the north and Jackson avenue on the south. The New York and Queens County Railway Company operates a line of trolley cars through Jackson avenue, and another line from the Queensboro Bridge through Astoria or Flushing avenue, as far as Ehret avenue, where it turns north and continues to North Beach. Although the company's franchise calls for a continuance of the line easterly through Astoria or Flushing avenue to a junction with Jackson avenue near Flushing Bay, no tracks have been laid upon this portion of the route.

Commissioner Cram, in his opinion, held that the company's franchise covered this part of the route, and that the population on either side of it was sufficient to demand the construction and operation.

Two-Family House Passing.

The two-family house has out-lived its usefulness in Brooklyn, and but few of this type were erected in the last two years. The preference of the buyer and renter must be considered. Instead of considering first the economy in cost of construction or the economies that flow from the greatest utilization of space, builders must hereafter take into consideration more fully the comfort and health of the family, says Lewis H. Losee, vice-president of the Lawyers' Title Insurance and Trust Co.

"In apartment house construction there must be larger rooms, lighter rooms and larger airshafts. It is gratifying that the unit in construction has steadily increased during the last seven years, until now apartments are being built on plots 50 and 60 feet in width, thus furnishing the opportunity for better distribution of space.

"One of the best features in the Brooklyn situation is the approach of the time when better transit facilities will be an actuality. Already there is evidence that the real estate speculator is beginning to anticipate the reality of improved transit."

—The Board of Estimate is to have a standing committee on City Plan, of which President McAneny will be chairman. To this committee questions of big changes in the city map will be referred, as the West Side improvements, the selection of sites for court houses and the matter of the extension of Eastern Parkway.

—Another large apartment house is to be built by the Stracona Construction Company on Riverside Drive in the Audubon Park neighborhood. Audubon Park has become one of the most inviting centers on Washington Heights. The beautiful chapel of the Intercession, which has Trinity Cemetery for a background, and the Geographical Society's and the Hispano-American Society's buildings, have given a character to this center that can never be effaced. Andrew

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume 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 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.			Mortgages.		
Conveyances.			Jan. 2 to 8		
	1914	1913		Jan. 2 to 8	Jan. 3 to 9
	Jan. 2 to 8	Jan. 3 to 9			
Total No.	159	174	Total No.	90	117
Assessed value	\$9,280,700	\$9,230,700	Amount	\$678,908	\$1,086,062
No. with consideration	19	27	To Banks & Ins. Cos.	14	14
Consideration	\$440,325	\$859,998	Amount	\$209,050	\$150,700
Assessed value	\$465,000	\$873,000	No. at 6%	28	45
	Jan. 1 to 8	Jan. 1 to 9	Amount	\$113,843	\$597,977
Total No.	159	211	No. at 5½%	13	11
Assessed value	\$9,280,700	\$11,443,700	Amount	\$103,850	\$74,100
No. with consideration	19	32	No. at 5%	10	31
Consideration	\$440,325	\$965,788	Amount	\$65,440	\$295,590
Assessed value	\$465,000	\$1,011,000	Unusual rates	1	7
			Amount	\$700	\$18,020
			Interest not given	38	23
			Amount	\$395,075	\$100,375
				Jan. 1 to 8	Jan. 1 to 9
			Total No.	90	134
			Amount	\$678,908	\$1,168,647
			To Banks & Ins. Cos.	14	16
			Amount	\$209,050	\$188,200
			Mortgage Extensions.		
			Jan. 2 to 8		
			Total No.	29	20
			Amount	\$525,000	\$230,500
			To Banks & Ins. Cos.	4	2
			Amount	\$60,000	\$65,000
				Jan. 1 to 8	Jan. 1 to 9
			Total No.	29	20
			Amount	\$525,000	\$230,500
			To Banks & Ins. Cos.	4	2
			Amount	\$60,000	\$65,000
			Building Permits.		
			Jan. 2 to 8		
			New buildings	22	19
			Cost	\$541,850	\$508,850
			Alterations	\$10,850	\$15,135
				Jan. 1 to 8	Jan. 1 to 9
			New buildings	22	26
			Cost	\$541,850	\$732,150
			Alterations	\$10,850	\$84,235
			BROOKLYN.		
			Conveyances.		
			1914		
			1913		
			Total No.	456	589
			No. with consideration	45	49
			Consideration	\$277,430	\$508,982
				Jan. 1 to 7	Jan. 1 to 8
			Total No.	456	589
			No. with consideration	45	49
			Consideration	\$277,430	\$508,982
			Mortgages.		
			Jan. 2 to 7		
			Total No.	348	399
			Amount	\$1,126,202	\$1,259,308
			To Banks & Ins. Cos.	57	83
			Amount	\$266,300	\$426,550
			No. at 6%	184	218
			Amount	\$422,717	\$484,029
			No. at 5½%	86	30
			Amount	\$415,010	\$176,202
			No. at 5%	62	119
			Amount	\$236,625	\$501,976
			Unusual rates	2	1
			Amount	\$700	\$25,000
			Interest not given	14	20
			Amount	\$51,150	\$72,200
				Jan. 1 to 7	Jan. 1 to 8
			Total No.	348	399
			Amount	\$1,126,202	\$1,259,308
			To Banks & Ins. Cos.	57	83
			Amount	\$266,300	\$426,550
			Building Permits.		
			Jan. 2 to 8		
			New buildings	55	45
			Cost	\$626,550	\$527,000
			Alterations	\$30,850	\$61,133
				Jan. 1 to 8	Jan. 1 to 9
			New buildings	55	64
			Cost	\$626,550	\$651,200
			Alterations	\$30,850	\$78,898
			QUEENS.		
			Building Permits.		
			Jan. 2 to 8		
			New buildings	45	53
			Cost	\$190,675	\$165,400
			Alterations	\$32,565	\$7,100
				Jan. 1 to 8	Jan. 3 to 9
			New buildings	45	53
			Cost	\$190,675	\$165,400
			Alterations	\$32,565	\$7,100
			RICHMOND.		
			Building Permits.		
			Jan. 2 to 8		
			New buildings	1	7
			Cost	\$40	\$8,800
			Alterations	\$700	\$1,000
				Jan. 1 to 8	Jan. 1 to 9
			New buildings	1	7
			Cost	\$40	\$8,800
			Alterations	\$700	\$1,000

J. Robinson Company has the contract for the erection of a church for the Welch denomination in 155th street, opposite the cemetery. Otherwise the district is newly built up with apartment houses of quality.

—The eight-story addition which is being made to the Hotel St. George will make this one of the largest hotels in the Greater City. The Hotel Bossert, in the same section of the city, is also undergoing enlargement. In fine, the last few years have been so prosperous for hotels that there are few which have not made extensive improvements.

—The new currency law in times of financial stringency will liberate reserves of credit which have been heretofore unavailable. The fact that this credit may now be put to use when needed assures the country of an elastic currency and removes one of the chief obstacles to a general industrial revival.

BUILDING MATERIALS AND SUPPLIES

LAST HALF STEEL DELIVERIES BRING HIGHER PRICES—NEW SHINGLE COUNT IN THIS STATE EFFECTIVE FEBRUARY 1.

The Tariff and the Renting Outlook —
Barge Strike Does Not Affect Building.

THE quality of demand for new building construction during the current year is a matter of conflicting opinion. Everybody seems to be optimistic, from the Wall street banker to the apple woman on the corner, but building material men demand something more tangible than sentiment before they transfer their money from the bank to speculative yard stocks.

As the first full week of the year closed conservative dealers became convinced that the signs of the times were brightening. When the city came into the steel market for 60,000 tons of structural material for elevated railway extensions, requiring second quarter delivery, there was some surprise that quotations were considerably stiffer than they are now ruling, especially since heretofore the steel companies appeared to be competing strenuously to get any and all business they could.

When \$1.25 to \$1.35, Pittsburgh mill, was quoted, it was the first intimation that there was something more substantial than mere sentiment behind the optimistic expressions made by captains of industry at the first of the year. True, first quarter and second quarter steel prices are still quoted low to encourage new business, but the fact that this differentiation is being made is interpreted as auguring well for the demand for building materials in general later in the year.

Following this development in tone came the announcement that ¾-in. trap rock that has been held stiffly at \$1.10 per cubic yard in wholesale lots alongside dock, N. Y., had moved up to a range running from \$1.15 to \$1.30, and that a big contract was signed for this size stone on Wednesday at the topmost level. Bluestone in ¾-inch size has jumped five cents to \$1.10.

The report that the strike of the harbor barge captains would interfere with deliveries of crushed stone, common brick and other commodities may have had something to do with the heavy demand reported in some departments. But the strike did not extend to the scowman, and so brick, sand, gravel and crushed stone continued to come in without delay. The stiffness in all departments except common brick is due to the feeling everywhere apparent that demand will continue to improve, and that, as prices have been abnormally low, they should immediately reflect any change for the better in demand.

As for the building outlook, the new tariff law may prove to be a factor indirectly governing the consumption of building material in this market for the next twelve months. If, as business men in many lines believe, foreign exporters are planning to gain a foothold in this country under the new import act, there will be an active demand for office, warehouse and showroom space which ought to help lower Manhattan absorb some of the large quantity of desirable modern office space that now is being used as an argument to prove that part of the city over-constructed.

This will hasten the day when there will be a better demand for new buildings.

CRUSHED STONE PRICES UP.

Big Jump in Trap Rock of ¾-in. Size—Still Stiffening.

ANOTHER good sign of improving conditions in the building material market was the announcement made this week that three-quarter inch trap rock has advanced from the \$1.10 level ruling at the close of the year to the remarkable range of \$1.15 to \$1.30. As an indication that the demand was great and that prices were by no means weak at the top figure a large contract for this size stone was made on Wednesday at the new top price of \$1.30 per cu. yd. alongside dock, N. Y.

The price of three-quarter inch trap rock is also higher. An advance of five cents was announced this week making the ruling quotation \$1.10, as against \$1.05 prevailing at the close of 1913. The improved demand for Portland cement is reflected in the higher price of crushed as practically all the crushed stone being bought now is going into concrete work of one kind or another. Sand is stiffening.

BIG SAND FIRM ABSORBED.

The Crescent Becomes Part of the Goodwin Gallagher Company.

ONE of the biggest and most important purchases made in building material market in some time was recorded this week when it became known that the Crescent Sand & Gravel Company of 17 Battery place has been acquired by the Goodwin-Gallagher Sand & Gravel Corporation of 71 Broadway. Hereafter the plant and retail department will be managed from the offices of the purchasers.

The Building Material Exchange heard rumors that the Broadway sand interests were practically obliged to take over the Crescent Company in order to take care of the tremendous demand that recently has developed in this market for sharp washed sand, partly due to subway and other large engineering operations and partly to the increasing demand for good sand for reinforced concrete for factories. The fact that the Buildings Bureau are giving considerable attention to the character of the sand that is going into building construction of late has made it almost imperative that a larger quantity of high grade sand be made available for this market.

Even with this added supply at hand prices for high grade sand are stiff at the fifty-cent level still ruling on Thursday.

WIRE AND NAILS BLANK.

American Company Withdraws Quotations Expecting Rise.

THE American Steel & Wire Company withdrew all existing price quotations on wire and nails to merchants and the manufacturing trade this week owing to the improved condition of the market. The action was taken to eliminate any possibility of the manufacturers being caught low on a possible rising price movement. This action will not, however, affect wire concrete reinforcing, as prices are made on prompt delivery, according to job requirements.

SUMMER COAL NOT QUOTED.

Significant Move of Operators Reflects Change of Conditions.

COAL operatives are showing a conservative attitude in the matter of prices which further reflects the improved tone of the building material and supply market. While the demand for domestic and steam sizes continues to increase, there has been no change in quotations. Inquiries and contract negotiations are now under way for the spring and it is significant that many Pittsburgh operators are holding back from making quotations, pending the adjustment of wages. The miners are planning to make a stiff fight for an advance, and it is probable that no base price will be fixed until this matter has been adjusted.

STRONGER TONE IN STEEL.

Third Quarter Deliveries Call for Higher Prices.

INQUIRERS in the steel market this week discovered that the market fabricated for shapes calling for delivery after the first of July is much stronger than that for delivery over the first six months of the year. Options on steel tonnage run to \$1.25 Pittsburgh, base, for plain material, while some of the independent companies are asking as high as \$1.30 or higher, for such deliveries. Even for shipment over the second quarter the tone of the market is said to be stronger than at \$1.20 base for bars, plates or shapes. Some interests are asking \$1 a ton higher than that.

This fact was brought out forcibly when contractors and fabricating shops bid upon the construction of the elevated extensions for the New York Municipal Railways Co. calling for 13,500 tons of steel. Contracts have been signed for about 60,000 tons for fabricated structural steel for transportation consumption in this market, divided into 27,000 tons for the Coney Island extension, which went to Post & McCord; 16,800 tons for the Jerome avenue extension, awarded to Oscar Daniels & Co., and

15,1000 tons for the White Plains extension, awarded to Alfred T. Roth. In view of the fact that the American Bridge Company closes its year on January 3, these contracts will be included in the 1913 statistics, making the total contracts for fabricated steel placed with all interests last year at 1,095,000, a falling off of 29 per cent. as compared with 1912.

LUMBER PRICES STEADY.

Spruce Only Weak Department—The New Shingle Count Law.

IN the lumber market Eastern spruce is the only department that does not show signs of strengthening. In this case the ailment is over-competition, rather than lack of demand. In hardwoods the orders are generally confined to mixed cars, showing that hand-to-mouth buying is the rule rather than the exception.

The new State regulation regarding the count of shingles which becomes effective on the first of February requires that shingles bundled other than twenty-five courses at each end of bundles be sold on a comparative basis thereto. That is, shingles bundled twenty-five courses at each end are to be computed as 250 shingles to a bundle and shingles bundled 23/24 courses are to be computed as 235 shingles to a bundle and such bundles must be stenciled "235" or a sales slip, ticket or tag shall accompany the bundle representing the count.

The argument has been presented by certain interests that the consumer was being defrauded by getting shingles 23/24 courses to bundle instead of 25/25s, but lumber men contend that the consumer is getting full value for the price he pays for the 23/24s shingles, and that if the same shingles were packed 25/25 courses the consumer would have to pay a proportionately higher price to offset addition material, labor and freight cost. Lumber wholesalers say there is not any deception in the sale of these short-count shingles, for they are sold on their merits in competition with other shingles.

The only question is the preference of the retail dealer in having the bundles marked with the figures "235" or in furnishing a ticket or tag with each lot of the shingles he sends out. Some manufacturers have also advised that after February first they shall sell short count shingles on the basis of price for four bundles instead of making price per thousand which will comply with the regulation.

AFTER THE SHOESTRINGS.

District Attorney Whitman's New Bureau Will Protect Material Men.

DISTRICT ATTORNEY WHITMAN'S Commercial Fraud Bureau, in charge of which is Arthur Train, the assistant District Attorney who needs no introduction to New York business men, was established in part, at least, through the agency of certain building and real estate interests operating in various parts of the city who have had unpleasant experiences with so-called Shoestring builders and material men in the past.

With the improving sentiment in the building business and the fact that the Shoestringers have had a lean year or two, some irresponsible concerns and individuals have been feeling the market to find that a number of building material distributors are showing a willingness to take a chance. To protect the legitimate business houses, the New York Credit Mens' Association, the Board of Trade and Transportation, and the Merchants' Protective Association laid the credit abuse evil before the District Attorney with the result that the new bureau has been established.

This committee, in its statement, proposed that when a case is submitted to the bureau those preferring the charge should agree affirmatively to aid its progress and final conclusion and that as an evidence of good faith those preferring the charge be required to bind themselves to make no settlement except with the consent of the District Attorney.

Anyone detecting fraudulent credit conditions may submit evidence leading to an investigation to the head of the Commercial Frauds Bureau of the District Attorney's office.

To the same end President Ellwell, of the Consolidated Building Trades Credit Associations, opened the first in a series of conferences designed to change the mechanics lien law. A State league will be formed with representatives of all material men's and employers' associations to secure passage of the bill drawn by J. Charles Wechsler, which passed the Assembly last year. The conference to be held at the headquarters of the Consolidated Building Trades Association next week will include the Masons Employers' Association and the credit branch of the Building Trades Association.

BRICK SUPPLY RESTRICTED.

Closing of Navigation Above Newburgh Puts Market on Reserve.

COMMON brick supply for this market has been narrowed down to what is on hand at the open docks, under cover here, and what can be brought to this market only by ice-breaking tugs from Haverstraw. This situation was brought about by the closing of navigation between Newburgh and Kingston this week, but strange as it may seem, it had no effect whatever upon strengthening the demand for brick here. In fact, prices weakened. Raritan brick also shows a slight recession on prices and Newark yard interests reported a shading of prices from \$7.25 to \$7.75 to \$7 to \$7.50. Hudson River brick here now brings between \$5.50 and \$6, with Raritan quoted at from \$6 to \$6.25.

The unloading figures for this week are lower than those of last week when the holiday shut out a whole day's transactions. Dealers have no stacks to speak of and are showing no inclination to load up. When the strengthening tone of other departments of the building material are shown in actual building operations and resultant call for brick, the dealers say they will be in the market for material, but just now their money in the bank looks better to them, as one man put it, than a speculative corner on the brick market, possibly could.

Official transactions for Hudson common brick

(Continued on page 88.)

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building
Loans, etc., Together With Brief Personal Items.

Big Leases Figured Prominently in the Business.

The sales market was practically at a standstill this week. The few properties which did change hands were of so commonplace a character as to have practically no significance. The apathy was not confined to any borough but effected all parts of the city. The weakness of the market was reflected in the Exchange Salesroom, where in two cases properties were knocked down to bidders for prices far below the assessed valuation.

The leasing branch, however, was productive of several large and interesting transactions. The Bronx contributed a 63-year lease of a large site opposite the new Bronx County court house and another "Loft" candy store deal which involved a building at the junction of Willis avenue and 149th street. Other important leases concerned a big corner store in Times Square, taken by a drug company, an 8-sty. building in Water street, and a 12-sty. loft building in West 19th street.

The total number of sales in Manhattan this week was 16, against 15 for last week and 26 a year ago.

The number of sales south of 59th street was 1, compared with 6 last week and 12 a year ago.

The sales north of 59th street aggregated 15, compared with 9 last week and 14 a year ago.

From the Bronx 2 sales at private contract were reported, against 14 last week and 14 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$1,087,509, compared with \$2,097,751 last week, making a total since Jan. 1 of \$2,936,635. The figure for the corresponding week last year was \$1,247,194, making a total since Jan. 1, 1913, of \$1,839,489.

PRIVATE REALTY SALES.

\$500,000 Brooklyn Deal.

Howard C. Pyle & Co. have just closed one of the most important and significant real estate transactions of recent years, on the Heights, in effecting the sale of the vacant plot on the northerly side of Schermerhorn st., 80 ft. frontage, near Clinton st., running through to Livingston st., for the Realty Associates, to the firm of Bing & Bing of 5th av., Manhattan, who will immediately begin the erection of two 8-sty elevator apartment houses of the highest type of construction. The one on Schermerhorn st. will comprise apartments of 10 rooms and 3 baths each and the Livingston st. building will consist of apartments of 3 and 4 rooms and bath each, containing every conceivable modern convenience. Both of the buildings will be ready for occupancy on Sept. 1, 1914. Plans are being prepared by Architect Robert P. Lyons.

Interesting Sale at Port Richmond.

A sale of unusual importance and far-reaching effect has just been concluded in Port Richmond. The Reformed Dutch Church has sold through J. Sterling Drake to Martin M. Leo the parsonage property on the northwest corner of Richmond and Grove avs., 164x189 ft. This is the largest plot under one ownership in the heart of Port Richmond, except the church plot of the grantor, which, of course, is not for sale. This plot has been owned and occupied by the church as a parsonage consecutively since 1835.

It is in what, by common consent, has come to be known as "The hub of Port Richmond," where commercial life is intense, where are many of the finest stores in the whole borough, and where real estate values are booming.

Aside from the historical associations of this plot and the great reluctance of many of this large and influential congregation to sell it at all, will always be remembered the heroic stand of the church against the invasion by business of what was once Port Richmond's most aristocratic residential neighborhood. With this

sale, business and commercial life have again asserted their supremacy and as usual herald the prosperity of the section wherein they flourish.

The purchaser, Mr. Leo, is a young business man of the most progressive type and has already made for himself an enviable reputation throughout the borough as owner and manager of the two principal theatres, viz., The Park, at Stapleton, and The Empire, at Port Richmond. Mr. Leo intends to surpass himself on his new purchase and build a theatre in size and magnificence that will compare favorably with the best in Manhattan. And on the balance of the land he intends to put up a commercial building, stores first floor and apartments above that will be far in advance of anything yet attempted in this borough.

Queens County Sales.

G. X. Mathews Co., in the Ridgewood section of Queens County, sold six more model 3-sty 6-family flat houses, each 27x100. Otto Riechardt bought 1824, 1826, 1828 Madison st., at \$11,000 each; Peter Manthey, 1825 Cornelia st., \$11,000; Paul Manthey, 1827 Cornelia st., \$11,000; A. J. Iben, corner of Madison and Onderdonk sts., \$20,000. The company's sales for 1913 established a new high mark at 62 houses. It built during the year 78 houses, all being completely rented.

Manhattan—South of 59th Street.

36TH ST. 332 West, 5-sty building, on lot 25x100, sold for the estate of Edward Brown to a client for investment by Senior & Stout.

Manhattan—North of 59th Street.

64TH ST. 114 East, 4-sty and basement dwelling, on lot 17.6x100.5, sold for the Directors Realty to a client who will rebuild for his own occupancy, by William B. May & Co. The house is in the restricted block between Park and Lexington avs.

73D ST. 275 West, 4-sty dwelling, on lot 20x84, near West End av., sold for Albert Symington to a client for occupancy, by William B. May & Co.

77TH ST. 337 East, 4-sty tenement, on lot 25x102.2, sold for Joseph B. Peck to Samuel S. Aronson, by Paul A. McGolrick.

95TH ST., 156 West, 3-sty dwelling on lot 17x100.8, sold by Celia Bloch to Julius Tishman & Sons, who now control a frontage of 102 ft. on 95th st., which will be used as a site for an apartment house.

119TH ST. 119 West, 3-sty private dwelling, on lot 20x100.11, reported sold by Maria Hillenbrand to Dr. Louis Bieber.

134TH ST. 74 West, 5-sty double flat, on lot 25x99.11, sold by the New York Trust Co. to Julius Elkan, for investment.

138TH ST. 640 West, 2-sty dwelling, on lot 15x99.11, sold by Pauline D. Kober to Winthrop Parker.

139TH ST. 205 West, 3-sty dwelling on lot 19.99.11, sold by Annie Levy to Somerville & Somerville, who gave in exchange 20 lots at Arverne, L. I., in Adah and Kate avs, between Seaview av and Jamaica Bay; also a dwelling in 49th st, Brooklyn.

140TH ST. 516 West, 3-sty and basement dwelling on lot 15x99.11, between Amsterdam av and Hamilton pl. sold by Daniel E. Freedman to Dr. E. R. Eliscu, the present tenant.

140TH ST. 518 West, 3-sty and basement private dwelling, on lot 15x100, sold by Daniel E. Freedman to D. E. Eliscu.

141ST ST. 469 West, 4-sty and basement dwelling on lot 18x99.11, between Convent and Amsterdam ave. sold for the Nagrom Realty Co. to E. Winters, by Arnold, Byrne & Baumann.

153D ST. 460 West, private dwelling, on lot 16.8x100, reported sold by Bradford K. Wiley to an investor.

171ST ST. 564 West, 2-sty frame building, on lot 25x100, near St. Nicholas av., sold for Alice Cromarty to Rosie Kraus, by the Nehring Co. and Max Plsu. The property was given in part payment for the flat at 620-622 West 182d st., reported sold last week.

173D ST. 563 West, 5-sty building, on plot 37.6x100, adjoining the northwest corner of Audubon av., reported sold by Evelyn H. Roberts to an investor for \$47,000. The immediate neighborhood has been highly improved with apartment houses during the last two years and it is a section of the city in which rentals have been very satisfactory.

BROADWAY, s e c 212th st., plot of 6 lots, fronting 118.7 ft. on Broadway and 111.1 ft. in 212th st., resold for Gustavus L. Lawrence to Mrs. Raymond Du Puy, by Warren F. Johnston. The seller acquired the plot recently from the Alliance Realty Co. through the same broker.

Bronx.

HOLLAND AV. 1731, two-family frame house, on lot 25x100, sold for Lina Anderson to a client, by George J. McCaffrey.

MORRIS AV. 2306, 3-sty brick dwelling, on lot 18.6x117, sold for the River Realty Co. to a client, by John A. Steinmetz.

Brooklyn.

GARFIELD PL, 174, 3-sty and basement dwelling, on lot 20.8x100, sold for James W. Keogh to N. & H. Jensen, by the Jerome Property Corporation.

2D PL, 91, 3-sty dwelling, on lot 19.6x133, sold for M. Lanzaro to Hassach Bros. by the E. A. Polak Realty Co. The buyer gave in exchange a 35-acre farm at Morgansville, N. J.

7TH ST, 402, 3-sty and basement dwelling, on lot 22.9x82, between 6th and 7th avs, sold for a client by G. W. Snyder & Son.

LINDEN AV, ETC.—Henry Agar, in conjunction with Wright & Aston, sold the 4-sty apartment at 266 Linden av for Max B. Smith. In part payment Mr. Smith took the two 3-sty dwellings 984 and 986 Bedford av, and a corner plot in Maplewood, N. J. The same brokers resold the two Bedford av houses for Mr. Smith; also for Louis Grimes, the 3-sty dwelling 408 Putnam av.

PARKSIDE AV, 296, a brick dwelling on lot 17x100, sold for W. A. Brown to a client for occupancy by the Westwood Realty Co.

WASHINGTON AV, 265, 4-sty dwelling on plot 50x200, running through to Hall st, sold by Katrina Lentino to Joseph F. A. O'Donnell. Negotiations are under way for the resale. This property lies between Willoughby and DeKalb avs, and is located in a fine residential section.

WASHINGTON AV, ETC.—Henry Pierson & Co. (Inc) have sold 700 Washington av, a 2-sty building, for I. Gobis to a client for investment, and also sold the mansion at the corner of Park pl and Vanderbilt av, on plot 100x100, for Richard S. Hager to a client for investment.

WASHINGTON AV, 339, 3-sty and basement brownstone private dwelling, between Lafayette av and DeKalb av, sold for George P. Beebe to Emma Betsch, by the Bulkley & Horton Co.

16TH AV, 4519, 3-sty brick building, on lot 20x100, sold by William C. Kahn to E. Edel-muth.

ELDERT LANE, ETC.—The Rockmore Realty Co., Inc., Henry Rockmore president, has sold four 2-sty 1-family brick dwellings on Elderts lane, each on a lot 18.8x100 ft, to separate individuals. The house at 505 was bought by George J. Aman, 507 by Charles T. Kieler, 509 by John Schuessler and 511 by Washington J. Box.

Queens.

BELLE HARBOR.—Lewis H. May Co. has sold for the Belle Harbor-Edgemere Realty Co. a plot of lots on the west side of Henley av to Mrs. Mary E. Hutchings, who owns adjoining property.

Richmond.

RICHMOND HILL.—Mrs. Lewis T. Baxter, of Nashville, Tenn., sold through Cornelius G. Kolf, to Mrs. Clara Sydney Taylor, a daughter of the late Bishop Potter, the historical old La Tourette homestead on Richmond Hill, overlooking the village of Richmond, Staten Island. This is one of the last remaining old Huguenot homesteads on Staten Island. The old Colonial mansion commands a magnificent view of the surrounding country. Across the Richmond Hill road on a bluff overlooking the Freshkill are still the old rifle pits which were placed there for the purpose of preventing the frequent raids made by the Continental troops, who were stationed on the Jersey shore. The property will be occupied by Mrs. Taylor as a private residence.

Nearby Cities.

NEWARK, N. J.—Henry L. Bauman, of New York, has sold to Littleton Kirkpatrick the property on the southeast corner of Mount Prospect av and Coryman st, known as 823 to 837 Mount Prospect av, occupied by eight 2-sty brick and stone stores and dwellings. The plot is 160 ft. on the av by 55 ft. in the st. Feist & Feist were the brokers. They have also sold for Mr. Bauman to Louis Kohn the two 2½-sty 2-family dwellings at 273 and 279 Woodside av, each on a plot 30x125.

Rural and Suburban.

GREAT NECK, L. I.—John B. Van Dervan has purchased through I. G. Wolf a plot of ground with over 31,900 sq. ft. on Arrandale av. The buyer will erect a \$15,000 Colonial dwelling.

HARTSDALE, N. Y.—Scarsdale Estates has sold to Dr. Ralph B. Ryan a plot opposite the Country Tennis Club and Eugene J. Lang has been retained as architect to design a \$10,000 residence. The Gedney Farm Company has sold at Gedney Farm, opposite the new hotel, two plots to George A. and John A. Thompson and a plot to Robert L. Stillson, Jr. On Ridgeway, near the Gedney Farm Country Club, a corner plot, one-third of an acre has been sold to Charles Long, of White Plains.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold to M. E. Wolf a plot 40x100 on Henry st and Tompkins pl; to H. E. Rankin, a plot 40x100 on Henry st; to J. Dartley, a plot 40x100 on Homan boulevard, and at Rosedale to F. C. McMurray a plot 40x118 on Ocean av.

LAKE RONKONKOMA, L. I.—Maude Adams Kiskadden added 10½ acres to her estate in Portion av by the purchase of the Norman Henry Jay property for \$3,500.

MT. VERNON, N. Y.—William P. Rooney has sold for M. W. Robinson, the dwelling at 134 Rich av, Chester Hill, to a client, who will occupy it.

MONTCLAIR, N. J.—Hughes & Whitby have sold a 3-sty residence at 142 Gordonhurst av, on plot 60x160, for Edward C. O'Neill to W. R. Benton, for \$10,000; also a large plot, 110 ft. on Cooper av x 165 ft. deep, to Edward C. O'Neill for \$5,000.

PARK HILL, N. Y.—At Park Hill on the Hudson the American Real Estate Co. has sold to Mrs. A. Hamburg the recently completed dwelling at 6 Rockland av.

PATERSON, N. J.—David V. Proskey has sold the Ralph A. Ritchie estate, at Park av and Summer st to James T. Siminister, of Montclair, the price paid being \$80,000. On the property are a homestead and barns.

RIDGEWOOD, N. J.—Frank R. Powley has sold his residence on Prospect street to Henry W. Baylis, S. S. Walstrum-Gordon & Forman

SUMMIT, N. J.—At Murray Hill Park, adjoining Summit, N. J., Dr. E. H. Vines, of Manhattan, has bought a site on Murray Hill Park boulevard, near Mountain av, on which will be erected a Dutch Colonial residence. F. E. Robertson, of Manhattan, bought a site on Union rd and will build a house.

LEASES.

Manhattan.

THE CITY OF NEW YORK leased the Fulton Ferry, Hamilton Avenue Ferry, with the ferry slips, ferry houses and the land they occupy, to the Union Ferry Co. for one year for 2 per cent. of the gross receipts.

THE AMERICAN CAN CO. has taken a 10 year lease on the building at 433 West 14th st. This is the second lease for this company in the new structure, known as the Gillen Building, at 413 to 455 West 14th st., No. 435 having previously been leased to this corporation for a term of years.

ALBERT B. ASHFORTH, INC., leased for I. O. Woodruff, for a term of years, the 7th floor in 257 and 259 William st to the Speed Controller Co., Inc.

ALBERT E. ASHFORTH, INC., leased in the Frances Bldg. at the southeast corner of 5th av and 53d st, space on the 6th floor to Frederick O. Schuller; also leased in the Tilden Bldg., at 105 to 111 West 40th st, space on the 11th floor to W. Ralph Squire, Inc., and to James B. Reynolds of 156 5th av, and space in the same building to Louis Dorith; also in 106 East 19th st, space on the 5th floor to the Rouden Co., of 106 East 19th st, and office space in the same building to Morris Suesskind.

WRIGHT BARCLAY, INC., leased the parlor floor store 22 East 30th st to Joseph Bayer and David Silverman.

WRIGHT BARCLAY, INC., leased at 461 and 463 4th av, in conjunction with L. Tanenbaum & Strauss, the 3d loft to Wolf Brothers & Co., of 949 Broadway; also in conjunction with Payson McL. Merrill the 9th loft to A. W. Shaw Co., and in conjunction with W. S. Furman the 6th loft to the National Publishing Co.; also the 3d loft at 147 West 24th st, to A. Weisman of 42 East 12th st, and the house at 231 East 31st st, to August Schmidt.

DANIEL BIRDSALL & CO., INC., leased the store and basement in 434 to 438 Broadway for a term of years at an aggregate rental of about \$60,000 to T. W. & C. B. Sheridan Co., dealers in printers' and bookbinders' machinery, who for many years have been located at Duane and Elm sts. This move is in line with the recent removal of Bradstreet's printing department to Howard st; also of the Industrial Press and others to Howard and Lafayette sts, and of Studebaker's salesrooms to Broadway and Howard st. The projected Broadway and the Canal st subways will have an express station at this point.

BLEIMAN & CO. leased space in 27 and 29 West 4th st. to Michael Kramer; in 123 and 125 Bleecker to the Manhattan Bandoaux Co., Inc., of 3 Great Jones st, and in 54 and 56 Bleecker st to the Empire Hat Co., of 7 Great Jones st.

JOHN P. COHALAN, Surrogate, leased from Judge Samuel Greenbaum his residence at 706 St. Nicholas av, a 4-sty house situated just north of 145th st, James E. Barry & Co. negotiated the lease.

CYRILLE CARREAU rented the store in 150 West 45th st for 5 years to Jacob Alterman.

CARSTEIN & LINNEKIN leased in the American Woolen Building space on the 10th floor to C. J. Allers; part of the 7th loft in 102 and 104 West 38th st to Kornfeld & Schocker of 36 East 22d st; the 5th loft in 37 West 17th st to S. Scharf & Son, Inc., of 98 Greene st; the 4th loft in 5 West 31st st to Chas. S. Josephsohn & Co.; the top loft in 17 and 19 West 17th st to the Camp Fire Outfitting Co. of 11 East 30th st; 2,000 sq. ft. in 315 4th av to R. D. Whitmore; space in 456 to 460 4th av to the Drysdale Co. of 456 4th av; an office in 1161 to 1175 Broadway to Gold Bros. of 39 East 20th st; Max Rouse and Shapiro Bros. of 514 Broadway; office in 320 5th av to M. M. Golis; office in 341 to 347 5th av to Sterling Tobacco Co. of 347 5th av; Women's Domestic League of 347 5th av; L. H. Zins, of 1161 Broadway, and J. W. Brandt & Co., of 523 Broadway.

THE CROSS & BROWN CO. leased office space in the U. S. Rubber Co. Building at the southeast corner of Broadway and 58th st to Anton Strand, of 522 West 52d st, Electrical Experiment Co., of 8 South William st, H. C. Hendrickson and the Lock-Robe Rail Co.; also leased the store in 1860 Broadway to Derby & Townsend, and space in 25 West 45th st to H. Hardy & Co., of 42 White st, and an apartment in 200 West 58th st to Willis J. Abbot.

THE CROSS & BROWN CO. leased the 6th floor in 415 West 55th st to A. & H. Aalders, and in conjunction with Royal Scott Gulden, the 4th floor in 20 West 46th st to E. L. Murray, of 23 West 32d st.

THE CROSS & BROWN CO. leased for Klein & Jackson to Drouet & Page Co., Inc., of 1890 Broadway, the store in 1890 Broadway, and the 6th floor in 225 and 227 West 57th st to Cass-cells & Mano; the 3d floor in 123 West 52d st to Eisemann Magneto Co., of 225 West 57th st, and space in 1776 Broadway to Newton Holden & Co.; also leased the store in 100 West 32d st to Wm. Veilmann, and space in 396 Broadway to I. Steinberg & G. Rosenstein, Platt & Mascheck Co., J. Rosenblatt & Sons, of 396 Broadway, and Morris Anderson.

THE DUROSS CO. leased for Greenhut, Siegel-Cooper Co. the five vacant lofts at 126 to 136 West 19th st to Canavan Brothers, of 518 West 56th st.

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Wants and Offers

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

WANTED by private owner, thoroughly experienced and reliable real estate man about 35 years old, to devote entire time to looking after properties (tenements, flats, etc.) Must be a good renter and be able to furnish surety bond. State age, references, experience, salary and where and when last employed. Box 232, Record and Guide.

WANTED, bookkeeper, familiar with the building trades; permanent position for the right man. Communicate in own handwriting, stating qualifications, references, etc. Box 231, Record and Guide.

EXPERIENCED real estate expert, employed as manager by large real estate firm, is open for engagement with estate to take entire charge; highest credentials. Box 234, Record and Guide.

REAL ESTATE broker and office manager, 24 years old, six years leading concern, will connect with estate, Real Estate Co., Trust Co., or corporation in capacity of manager or assistant in some department. Box 233, Record and Guide.

YOUNG MAN, 21, four years' practical experience in a large real estate office, as assistant manager and systemizer; also repairs and management. Executive ability. Box 235, Record and Guide.

WANTED by a well-established real estate office, a man for outside work in the mortgage branch of the business. This is a good chance for the right man. Box 233, Record and Guide.

FOR SALE—Three Hyde Atlases, Battery to 125th st. Up-to-date. Very good condition. Can be seen any time. Apply room 58, 542 5th av.

FOR SALE—Bound volumes of Record and Guide for 1881, 2, 3, 4, 5, 6, 7, 8 and 9; 1890, 1, 2, 3, 4, 5, 6, 7, 8 and 9; 1900, 1, 2, 3, 4, 5, 6, 7, at a bargain. \$1. per volume. **HENRY MALKAN**, 42 Broadway.

YOUNG MAN, 21, high school graduate, wishes position with real estate or general brokerage firm. Best references. Box 230, Record and Guide.

Leases—Manhattan (Continued).

THE DUROSS CO. leased for the Eagle Tube Co., of Delaware, 626 and 628 West 24th st, to the Oliver Water Filters Co. for five years; also for John Graney, 98 10th av to Cornelius J. Sullivan, of 31 Nassau st, for 21 years at a net rental aggregating \$30,000; also for Colonel Alexander S. Bacon the 5-sty front and rear buildings at 135 9th av to John De Marco; also for the Industrial Press, 49 to 55 Lafayette st, to the Reynolds Printing Co., of 169 William st, and for Arthur S. Wootton, 318 West 19th st, to Marie P. Noguez.

HENRY W. EATON has leased his residence at 150 West 74th st to a tenant, who will occupy.

THE J. C. EINSTEIN CO., INC., leased for J. & M. Cohn the 5th loft in 6 to 10 East 32d st, running through to 5 to 9 East 31st st, containing over 13,000 sq. ft., to J. & W. Goetz, importers and manufacturers of costumes and waists, of 318 6th av.

DOUGLAS L. ELLIMAN & CO. rented for Geo. R. Read & Co. the 4th loft in the new 6-sty store and loft building being erected at 22 East 54th st for a long term to Geo. P. Reinhard, a designer of classic interiors, located for the last 5 years at 25 East 45th st. This adds another well-known decorator to this rapidly growing art centre.

DOUGLAS L. ELLIMAN & CO., in conjunction with W. J. Roome & Co., leased for Mrs. James Cunningham 124 East 55th st, a new 5-sty American basement house on a lot 25x100, with electric elevator and other improvements, to J. Watson Webb, son of Dr. W. Seward Webb; also leased from the plans, an apartment of 9 rooms and 3 baths in the new building to be erected at 116 to 122 East 63d st by Samuel A. Herzog to Alfred H. Thorp for a long term of years. The foundation for this building has just been finished and the frame work has not yet been started. Also leased an apartment in 40 East 62d st to W. E. Hall; an apartment in 901 Lexington av to J. R. Truesdale; an apartment in 21 East 82d st for Charles G. Weir, to Col. G. F. Downey, and an apartment in 178 East 70th st to Foster Milliken, Jr.

J. B. ENGLISH leased for A. M. Lyon, of London, England, the 5-sty loft building at 101 and 103 Broad st, to the Aspell Co., Inc., wholesale grocers and ship chandlers, of 24 Water st, for a term of 10 years, and also leased for William Hoegg to L. Zuckerman, of 38 West 21st st the store in 168 West 48th st for a term of years.

J. ARTHUR FISCHER has leased for Giovanna P. Maresi to a client the two 5-sty buildings 691 and 693 6th av, between 39th and 40th sts, on plot 37x100, for a term of years. The tenant after making extensive alterations will utilize the same for his business; also for the Colony Construction Co. a booth in the Colony Arcade Building 63-67 West 38th st and 62-64 West 39th st for a term of years to Nicholas Ferrone for a shoe emporium; also for V. Bernardi the 3-sty building 240 East 34th st.

FOLSOM BROTHERS, INC., leased the store in 133 East 34th st, for 10 years to Dr. Charles M. Du Gay, druggist, of 508 3d av; also the parlor floor store in 133 East 34th st for 5 years to Dr. B. B. Bromberg, dentist, of 188 East 72d st; also the two stores in 140 East 34th st for 5 years to Herrmann's Seed store, of 140 East 34th st; also the 2d loft in 31 West 26th st to Denker & Porges, of 32 East 4th st; also the houses at 64 and 66 West 11th st for 5 years to Enrico & Paglieri, of 64 West 11th st.

M. FORMAN & CO. leased space in 36 to 44 West 24th st to M. Rosenfeld, the 1st loft in 683 and 685 Broadway to Bullock & Gross for 5 years, the store and basement in 22 West 21st st to Robinson Goltuber, the 10th loft in 31 and 33 East 28th st to H. & I. Ottenstein of 137 5th av, space in 49 to 53 East 21st st to Finestone & Co., the 11th floor in 119 West 27th st to Samuel Isenberg, the 7th floor in 36 to 44 West 24th st to Henry Cohen & Co., the 3d floor in 151 to 155 West 19th st to H. & I. Schaeffer Co.

GOODWIN & GOODWIN rented for the Realty Improvement Co. to A. Kosef the 1st loft in 262 Lenox av.

THE GRAY DRUG CO. leased for 10 years the corner-store space in the Fitzgerald Building, at the southwest corner of Broadway and 43d st. The space taken includes the immediate corner store and the two adjoining ones on Broadway, extending to the entrance to the Cohan Theatre, a total frontage of 50 ft. by 90 on the street. The lease was made with the 1482 Broadway Corporation, owners of the building, and the rental is \$60,000 a year, making the aggregate for 10 years \$600,000. The corner store was originally rented by the Baltimore & Ohio Railroad, but in the reorganization of the property's interests due to the financial difficulties of the original lessees who built the structure and its subsequent sale to one of the Stallo daughters, all of the old leases were canceled and the railroad did not renew under the new ownership. In addition to the store space the drug company also acquires about 5,000 sq. ft. of space in the basement. The present lease does not include the store occupied by the Disney Hats Corporation at 1486 Broadway.

N. BRIGHAM HALL & WM. D. BLOODGOOD rented space in 99 and 101 5th av to Julius Kornfeld; the Hand Embroidery Co., of 101 5th av; Langfeld Bros. & Co., of 101 5th av; Louis Sittner, of 101 5th av, and Blaskopf & Co., of 99 5th av.

M. M. HAYWARD & CO. leased the 5-sty dwelling at 10 East 49th st for a term of 21 years at an aggregate rental of \$150,000 to H. O. Watson & Co., antique dealers, of 601 5th av.

M. & L. HESS, INC., leased the 5th loft in 142 5th av to the Fair Carnival Trading Co.; the store and basement in 248 West 23d st to the American Soda Fountain Co., of 27 East 22d st; and

room 603 in 49 to 53 East 21st st to the Trainor Mfg. Co., of 10 West 18th st.

M. & L. HESS, INC., leased in conjunction with Louis Schrag, the 6th loft in 120 West 20th st to Adolph Mench, and Rooms 1609 and 1610 in the Hess Building, at 4th av and 26th st, to J. F. Campbell, and also leased a floor in 151 and 153 West 19th st to Selmer Hess, publisher, of 151 West 25th st for \$22,000. This completes the renting of the entire structure by this brokerage firm.

W. J. HUSTON & SON leased for Thompson Brothers to the Hamilton Cream Co., of 42 West 142d st, the 3-sty building at 620 and 622 West 131st st for 10 years at an aggregate rental of \$25,000.

CHAS. S. KOHLER has leased for a term of years for Henry M. Bendheim to Mary E. Kern the 4-sty and basement private dwelling at 79 West 104th st; also has leased for a term of years for Sheffield Farms, Slawson, Decker Co. to Louis Zaccardo the store at 911 Columbus av; also for John H. Diersen to John Malanga the store at 104 West 100th st, and also for Bernhard Gerdes to Tina Haynes the store at 705 Amsterdam av.

HARRY LEVY leased the moving picture theatre at 1430 3d av to Lester Feigenblatt, who has sub-leased to the Rainbow Amusement Co. for 10 years; also leased for W. L. Cahn a store at 314 East 34th st to the Ciffer-Landrow Co., Inc.

EMIL LOEB has leased through Frederick Zittel & Sons his 4-sty residence at 140 West 78th st.

THE McVICKAR, GAILLARD REALTY CO. leased the store in 175 West 45th st to Bernstein & Cohen; space in 561 5th av to Natalie, milliner, and the building at 25 East 44th st to the Bureau of Social Requirements, of 15 East 43d st.

MILTON NATKINS leased a store in the Strand Theatre Building for Pease & Elliman, agents, to the Strand Confectionery Co. for a term of 10 years at an aggregate rental of \$80,000.

THE CHARLES E. NOYES CO. leased the entire building at 292 Pearl st for James E. Pope to the Central Commercial Co., of 290 Pearl st, and in 71 Barclay st the store and basement to the Western Union Telegraph Co. Both leases are for a term of years.

THE CHARLES F. NOYES CO. leased subject to a 42-year term for Thomas Burt McGuire, who was represented by his attorney, William Beverly Winslow, the 8-sty fireproof building at 299 to 305 Water st, covering lot 50x72, and for James F. Cosgrove for a similar term the 3-sty building at 282 Front st, adjoining. The aggregate rental of the combined premises is about \$300,000 and the lease is one of the most important negotiated in the East Side section near the Brooklyn Bridge for the past 10 years. The same brokers also negotiated a cancellation of the James F. Haslam lease for 282 Front st, and have leased to Mr. Haslam other premises on Front st. The lessee of the McGuire and Cosgrove property is the Fulton Market Refrigerating Co. Nearly \$100,000 will be invested by the tenant for installing a modern up-to-date refrigerating plant for the freezing and storage of fish and sea foods. This company, which was recently incorporated, will be under the control and management of prominent wholesale fish dealers. George M. Prest, attorney, of Fuller & Prest, represented the lessee in all legal matters affecting the various leases and building contracts.

THE CHARLES F. NOYES CO. leased the 7th floor of the "Turnbull Building" at 161 to 165 Grand st to P. D. Collins & Co., of 159 Leonard st, for a long term; the basement store in 152 William st to A. Pinto; a portion of the 20th floor in 15 to 19 East 26th st to Saxe Bros. Co., of 7 East 20th st; and offices in the Market and Fulton Bank Building to Henri Bouchoux.

THE PAWNEE DEMOCRATIC CLUB leased from Dora A. Schwaneke the 2-sty dwelling in the west side of Jackson av, between 156th and 158th sts.

PEASE & ELLIMAN leased an apartment in the "Towers" at 1 West 94th st for C. E. Mable to W. H. Tucker; one in the "Chatsworth" at 72d st and Riverside Drive for Ewing, Bacon and Henry, as agents, to Mrs. M. L. Metzler; one in 219 West 81st st for Klein & Jackson to Lucien D. Bloch; one in 490 Riverside Drive for the Imperial Property Co. to Miss L. E. Wilson; one in 167 West 72d st to Richard S. Darling; and one in 640 West End av for the Odell-Townsend Realty Co. to Jesse M. Smith.

PEASE & ELLIMAN leased for Mrs. J. Henry Alexandre to L. J. Francke the 5-sty American basement, on a lot 25x100, at 35 East 67th st; an apartment in 45 East 82d st for Francis L. Wellman to F. Lawrence Upjohn; for Mrs. Franklin M. Hoyt, the 4-sty house, 17x100, at 112 East 73d st to Frederick Trask; for the Estate of Dr. Charles McBurney, an apartment of 12 rooms and 4 baths at 520 Park av for a long term to Winthrop Ames, the director of the Little Theatre; also an apartment in 27 East 62d st to Leroy Millard; one at the same address to J. C. Calhoun, Jr.; one at 130 East 67th st to Chauncey McKeever; and one at 402 West 148th st to J. B. Corlies; also leased a store in the Strand Theatre Building at Broadway and 47th st. In conjunction with M. Natkins, for the Mitchel H. Mark Realty Co. to Willis R. Houton; and an apartment of 9 rooms and 3 baths at 929 Park av to J. S. Hoagland; and one of 5 rooms, a studio and bath, at 144 East 40th st to Mrs. Herbert Sanford.

THE M. ROSENTHAL CO. leased the 6th floor in 16 to 20 West 32d st to the Mutual Garment Co. (Cohen Bros.), of 628 Broadway, for a term of years.

THE M. ROSENTHAL CO. leased the 9th loft in 148 and 150 West 24th st to the Windsor Manufacturing Co. of 90 Prince st.

H. C. SENIOR & CO. leased for the Hennessy Realty Co., Isaac Polstein, president, the 4-sty dwelling 43 West 82d st to Victor Hesse for a term of years.

SPEAR & CO. rented for the Realty Assets Co. the 7th floor in 85 5th av to Fondeville & Van Iderstine, a china and glassware firm, of 37 Warren st.; for the Estate of Joseph Schultz, 2 lofts in 593 Broadway to Berg Bros. and Arthur Cohen; for Jacob Corday, the store and basement in 68 and 70 Wooster st to the United Corrugated Case Co., of 121 Greene st.; for Jacob Emsheimer the 1st loft in 356 and 358 West Broadway to the New York Pad Co., of 204 Greene st.; for J. Romaine Brown Co., the 4th loft in 200 Greene st to the Regent Hat Co., of 183 Mercer st.; for the Manray Co., the 1st loft in 145 and 147 West 28th st to S. Menkin & Co., of 247 Centre st.; for Johnson, Adams & Graecen, the 8th loft in 13 and 15 West 24th st to A. Masch & Co., of 15 West 24th st.

HENRY TRENKMANN leased a floor in 126 to 130 West 22d st to the National Petticoat Manufacturing Co., of 62 Grand st, and the store in 39 East 9th st to the Manhattan Display Fixture Co., of 2 Washington pl.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased a suite of offices in the Trinity Building, at 111 Broadway, to Dykman, Oeland & Kuhn, one of the oldest law firms in the Greater City, whose Brooklyn offices are at 177 Montague st. More than usual interest attaches to this lease, inasmuch as it signalizes the return of Judge Edgar M. Cullen to the practice of law after 33 years on the bench. In returning to the practice of law Judge Cullen re-enters into the firm which is the successor in an unbroken line of that which he entered when he was admitted to the bar in 1861. In adding Judge Cullen to its tenant roll the Trinity Building now has the distinction of housing the only two living former Chief Justices of the Court of Appeals, the other being Judge Alton B. Parker.

FRANK VOLZ leased to Benjamin Wigderowitz, butcher, the store at the southeast corner of Vermilyea av and Academy st, for 10 years at a total rental of \$10,320.

THE L. WERTHEIMER DEPARTMENT STORES, INC., leased from Charles C. Marshall, through Leopold Weill, the structures to be erected at 617, 619 and 621 West 181st st, from plans by Buchman & Fox. The 181st st store will be the corporation's third and largest in this city.

F. R. WOOD-W. H. DOLSON CO. leased space in 1182 Broadway to the Wilson Manufacturing Co., of 23 West 20th st, a loft in 37 West 36th st to the Florence Ostrich Feather Co., of 10 West 22d st, and the 2d floor in 64 West 46th st to the Blue Bird Tea Room.

Bronx.

GEORGE W. LOFT, candy manufacturer, leased through P. H. J. Daly from the estate of Andrew Davies, represented by Mark E. Monash, the 2-sty building at the junction of 3d and Willis avs and 149th st. The lease is for a term of 20 years at an aggregate rental of \$250,000. The building will be extensively altered and the store will be occupied by Mr. Loft, making the 12th store operated by him. At present he has 9 stores in Manhattan, 1 in Brooklyn and 1 in Newark.

RICHARD H. SCOBIE leased the store in 3351 3d av for 10 years to A. Otto.

LEON A. RAINS has negotiated a 63-year lease for the northwest corner 161st st and Brook av, with 158 ft. frontage on 161st st, between Dr. Nelson Smith, Jr., and William G. I. Roeder. The lease is upon a flat rental basis, and the aggregate rental for the 63 years is close to a quarter-million dollars. Mr. Roeder will improve this property with store and office building. He was the expert engineer to the advisory board of the building code revision committee of the Board of Aldermen. The offices are to be all light, and the building will be ready for occupancy about May 1. Construction will begin within two weeks, and Mr. Rains will be the agent.

CLEMENT H. SMITH leased for Mary A. Langbein 2003 Boston rd for 10 years to Charles Meyer and Charles Klussmann for about \$30,000.

Brooklyn.

THE ALLEE REALTY CO. leased the theatre being erected at the southeast corner of Greene av and Cumberland st by the Sheffield Construction Co. to the Beacon Photoplay Co. for a term of years at an aggregate rental of about \$84,000. The same brokers recently sold the site to the new owners. The theatre is from plans by William J. Diltbey and replaces a group of old frame buildings and is said to represent an outlay of about \$100,000.

THE L. L. WALDORF CO. has made the following leases: For V. Neuberger, the third apartment east in 529 5th st to a Mr. Elmer; for a client, the first apartment west in 594 6th st to Jas. J. Ready; also in the same building, the third apartment east to Henry Maus; also for a client, the second apartment in 514 5th st to Jas. S. Henry, of Chicago.

THE BUSH TERMINAL CO. leased to the Stickley Bros. Co., a furniture concern of Grand Rapids, Mich., 10,000 sq. ft. of space in Building 19 in South Brooklyn; to the Norwich Nickel & Brass Co., 10,160 sq. ft. in Model Bush Building 20, and to the Procter & Gamble Distributing Co., 16,687 sq. ft. in Model Bush Building 19.

HENRY PIERSON & CO., INC., leased 127 7th av to Dr. Ambrose for the Realty Associates.

Suburban.

LOUIS SCHLESINGER leased for the Cowperthwait & Van Horn Co. to the Firestone Tire & Rubber Co. the 5-sty brick building at 91 Bank st, Newark, N. J. The Firestone Tire &

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Leases Suburban (Continued.)

Rubber Co. also leased through Mrs. Schlesinger, from the same owners, the store at 84 Bank st.

GEORGE KETCHUM leased for the Edie Realty Co. to Lunine & Tucker, for a long term, the double store in 12 North Broadway, Yonkers, N. Y.

KENNETH IVES & CO. leased for Prof. Henry Fairfield Osborn his cottage, "Wing and Wing," on the Osborn estate at Garrison-on-Hudson. The property includes the residence, stables, greenhouses, outbuildings and extensive grounds, comprising about 1,800 acres. It is one of the largest places in the Highlands of the Hudson.

E. C. GRIFFIN and P. H. Collins rented for Mr. E. A. Chatterton a cottage in Beach, Magnolia and Grove avs, Larchmont, N. Y., to John S. Turnbull; also Mrs. Cornelia E. Cornwell's cottage, in Woodbine and Grove avs, to Lyman W. Byers.

O'CONNOR & McCANN rented for Maud A. Almquist 2 Thurston pl, New Rochelle, N. Y.; also for Emily P. Winans, 288 Van Gulder terrace, and for J. C. Gleason, 102 Sickles av.

WORTHINGTON WHITEHOUSE with William J. Roome & Co. leased for a term of years to Alexander W. Powell, vice-president of the Powell Chocolate Mills, for J. R. Hill, a house at Westbury, L. I., situated on the south side of the Jericho turnpike, opposite the country estate of John S. Phipps.

REAL ESTATE NOTES.

SPEAR & CO. have been appointed agents of 41-43 West 25th st and 237 Mercer st.

SAMUEL H. MARTIN has been appointed agent of the properties 107, 109, 111, 139 and 141 West 63d st.

CLARENCE HUBBARD, formerly with the McVickar, Gallard Realty Co., is now connected with the office of Varick D. Martin.

J. B. ENGLISH has been appointed agent of premises 235-237 West 48th st and 61 West 69th st.

CHARLES F. NOYES CO. has been appointed agent for 74 Pearl st, 2020-2 Washington av, 67-9 Greene st and 151-3 West 46th st.

JOHN V. S. ODDIE, for many years in the real estate business on upper 5th av, is now associated with the N. Brigham Hall and William D. Bloodgood, Inc.

THE EAST BRONX PROPERTY HOLDERS' Improvement Association will hold its annual dinner and meeting on Tuesday, Jan. 13, 1914, in the Community Building on Southern blvd.

WM. CARR, JR., for the past five years with the office of H. C. Senior & Co., is now associated with Chas. S. Kohler, 901 Columbus av., corner 104th st, in the Sales Dept.

G. TUOTI & CO. were the brokers in the recent sale of the 4-sty apartment house at 2145 Honeywell av, for Hatch & Co. to Mrs. J. E. Brolles.

FOLSOM BROTHERS, INC., have been appointed agents for the 5-sty store and loft building, 31 West 26th st, and also for the 5-sty apartment house, 104 West 83d st and 126 West 83d st.

J. EDGAR LEAYCRAFT & CO. have been appointed agents by the estates of B. C. Wandell and Townsend Wandell for the following properties: 153 and 157 East 83d st, 163 to 171 East 83d st, 1470 to 1478 3d av, and 239 Av A.

FOLSOM BROTHERS, INC., have been appointed agents for the two 6-sty elevator apartment houses known as "Cathedral Hall," 229-233 West 110th st, and "Park View," 235-237 West 110th st.

WETMORE & ATWOOD have placed two loans, aggregating \$76,000, on the new 5-sty building just completed by the P. J. Dwyer Building Co., located on the west side of Southern Boulevard, 57 ft. north of 176th st.

ELECTUS T. BACKUS has been appointed agent for 1 to 7 West 101st st, 414 and 415 Central Park West, 221 and 223 West 123d st, and the northwest corner of 157th st and St. Ann's av, Bronx.

JOHN A. STEINMETZ sold for S. R. Waldron 3552 Holland av, 3-family house, on lot 50x100, to D. Israel, who gave two lots near 236 in part payment.

HENRY E. LONEY has been appointed manager of the Mortgage Loan Department of S. Osgood Pell & Co. Mr. Loney was for many years connected with the Lawyer's Title Insurance & Trust Co., in the Bureau of Investment, and more recently with the United States Title Guaranty Co. as real estate appraiser.

PEASE & ELLMAN have been appointed by the receiver, John DeWitt Warner, agents of the 7-sty office building at the junction of Wall and Beaver sts, known as 71 Wall st. Mr. Warner was appointed receiver in the action of the Equitable Life Assurance Society to foreclose a mortgage on the building, against the heirs of William Wheeler Smith.

ARTHUR GRAEF paid \$317,100 at auction Tuesday for the old Clinton office building at 20 to 26 Clinton st, Newark, N. J. The sale was conducted by Joseph P. Day at the Newark court house. The property consists of a 4-sty structure, occupying a plot 100x87x irregular, and is within a couple of blocks of the junction of Broad and Market sts.

CHAIRMEN were appointed by the West Side Taxpayers' Association for its 1914 committees, as follows: Law and Legislation, Joseph Wenner; Tenement House, Dr. George Wenner; Complaint, Dr. Philip G. Becker; Taxes and Assessments, Jacob J. Tabolt; Water Supply, Louis Schrag; Press, Bernard J. Foss; Rapid Transit, Peter P. Cappel; Docks, George J. Stege.

THE STATE OF NEW YORK has taken title to three parcels of land at Farmingdale, Long

Island, which are to be the location of a new State College of Agriculture. According to the instruments filed with the County Clerk at Riverhead, the property conveyed totalled 284 acres, the aggregate amount paid being \$87,028.88, divided as follows: To E. S. Mott, \$50,100, for 167 acres; to Judson F. Ruland, \$15,064.50, for 50 1/4 acres, and to Ezekiel R. Smith, \$21,864.38, for 67 1/4 acres.

ONE of the leading transactions recorded in the Queens County Clerk's office during the past week was the conveyance by Daniel Lyden to the Pitkin-Ruby Co., of 141 lots lying partly in Woodhaven and partly in East New York. The tract is bounded on the north side by Liberty av, south by Conduit av, west by Forbell av and east by Center st. Pitkin and Glenmore avs run through the property in an easterly and westerly direction. The lots are said to be worth \$150,000.

IT WAS RUMORED late yesterday afternoon that an option of purchase had been secured for the entire block front on the west side of Broadway, from 35th to 36th st, belonging to Charles E. Johnson. It was reported that a syndicate was to finance the undertaking which would result in the erection of a large structure on the plot, which is now occupied by the Herald Square Theatre and a number of store buildings. Nothing definite could be learned yesterday of the transaction, as no one interested could be reached.

THE METROPOLITAN UNION African M. E. Church has acquired title to the 4-sty dwelling, on a lot 18.9x99.11, at 109 West 131st st, from the City Real Estate Co. The property was sold in foreclosure last October and was knocked down to the plaintiffs in the action, Charles J. Goldsmith and others. Title was taken, however, by the selling company in the deal just closed. The church trustees recently sold the old edifice at 228 and 230 East 85th st, to Moses Kinzier, for \$18,750, and it is understood that a new place of worship will be made of the 131st st property.

EDGAR T. KINGSLEY, in conjunction with Frederick D. Mahoney, sold for Thomas J. Meeny the 4-sty dwelling, on a lot 22x92, at 233 East 19th st, to the Missionary Sisters of the Sacred Heart. The property adjoins the Columbus Hospital, and the parcels will be connected, making a combined frontage of 91 ft., together with a frontage of 157 ft. in 20th st. A portion of the 20th st plot will be improved with a 12-sty addition to the hospital. Mother Francis Xavier Cabrini, of Rome, founder of the order, recently came to America to attend to the building of the new hospital. Title to the 19th st house passed on Thursday.

THE HOLLYWOOD HOTEL and Cottage Co., a subsidiary of the Adams Express Co., purchased from L. M. & T. M. Jones the 10-sty Jones Building, on a plot 102.6x110.8x86.7x100, at the southeast corner of Duane and Elm sts. Henry M. Fitch and De Selding Brothers were the brokers. As part payment the purchasing company gave property at West End, N. J., including 34 parcels in the Hollywood Park section, and about 60 acres between Hollywood Park and Park av; also 4 cottages recently completed by the selling concern. The Jones Building, which was erected about 10 years ago, was held at \$800,000, and the New Jersey parcels at about \$300,000.

IN ANTICIPATION of the new subway opening, A. N. Gitterman, Eddy A. Weinstein, and Pierre M. Clear have formed the A. N. Gitterman Corporation and have opened offices in the Hunts Point Bldg., 163d st and Southern Blvd. It is at this point that the express station of the new Lexington av subway will be located. The present subway and the new Lexington av branch will practically form a junction at this point. A. N. Gitterman, President, has specialized in upper Manhattan realty, while Eddy A. Weinstein, the secretary, has devoted his energies to the Hunts Point section for the past six years. Treasurer Pierre M. Clear has been prominently identified with the midtown section of Manhattan. The corporation will concentrate its efforts on the development of the Hunts Point section.

RICHARD H. SCOBIE has sold for Susie E. Piser the two 3-sty brick houses, with stores, at 3304 and 3306 3d av, about 100 ft. south of 166th st "L" station, which has a frontage of 50 ft. on 3d av, 121 ft. on south side, 141 ft. on north side and 54 ft. frontage on Franklin av. The same broker also sold for Susie E. Piser the 3-sty frame building at 1093 Franklin av, and the 2-sty brick building, with large store, at 3351 3d av, near 165th st. Size of same 25x68. Same broker leased store for 10 years to Mr. Otto, confectioner, who occupies the entire building. Mr. Scobie also sold for the P. J. Dwyer Building Co. the 5-sty 25-family apartment house at 1831 Marmion av, about 140 ft. south of 176th st, size 50x93x147. This house has just been completed and was all rented before finished. The P. J. Dwyer Building Co. have just secured a loan of \$35,000 on same.

FRANK EBERHART, the new president of the House and Real Estate Owners' Association, says in a New Year greeting to members that "it must be apparent to every owner of real estate that the time has come for him to wake up, get busy and organize, if real estate is again to be what it should be—a safe and sane investment. The best way to accomplish this is for him to become a member of the local taxpayers' associations, in the boroughs of Manhattan and the Bronx represented by the central body, The United Real Estate Owners' Association, for 'In Union there is Strength.' Many owners of real estate seem to be blind to their own interests. They have an idea that whatever benefits these associations procure also accrue to them, without expense on their part. While this to a great extent is so, it is unjust and not sound business judgment. With ten times our present membership we could accomplish proportionately as much more as has been accomplished. Where there is not enough opposition to oppose an unjust measure, it simply becomes a law and all are compelled to comply with its requirements."

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OBITUARY

FRANCIS KOELSCH, real estate dealer, died at his home, 2732 Bedford av., Brooklyn, Friday, Jan. 2, after a brief illness. He was born in Brooklyn 46 years ago, and had resided for many years in the Eastern District.

JOHN C. RODDEN, real estate dealer, died Thursday, Jan. 1, at his home, 149 Rockaway av., Brooklyn. He was born in Ireland, and had lived in Brooklyn for 30 years.

COL. JOHN W. WOOD, a prominent Long Island real estate owner and dealer, whose home was at Rockaway Beach, was killed by a Long Island Railroad train at the Channel av. crossing, Edgemere, Monday evening, Jan. 6. He was connected with the West Rockaway Land Co., which owned the Edgemere Club Hotel. This building narrowly escaped destruction in the recent storm, and Col. Wood was returning to his home after looking over the damage to the hotel when he was struck by the train.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraiser, in transfer tax proceedings:

ESTATE OF ELLEN DUNNE—premises 113 West 28th 4-sty brick and store business building, on lot 21.5x98.9, estimated market value, \$36,000. Similar building, at 111 West 28th, also valued at \$36,000.

MARGARET COSTELLO—450 West 40th st, 4-sty brick stable, 25x98.9, \$17,500.

MARGARET BOEHN—445 West 41st st, 4-sty tenement, 25x98.9, \$14,000; 140 West 63d st, 5-sty tenement, 25x100.5, \$23,250; 355 7th av sec 30th st, 3-sty tenement 46.1x38 and irreg., \$55,000; 245 West 34th st, 5-sty dwelling, 22.10x98.9, \$44,000 and 2150 Aqueduct av, Bronx, \$19,000.

LUCY M. FRISBIE—351 West 57th st, 4-sty dwelling, 22x100, \$29,500.

CHARLES OCHS—568 Amsterdam av, 5-sty apartment house, 27x100, \$44,000.

PETER ROBERTS—29-37 Sullivan, three 5-sty buildings 101x20, \$130,000; 276 West Broadway, 5-sty building, 20.9x54.10½, \$14,000, and 30 Downing st, 3-sty dwelling, 21x40, \$8,000.

RUDOLPHINE RUST—318 2d av, 4-sty building, 21.8x100, \$19,000.

ELIZA VAN NAME—48 Stone st, 4-sty building, 21.3x73.2, \$30,000; and ¼th interest in 31-33 Vesey st, 5-sty building 50.2x64.2, \$16,500.

The Auction Market.

A number of significant and interesting auction sales were held this week. The Bijou Theatre, on the west side of Broadway, just above 30th st, was sold, on Thursday, to the plaintiff, Felix M. Warburg, on a bid of \$465,000, a price \$274,000 below the assessed valuation of \$739,000. The failure to secure a bid approaching in some degree the price obtained last February, when the theatre was offered at voluntary, caused considerable comment. In the previous sale the property had been knocked down for \$845,000 to the Taylor-Sherman Co., representing the owners.

On Wednesday, the old dwelling at 41 West 16th st was also sold for a price considerably below the assessed valuation. The plot is 21x92 and the assessment is \$33,000 on the land or, with the building, \$36,000. Despite the utmost endeavors of the auctioneer, bidding was light and Lowenfield and Prager, realty operators, secured it for \$20,000, a price that many called a bargain.

A buyer from California appeared at the auction sale conducted at the Bronx Salesroom, on Thursday, when Herbert A. Sherman offered 55 lots in the Baychester section of the Bronx. The buyer was Samuel Garinkel, of Los Angeles, who purchased 8 parcels, situated on Waring, De Reimer, Palmer and Stillwell avs, at prices aggregating \$4,800. Another purchaser was Joseph E. Marx, who took a plot, 175x100, on De Reimer av for \$1,875. Mary A. Keenan paid \$4,675 for a plot, 150x100, on De Reimer av, 25 ft. south of Stillwell av, the same buyer taking the plot 50x100, directly opposite on De Reimer av, which was the first plot sold. The sale was conducted by Supreme Courer Referee Alderman Hyman Pouker, and was the result of foreclosure proceedings instituted by the Franklin Society for Home Builders vs. Agnes K. Murphy-Mulligan, as defendant, who also took part at various times in the bidding.

For the coming week the most important offering will be the entire square block bounded by Post av, Dyckman st, Academy st and Naegle av, which will be sold at public auction on Thursday, Jan. 15, 1914, at 14 Vesey st, by Joseph P. Day. The property has a frontage of 600 ft. on Post av, 310 ft. in Academy st, 600 ft. on Naegle av, and 310 ft. in Dyckman st. The sale is a result of foreclosure proceedings brought by the Empire Trust Co., plaintiff, against the Naegle Realty Co. et al, defendants, to secure the sum of, approximately, \$268,000 and interest. The Supreme Court has appointed John T. Canavan referee, and William A. Barber is the attorney for the plaintiff. Mr. Day will sell, among others, the vacant plot, 50x98.9, at 133-13½ West 25th st, as a result of an action brought by the Metropolitan Life Insurance Co. against the New York-Chicago Realty Co. to recover \$8,926 and also the valuable dwelling at 4 East 29th st, as a result of an action brought by the Seaman's Bank for Savings against Louise Brummell.

Bryan L. Kennelly will sell the 4-sty loft building at 497 Broome st on Monday. The other auctioneers will offer the usual miscellaneous assortment of properties.

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\$30,000,000.00 for the Improvement of the Erie, Champlain and Oswego canals, dated January 1, 1914, due January 1, 1964.

\$21,000,000.00 for Improvement of Highways, dated September 1, 1913, due September 1, 1963.

As the bonds enumerated above are all 50-year bonds bearing 4½ per cent. interest, the Comptroller will reserve the right to allot to the successful bidder, bonds for either of the above improvements, notwithstanding the specific issue may be stated in the bid.

These bonds are Legal Investments for Trust Funds

No bids will be accepted for less than the par value of the bonds nor unless accompanied by a deposit of money or by a certified check or bank draft upon a solvent bank or trust company of the cities of Albany or New York, payable to the order of the Comptroller of the State of New York, for at least two per cent. of the par value of the bonds bid for.

All proposals, together with the security deposits, must be sealed and endorsed "Loan for Improvement" and inclosed in a sealed envelope directed to the "Comptroller of the State of New York, Albany."

All bids will include accrued interest.

The Comptroller reserves the right to reject any or all bids which are not in his opinion advantageous to the interests of the State.

Circular descriptive of these bonds and of outstanding State bonds, sinking funds, etc., will be mailed upon application to

WM. SOHMER, State Comptroller, Albany, N. Y.

Albany, December 27, 1913.

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.

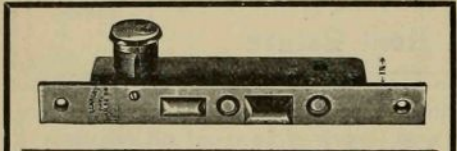
* Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 9, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

- *Bank st, 40 ss, 145.2 e 4th, 20x90x19.5x90. 3-sty & b bk dwg; due, \$4,388.88; T&c, \$223.15; sub to pr mtg of \$9,000; Frank R Pentlar. 13,184
- *Vesey st, 53 (*), ss, 275 w Church, 25x82, 5-sty bk loft & str bldg; due, \$6,842.92; T&c, \$506.80; sub to 1st mtg of \$30,000; Isabella Wilson. 39,105
- *1ST st, 56 E, ns, 250 w 1 av, 20.8x100.4x 25.3x100, 6-sty bk tnt & str; due, \$10,195.70; T&c, \$1,700; Christopher Pitkin Co. 27,000
- *16TH st, 41 W, ns, 220 e 6 av, 21x92, 4-sty & b stn dwg; partition; Lowenfeld & Frager. 20,000



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(Near Warren Street)
Mail Orders Filled Send for Catalogue

*80TH st, 216 E, ss, 160 e 3 av, 25x100.8, 5-sty stn tnt; due, \$16,877.68; T&c, \$701.20; Wm Engel. 20,000

127TH st, 160-2 (), ss, 204.7 w 3 av, 45.3 x99.11, 3-sty & b fr dwg; due, \$932.23; T&c, &—; sub to pr mtg \$11,700; all RT&I; Isaac N Hubbard. 109

128TH st, 49 W (), ns, 485 w 5 av, 25x 99.11, 3-sty & b stn dwg; due, \$8,729.69; T&c, \$300; East River Savgs Instn. 9,000

133D st, 127 W (), ns, 300 w Lenox av, 33.3x99.11, 5-sty stn tnt; due, \$26,460.64; T&c, \$524.90; Mary J Kingsland. 25,000

Broadway, 1237-9 (), ws, 64.8 n 30th, 40x234.5 to 6 av (Nos 502-4) x42.2x248.5, 5-sty bk theatre & two 4-sty bk tnts & str; due, \$437,673.48; T&c, \$43,321.39; Felix M Warburg et al. 465,000

St Nicholas av, 767 (), ws, \$1.9 s 149th, 20.4x118.5x19.11x141, 3 & 4-sty & b bk dwg; due, \$14,989.96; T&c, \$197; Marv E Reising et al, def. 15,600

3D av, 1713-15 (), es, 51.2 n 96th, 48.10x 100, 6-sty bk tnt & str; due, \$54,901.94; T&c, \$1,652.72; Eliz I Howe. 53,000

*6TH av, 502-4, see Bway, 1237-9.

HENRY BRADY.

*B st, ws, whole front bet New & Dyckman, 166.4x100.4x174.7x100, four 2-sty fr dwgs & vacant; due \$13,381.80; T&c, \$1,575.66; Jas A Lynch. 15,400

Christie st, 132 (), es, 125.7 n Broome, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; due, \$27,535.22; T&c, \$1,250.80; Jefferson County Savgs Bank. 24,000

*Clinton st, 93, see Pitt, 25.

*Pitt st, 25, ws, 100 n Broome, 25x100, 5-sty bk tnt & str; also CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & str; adj Jan 20.

*4TH st, 377-83 E, ns, 172.7 e Av D, 67.10 x96, two 4-sty bk tnts & str & two 4-sty bk rear tnts; due, \$52,574.37; T&c, \$1,113.30; Simon Katz, party in int. 45,000

*55TH st, 327 W, ns, 306.3 w 8 av, 18.9x 100.5, 3-sty & b stn dwg; due, \$15,092.99; T&c, \$646.05; withdrawn.

BRYAN L. KENNELLY.

121ST st, 159 W (), ns, 92 e 7 av, 18x 100.11, 3-sty & b stn dwg; due, \$12,927.69; T&c, \$456.15; City Real Estate Co. 10,000

D. PHOENIX INGRAHAM.

156TH st, 537 W (), ns, 378.6 w Ams av, 39.3x99.11, 5-sty bk tnt; action 1; due, \$13,818.65; T&c, \$805.46; Paula Menn et al. 45,000

156TH st, 539 W (), ns, 417.9 w Ams av, 39.3x99.11, 5-sty bk tnt; Action 2; due, \$13,203.65; T&c, \$805.46; Paula Menn et al. 45,192

SAMUEL GOLDSTICKER.

Madison st, 350 (), ss, 216.5 e Scammell, 23.6x95.1, 5-sty bk tnt & str; due, \$6,417.23; T&c, \$647.46; sub to 1st mtg of \$17,500; Alex W Cahn. 18,357

116TH st, 370 (), ns, 200 w Manhattan av, runs w50xs25.2xe25xs75.8xe25xn100.11, 5-sty bk tnt; due, \$37,923.73; T&c, \$2,000; Josephine E Carpenter. 35,000

REFEREE'S SALE.

Beekman pl, 4 (), ws, 132.10 s 50th, 19x 108, 4-sty & b stn dwg; Action 1; due, \$2,250.24; T&c, \$153; sub to 1st mtg of \$8,000; Rosa Wirth. 9,500

1ST av, 129 (), ws, 27.6 s St Marks pl, 24.6x50, 5-sty bk tnt & str; Action 2; due, \$3,428.83; T&c, \$480; sub to 3 pr mtgs aggregating \$22,000; Rosa Wirth. 24,000

Total \$905,349
Corresponding week, 1913..... \$1,036,694
Jan. 1, 1914, to date..... \$2,752,475
Corresponding period, 1913..... \$1,629,789

Bronx.

The following are the sales that have taken place during the week ending Jan. 9, 1914, at the Bronx sales-rooms, 3208-10 3d av:

JOSEPH P. DAY.

134TH st, 728-30 E (), ss, 303 w Willow av, 26x106.11, two 3-sty fr tnts & str; due, \$2,225.20; T&c, \$327.94; Theo F Holtorf. 6,500

*147TH st, 729-831 E, ns, 80 e Jackson av, 37.6x79, 4-sty bk tnt; due, \$19,078.50; T&c, \$300.11; Henry Klein. 18,000

*165TH st, 328 E, see Teller av, 1037.
175TH st, 488 E (), ns, 95.6 e Washington av, 19.6x104.6, 2-sty fr dwg; due, \$4,993.34; T&c, \$96; Guaranteed Mtg Co of N Y. 5,000

230TH st E (), ss, 105.6 w Paulding av, 100.6x114.6; due, \$2,814.12; T&c, \$90.05; Sound Realty Co. 2,500

Richardson av (), es, 425 n Baychester av, 50x95; due, \$3,729.33; T&c, \$1,200; Mt Vernon Trust Co. 300

Teller av, 1037 (), swc 165th (No 328), 108.11x18.1x104.4x43.2, 5-sty bk tnt & str; due, \$33,959.62; T&c, \$965; Jacob Wicks Jr. 32,500

HENRY BRADY.

*Halsey pl, swc Washington av, see Washington av, 1331.
*238TH st E, nwc Katonah av, see Katonah av, 4331.

Katonah av, 4331 (), nwc 238th, 20x100, 2-sty fr dwg; action 1; due \$2,696.77; T&c, \$275.88; Arvilla P Keeler. 2,700

Katonah av, 4333 (), ws, 20 n 238th, 20 x100, 2-sty fr dwg; action 2; due, \$2,699.77; T&c, \$220.66; Arvilla P Keeler. 2,000

Katonah av, 4335 (), ws, 40 n 238th, 20x 100, 2-sty fr dwg; action 3; due, \$2,694.07; T&c, \$220.66; Arvilla P Keeler. 2,000

Katonah av, 4337 (), ws, 60 n 238th, 20x 100, 2-sty fr dwg; action 4; due, \$2,699.77; T&c, \$54.30; Arvilla P Keeler. 2,000

Katonah av, 4339 (), ws, 80 n 238th, 20x 100, 2-sty fr dwg; action 5; due, \$2,727.17; T&c, \$54.30; Arvilla P Keeler. 2,000

*Washington av, 1331, swc Halsey pl, 25.4x104.5x25x108.5, Westchester; due, \$2,178.91; T&c, \$500; Abr S Gold. 3,300

BRYAN L. KENNELLY.

Prospect av, 601 (), ws, 255 n 150th, 20x100, 4-sty bk tnt; due, \$11,126.85; T&c, \$510.25; Emma O Frank. 11,500

SAMUEL MARX.

*Tinton av, 731, see Westchester av, 756.

Westchester av, 756 (), es, 44.5 s 156th, 25.2x72.6 to Tinton av (No 731) x29.11x 100.3, 4-sty bk tnt & str; due, \$16,713.24; T&c, \$389.15; Fannie M Gross. 17,000

HERBERT A. SHERMAN.

*Baychester av, ns, 175 e Mace av, 25x80; Julia E Curran. 255

Baychester av (), sec Mace av, 25x80; Franklin Soc for Home Bldgs & Savgs. 250

*Baychester av, ns, 75 e Mace av, 50x90; May A Keenan. 1,125

*Baychester av, sec Stillwell av, 25x80; Sol Garfinkel. 600

Baychester av (), nec Mace av, 175x80; same. 1,775

Baychester av (), ss, 25 e Mace av, 50x 80; also BAYCHESTER AV, ss, 125 e Mace av, 75x90; Franklin Soc for Home Bldg & Savgs. 1,600

De Reimer av (), nwc Waring av, 75x 100; Franklin Soc for Home Bldg & Svgs. 600

*De Reimer av, ns, 275 e Waring av, 25x 100; Sol Garfinkel. 225

*De Reimer av, nec Waring av, 50x100; Sol Garfinkel. 850

*De Reimer av, ns, 175 e Stillwell av, 50x 100; Sol Garfinkel. 1,325

*De Reimer av, ss, 75 e Stillwell av, 100 x100; Sol Garfinkel. 2,375

*De Reimer av, ns, 50 e Waring av, 175x 100; Jos E Marx. 1,875

*De Reimer av, ns, 25 e Stillwell av, 150 x100; May A Keenan. 3,625

*De Reimer av, ss, 25 e Stillwell av, 50x 100; May A Keenan. 1,150

*Edson av, nec Stillwell av, 25x100; Saml Myer. 275

*Palmer av, ss, 100 w Waring av, 50x100; Julia E Curran. 355

Palmer av (), ss, 25 e Stillwell av, 50 x100; Franklin Soc for Home Bldgs & Savgs. 700

Palmer av (), ss, 75 e Stillwell av, 150 x100; Franklin Soc for Home Bldg & Savings. 2,900

Total \$182,160

Corresponding week, 1913..... \$210,500

Jan. 1, 1914, to date..... \$184,150

Corresponding period, 1913..... \$224,700

Borough of Brooklyn.

The following are the sales that have taken place during the week ending Jan. 7, 1914, at the Brooklyn Sales rooms, 189 Montague street:

WILLIAM H. SMITH.

CHESTER ST, es, 50 s Bway, 50x100; Willie Oster. 8,500

FULTON ST (*), swc Elm pl, 20x72.7; also

FULTON ST, sws, 100 nw Elm pl, 25x73.11; Maud Barker, Ethel B Miller, Clifford J Barker & Chas V Barker. 387,500

FULTON ST, ns, 48.4 nw S Oxford, 20x57.5x irreg; David Michel. 10,000

PARK PL (*), ns, 308.4 w Bedford av, 19.4 x131; Ella R Bemis. 7,600

STERLING ST (*), ns, 360 w Bedford av, 20x 100; Morris Reizenstein. 6,125

BAY 19TH ST, nws, 143.1 sw Bay av, 130.1 x72.6; withdrawn.

W 32D ST (*), ws, 160 s Neptune av, 60x 237.7 to W 33d, 40x118.10x20x118.10; Robt F Mullins; all right, title & interest. 10

59TH ST, ns, 140 e 8 av, 220x100.2; adj Jan 20.

AV H, swc E 14th (*), 40x100; Archibald W J Pohl. 35,100

AV N, ss, 80 e Utica av, 120x97.6; with- drawn.

AV O, nec Utica av, 97.6x200; withdrawn.

ALBANY AV (*), es, 75 n St Marks av, 47x 100; Clarence B Smith. 4,000

EASTERN PARKWAY, ss, 406.3 e Buffalo av, —x—; withdrawn.

E NEW YORK AV, ses, intersec ws Ames, 210 x93.8x irreg to Douglass; Shtland Co. 76,000

FILLMORE AV, nec Utica av, 200x100; with- drawn.

PITKIN AV (*), nec Barbey, 25x100; Minna Hoffmann. 7,800

UTICA AV, es, 277.6 s Av N, 200x200; with- drawn.

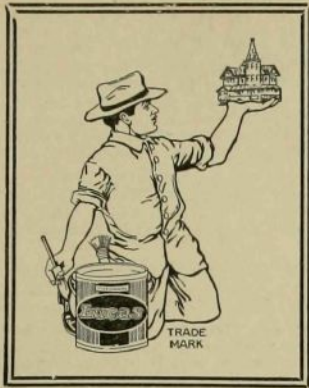
UTICA AV, es, 100 s Av O, 160x200; with- drawn.

UTICA AV, es, 97.6 s Av N, 180x200; with- drawn.

UTICA AV, sec Av O, 200x100; withdrawn.

UTICA AV, es, 260 s Av O, 160x200; with- drawn.

UTICA AV, es, 420 s Av O, 180x200; with- drawn.



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WILLIAM P. RAE.

BUTLER ST (*), ss, 280 w Hoyt, 20x100; Frank M McQueeney. 5,000

CLEVELAND ST, sec Belmont av, 78x24.8; A B Roberts. 4,500

DECATUR ST, ss, 460 e Ralph av, 19x100; Deborah Lehman. 5,900

HERKIMER ST, ns, 82 e Buffalo av, 18x75; Peter McMillan. 4,627

LINCOLN PL, ns, 320 w Franklin av, 47x 131; action 1, A. B. Roberts. 30,000

LINCOLN PL, ns, 367 w Franklin av, 66x 131; action 2, A. B. Roberts. 40,000

LINCOLN PL, ns, 433 w Franklin av, 47x 131; action 3, A. B. Roberts. 30,000

PACIFIC ST, ns, 202.6 w Hopkinson av, 24.6 x100; action 1 adj Jan 21.

PACIFIC ST, ns, 227 w Hopkinson av, 25x 100; Action 2; adj Jan 21.

BLAKE AV (*), ss, 40 w Railroad av, 40x 90; Lint, Butscher & Ross, Inc. 150

CLASSON AV (*), es, 217.7 s Old Wallabout Bridge rd, 25x98.8; Jessie C Whitney. 1,500

SNYDER AV, ns, 40 e E 51st, 40x100; also E 43D ST, ws, 132.8 — E Bway, 40x100; withdrawn.

UNDERHILL AV (*), ws, 40.10 n Park av, 17.10x99.11; Maria Kraemer. 7,000

JAS. L. BRUMLEY.

STERLING ST (*), ns, 280 w Bedford av, 20x 100; Benj Anshell et al. 6,000

54TH ST, ns, 275 w 3 av, 17.6x100.2; Lena S Coles. 3,475

NEW YORK AV, ws, 21.6 s Martense, 19.6x 100; Eleanor Gillespie. 4,000

1ST AV, es, 75.2 n 57th, 25x100; withdrawn.

CHAS. SHONGOOD.

BERKELEY PL, ss, 189 e 7 av, 20x95; Fredk B Ryan. 9,680

FLOYD ST (*), ns, 281 w Lewis av, 20x100; Bernhard Blumberg. 4,000

43D ST (*), ss, 200 w 17 av, 80x100.2; Louis Schwartz. 550

DRIGGS AV, ws, 75 s N 8th, 25x100; Mary Fierro. 1,155

JOSEPH P. DAY.

GREENE AV, 471, ns 24 w Nostrand av, Marcus W Littell. 6,700

HERBERT A. SHERMAN.

BEDFORD AV, es, 257.9 n Myrtle av, 20x100; Jas Doyle. 4,500

Total\$704,672
Corresponding week, 1913..... 213,140

VOLUNTARY AUCTION SALES.

Manhattan.

JAN. 14.

BRYAN L. KENNELLY.

118TH ST, 130 E, ss, 55 w Lex av, 20x100.11, 2-sty & b fr dwg (exr).

LEXINGTON AV, 1896, swc 118th, 17.7x55, 3-sty & b stn dwg (exr).

Bronx.

JAN. 14.

BRYAN L. KENNELLY.

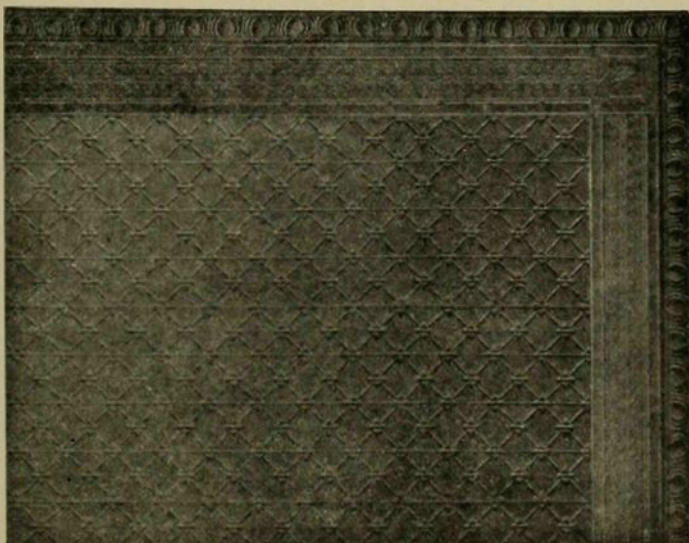
ALEXANDER AV, 34, es, 22 s 134th, 19.6x 89.8, 4-sty bk tnt & str (exr).

ALEXANDER AV, 126-8, es, 79.10 n Southern blvd, 39.7x89.11x—x91.10, 2-4-sty bk tnts & str (exr).

WALTON AV, 623, ws, abt 132.8 s 151st, 16.10 x92.7x16.10x92.9, 3-sty & b bk dwg (exr).

WASHINGTON AV, nwc 189th, 100x95, vacant (exr).

WEBSTER AV, 1476, sec 171st, 25x99.6x31x 98.4, 5-sty bk tnt & str (exr).



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Manhattan.

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

JAN. 10.

No Legal Sales advertised for this day.

JAN. 12.

BROOME ST, 497, ss, 20.10 e West Bway, 20.10x64.3x20.10x64.5, 4-sty bk loft & str bldg; Jas M Anderson et al trstes—Susan K Griffin et al; Hamilton Odell (A), 60 Wall; Martin J Keogh Jr (R); due, \$19,781.40; T&C, \$461.80; mtg recorded Nov27'05; Bryan L Kennelly.

97TH ST, 235 E, see 2 av, 1881.
2D AV, 1881, nwc 97th (No 235), 24.11x100, 5-sty bk tnt & str; Edw W C Arnold—Max Gluckman et al; Curtis Mallet, Prevost & Colt (A), 30 Broad; Henry M Goldfogle (R); due, \$28,947.13; T&C, \$1,331.17; Saml Goldsticker.

JAN. 13.

25TH ST, 133-5 W, ns, 400 w 6 av, 50x98.9, vacant; Metropolitan Life Ins Co—N Y-Chicago Realty & Constn Co et al; Woodford, Bovee & Butcher (A), 1 Madison av; Jos P McDonough (R); due, \$85,926.73; T&C, \$2,452.50; Joseph P Day.

46TH ST, 422 W, ss, 325 w 9 av, 25x100.4, 4-sty bk tnt & 3-sty bk rear shop; Emigrant Indust Savgs Bank—Jas McCarthy et al; R & E J O'Gorman (A), 51 Chambers; Fredk C Gladden (R); due, \$10,790.14; T&C, \$776.41; Joseph P Day.

67TH ST, 300 W, see West End av, 153-9.

122D ST, 263 E, ns, 17.6 w 2 av, 14x71.8, 3-sty & b stn dwg; Metropolitan Savgs Bank—C. N. Shurman Investing Co et al; A S & W Hutchins (A), 84 William; Sidney Harris (R); due, \$3,655.32; T&C, \$126.70; Joseph P Day.

164TH ST, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Edw D Fife, Jr.—Yetta Nibur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, \$11,846.46; T&C, \$15.07; Joseph P Day.

SEAMAN AV, ss, 150 e Academy, 50x100, vacant; Daisy D Moran—Frederic J Fuller et al; Francis S McAvoyn (A), 51 Chambers; Jno P O'Brien (R); due, \$6,942.91; T&C, \$494.40; Henry Brady.

WEST END AV, 153-9, swc 67th (No 300), 80.5x100, two 6-sty bk tnts & str; Celia Cohen—Isaac Oseroff et al; J A Seidman (A), 61 Park Row; Phoenix Ingraham (R); due, \$47,825.40; T&C, \$1,000; mtg recorded June4'06; D Phoenix Ingraham.

JAN. 14.

LAFAYETTE ST, 204, ws, abt 136.4 n Broome, 21.3x100, 2 & 3-sty bk shop; Harris D Colt, trste—Christiana T Richter et al; Saml P Savage (A), 30 Broad; Wm S Keiley (R); due, \$14,811.14; T&C, \$1,156.18; Joseph P Day.

MACOMBS PL, 21-33, see 8 av, 2830-40.

151ST ST W, sec 8 av, see 8 av, 2830-40.

151ST ST W, swc Macombs pl, see 8 av, 2830-40.

29TH ST, 4 E, ss, 120.6 e 5 av, 20x98.9, 4-sty & b bk dwg; Seamen's Bank for Savings in the City of N Y—Louise Brummell et al; Strong & Cadwalader (A), 40 Wall; Harland B Tibbetts (R); due, \$52,717.77; T&C, \$1,140.30; Joseph P Day.

65TH ST, 326-8 E, ss, 275 e 2 av, 37.6x100, 6-sty bk tnt & str; Waiter S Gurnee et al, trstes—Jno F Stodder et al; Sullivan & Cromwell (A), 49 Wall; Jno H Rogan (R); due, \$34,702.88; T&C, \$535.15; Joseph P Day.

100TH ST, 206 E, ss, 130 e 3 av, 25x100.11, 6-sty bk tnt & str; Austin B Fletcher et al, trstes—Louis Segelbohm et al; Action 1; Wm P S Melvin (A), 165 Bway; Frank J Ryan (R); due, \$23,574.90; T&C, \$1,900; Bryan L Kennelly.

100TH ST, 208 E, ss, 155 e 3 av, 25x100.11, 6-sty bk tnt & str; Austin B Fletcher et al, trstes—Louis Segelbohm et al; action 2; same (A); same (R); due, \$23,574.90; T&C, \$1,300; Bryan L Kennelly.

124TH ST, 19 W, ns, 241.3 w 5 av, 18.9x100.11, 4-sty & b stn dwg; Wentworth Mortgage Co—Anna Lacroix; Sproull, Harmer & Sproull (A), 1 Mad av; Chas E F McCann (R); due, \$3,546.32; T&C, \$416.30; sub to pr mtg of \$14,000; Joseph P Day.

138TH ST W, ss, 225 e Lenox av, 100x99.11, vacant; Ellis P Earle—Leo Kohn et al; Greene, Hurd & Stowell (A), 43 Exchange pl; Francis S McAvoyn (R); due, \$31,747.65; T&C, \$2,113.36; mtg recorded Feb7'04; Joseph P Day.

8TH AV, 2830-40, sec 151st, 1791 to McCombs pl (Nos 21-33) x203.5 to 151st x96.7, three 6-sty bk tnts & str on av; N Y County National Bank—Chas H Peckworth et al; Kellogg & Rose (A), 115 Bway; Jno F Couch (R); due, \$32,040.95; T&C, \$3,274.70; sub to 5 mtgs aggregating \$139,000; Joseph P Day.

JAN. 15.

ACADEMY ST, swc Post av, see Dyckman, es, Post av, ss, &c.

ACADEMY ST, nwc Naegle av, see Dyckman, es, Post av, ss, &c.

DYCKMAN ST, es, POST AV, ss, ACADEMY ST, ws, & NAEGLE AV, ns, block 310x600, vacant; Empire Trust Co—Naegle Realty Co et al; Wm A Barber (A), 165 Bway; Jno T Canavan (R); due, \$268,271.98; T&C, \$18,397.89; Joseph P Day.

19TH ST, 21 W, ns, 345 w 5 av, 25x92, 7-sty bk loft & str bldg; Manhattan Life Ins Co—Emblem Constn Co et al; Rapallo & Kennedy (A), 66 Bway; Manton M Wyvell (R); due, \$62,877.62; T&C, \$1,770; J H Meyers.

67TH ST, 52-4 W, ss, 200 e Col av, 50x100.5, 3-sty bk garage; Franklin Savings Bank in the City of N Y—Wm W Hubbell et al; Wilson M Powell (A), 7 Wall; Eugene G O'Connell (R); due, \$51,779.53; T&C, \$2,703.26; Joseph P Day.

AV A, 252, es, 77.6 s 16th, 25.9x95.5, 4-sty bk tnt & str; Caroline Stern—Julius Lichtenstein et al; Herbert Cracauer (A), 271 Bway; Frank J Ryan (R); due, \$18,538.20; T&C, \$2,194.30; Joseph P Day.

NAEGLE AV, nec Dyckman, see Dyckman, es, Post av, ss, &c.

NAEGLE AV, nwc Academy, see Dyckman, es, Post av, ss, &c.

POST AV, sec Dyckman, see Dyckman, es, Post av, ss, &c.

POST AV, swc Academy, see Dyckman, es, Post av, ss, &c.

JAN. 16.

3D ST, 120 W, ss, 50 w McDougall, 25x100, 5-sty bk tnt; Miriam H C Cannon—Douglas G McCotter, Jr, et al; Cannon & Cannon (A), 135 Bway; Edw D Dowling (R); due, \$6,341.18; T&C, \$49; sub to pr mtg of \$17,000; Bryan L Kennelly.

13TH ST, 123-7 E, see 14th, 126-30 E.

14TH ST, 126-30 E, ss, 262.6 w 3 av, 62.6x206.6 to 13th (Nos 123-7), 1 & 3-sty bk theatre & 2-3-sty bk dwgs in 13th; United States Marshall's sale of all right, title, &c, which Timothy D Sullivan et al had on July18'13, or since; Stuart G Gibboney (A), 30 Broad; Wm Henkel, Marshall; Wm Henkel at 12 o'clock noon, Room 56, 3d floor, General Post Office Building.

AUDUBON AV, 394, ws, 36 s 185th, 18x50, 2-sty & b bk dwg; Esther B Bauer—Wm McCarthy et al; Lawrence E French (A), 41 Park Row; Jacob Silverstein (R); due, \$3,366.56; T&C, \$1,208; Joseph P Day.

JAN. 17.

No Legal Sales advertised for this day.

JAN. 19.

MADISON ST, 412, ss, 375 e Jackson, 25x100, 5-sty bk tnt & str; Jules S Bache—Belle H Willner et al; Wolf & Kohn (A); Jno J Kirby (R); due, \$22,139.21; T&C, \$243.50; sub to a judgment of \$53.15; Joseph P Day.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated.

JAN. 10.

No Legal Sales advertised for this day.

JAN. 12.

TIFFANY ST, 871, see So Boulevard, swc Tiffany.

SO BOULEVARD, swc Tiffany (No 871), 35x100, 5-sty bk tnt & str; Eberhardt & Podgur—Bronx & Yonkers Realty Co et al; Strauss & Singer (A), 27 Cedar; Wilbur Larremore (R); due, \$10,792.06; T&C, \$977.84; sub to pr mtg of \$38,000; D Phoenix Ingraham.

JAN. 13.

173D ST, 158 E, see Eden av, sec 173.

18TH ST, 546 & 547 E, see Valentine av, 2426-36.

18TH ST, swc Tiebout av, see Valentine av, 2426-36.

EDEN AV, sec 173d (No 158), 46.7x95, 2-sty fr dwelling; Eliz J Childs, trste, &c—Marie Baron et al; Harold Swain (A), 176 Bway; Jos M Edelson (R); due, \$4,383.32; T&C, \$561.85; Henry Brady.

HUGHES AV, 1978, es, 299.3 s 179th, 26x95, to Belmont av, x26x95, 2-sty fr dwg; Beatrice O'Connor—Anthony H Werneke et al; Eugene L Brisach (A), 391 E 149th; Geo B Hayes (R); due, \$3,158.05; T&C, \$23.83; Bryan L Kennelly.

BELMONT AV, es, abt 299.3 s 179th, see Hughes av, 1978.

GLEASON AV, 2147, ns, 303.9 w Castle Hill av, 25x103.1; Frank Kunzig et al—Edw A Schill et al; Nicholas J O'Connell (A), 291 Bway; Albt R Lesinsky (R); due, \$3,884.86; T&C, \$400; Joseph P Day.

SO BOULEVARD, 849-51, ws, 235 s Tiffany, 50x100, 5-sty bk tnt; Wm H Caldwell, Jr—Levine & Atlas Co et al; Action 1; Arthur Knox (A), 198 Bway; Andw Byrne (R); due, \$8,906.35; T&C, \$500; mtg recorded Dec4'12; Herbert A Sherman.

SO BOULEVARD, 853-5, ws, 185 s Tiffany, 50x100, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$8,908.90; T&C, \$500; sub to 1st mtg \$38,000 mtg recorded Dec 4'12; Herbert A Sherman.

TIEBOUT AV, swc 187th, see Valentine av, 2426-36.

VALENTINE AV, sec 187th, see Valentine av, 2426-36.

VALENTINE AV, 2426-36, nec 187th (No 547), 100x135, 2-sty fr dwg & vacant; also VALENTINE AV, sec 187th (No 546), runs s13.3xe85 xs25.1xel50 to Tiebout av xn38.3xw235 to beg, vacant; National Savgs Bank of the City of Albany—Marie J C Carey et al; Harold Swain (A), 176 Bway; Chas H Ayres (R); due, \$16,093.16; T&C, \$452.50; Herbert A Sherman.

WALTON AV, es, 97.1 n 183d, 50x95, vacant; Simeon M Barber—Willmore Realty Co et al; Harold Swain (A), 176 Bway; Jno B Fiske (R); due, \$3,179.92; T&C, \$262.57; Henry Brady.

JAN. 14.

HOLLAND AV, 3644, es, 100 s 215th, 25x95; Cath C Hill—Luciano Minutillo et al; Geo Hill (A), 41 Park Row; Wm C Arnold (R); due, \$2,262.59; T&C, \$489.49; Joseph P Day.

JAN. 15.

BRISTOW ST, 1339-41, ws, 95 s Jennings, 70x100, 5-sty bk tnt; German Savings Bank in the City of N Y—Bates & Oesting, Jr, Co et al; Amend & Amend (A), 119 Nassau; Wm S Grey (R); due, \$36,804.03; T&C, \$1,883.40; mtg recorded Oct22'08; Joseph P Day.

JAN. 16.

227TH ST, S19 E, ns, 180 e Barnes av, 25x114; vacant; Hedwig B White et al—Theresa Aquilino et al; Kurzman & Frankenheimer (A), 25 Broad Freck C Gladden (R); due, \$4,416.08; T&C, \$347.06; Joseph P Day.

JAN. 17 & 19.

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:

JAN. 10.

No Legal Sales advertised for this day.

JAN. 12.

WILLIAMS AV, ws, 100 n Dumont av, 100x100; Nathan Klugman—Victorious Land & Improvement Co et al; Jos J Schwartz (A) 361 Stone av; J Gardner Stevenson (R); Charles Shongood.

JAN. 13.

CHESTNUT ST, es, 474 s Jamaica av, 21x150; Wm P Gatehouse—Walter B Nourse et al; G Fred Middendorf, Jr (A), 2614 Atlantic av; Benj Ammerman (R); Chas Shongood.

HALSEY ST, ss, 95 w Lewis av, 80x100; Mary E Morris et al—Stuyvesant Heights Republican Club of Brooklyn et al; Alvah W Burlingame, Jr (A), 391 Fulton; Jno C Stemmermann (R); Wm P Rae.

ROBINSON ST, ss, 76.3 w Nostrand av, 280x122; Bond & Mortgage Guarantee Co—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Harry Wishnew (R); Wm H Smith.

E 12TH ST, ws, 193.4 n Av Q, 26.8x100; Jno Kopke et al—Maria H Bass et al; Reynolds & Geis (A), 359 Fulton; Fred L Gross (R); Wm H Smith.

PARK AV, ss, 180 w Marcy av, 25x100; Williamsburgh Savgs Bank—Michl Seitz et al; S M & D E Meeker (A), 217 Havemeyer; Morris W Hart (R); Charles Shongood.

17TH AV, ws, 60.2 n 46th, 20x80; Cath Biehn—Eliza Tilly et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Geo C Buechner (R); Wm H Smith.

W. 10TH ST, w s, 154 n Av R, 180x100; Lawyers Title Ins & Trust Co—Otto Singer Development Co et al; Dean Tracy & McBarron (A), 160 Broadway, Manhattan; Frank X McCaffry (R); Wm H Smith.

JEROME AV, ss, adj land of Stephen I Voorhies, runs e1.14.2xse—xsw1.368xnw1.013.9 to beg. 4-5 pt; also PARCEL of land at Hog Point adj land of party of the first part, runs se1.408.3 to Broad Creek by s, se&n—xw—xw—to beg, containing 53.10 acres, lot 18, map of land at Gravesend belonging to Jno I Voorhies; also PARCEL of land beg at intersec land of Stephen Van Derveer & Stephen I Voorhies, runs s1.775 to Hog Point Creek xw—to Hog Point Sprout xw—to beg; also PARCEL of land beg on ns Hog Point Creek in the line dividing lands of Danl D Stilwell & C S & R D Stryker xw—to Hog Point Sprout xw—xw—xs—xe—xw—to beg; also LAND bounded by land of Richd Stilwell & lands of Jno I, Stephen, Jacobus, Wm & Bernardus Voorhies & Henry Van Dyke s by land of Richd Stilwell e land of Jacob Voorhies being 1 chain 17 1/2 links wide on es, 10 chains 40 links on ss, 1 chain 80 links on ns, 10 chains 39 1/2 links wide on ws; also LAND bounded n by land of Jacobus Voorhies e by land of Henry Van Dyke xs land of Bernardus Voorhies xw land of Wm Voorhies; also PARCEL of land beg at sec land of F Smith and a right of way runs sw70xse—xne70xsw—to beg; also LOTS 6, 7 & 8, map of land of Alanson Tredwell & Jno H Wray; also PARCEL of land known as Plum Island bounded s by Sheepshead Bay & Coney Island Inlet & Atlantic Ocean, e by Dead Horse Creek, wx Hog Point Creek, except parts sold to U S Government, which comprises about 50 acres; except parts released: Mechanics Bank, Bklyn et al—Brighton Beach Racing Assn et al; Owens, Gray & Tomlin (A), 189 Montague; Frank H Cothren (R); Jas L Brumley.

ST. MARKS AV, ns, 20 w Nostrand av, 20x100; Industrial Savings & Loan Co—Susanna A LeRoy et al; Frank M Patterson (A), 66 Liberty; Chas Y Van Doren (R); Wm H Smith.

JAN. 14.

CONGRESS ST, ss, 80 e Henry, 20x72.6; Franklin Trust Co—Edw H McKee et al; McKeen, Brewster & Morgan (A), 20 Exchange pl, Manhattan; Howard E Greene (R); Chas Shongood.

LOTS 344 to 353, 384 to 417, 428, 457 to 466 map of Estate of Simon Rapalje, 26th Ward; Margareth Schwartz et al—Louis P Reeder et al; Kramer, Cohn & Meyer (A), 898 Park av; Wm F Connell (R); Wm H Smith.

ESSEX ST, ws, 240 n Arlington av, 20x100; Eagle Savings & Loan Co—Marcilla G Crosby et al; James C McLeer (A), 189 Montague; Herbt B Brush (R); Wm H Smith.

FULTON ST, swe Smith, 48.9x125.10; also CAMBRIDGE PL, es, 240 s Greene av, 20x100; Oran S Baldwin—Peoples Trust Co et al; Hedzes, Ely & Frankel (A), 165 Eway; Alex McKinny (R); Wm H Smith.

ST EDWARDS PL, es, 45.8 s Tillary st, 22.10 x34.3x irreg; Grazia Cassano—Menotti Bonanno et al; Felix Reifschneider, Jr (A), 391 Fulton; Henry Weismann (R); Wm H Smith.

WEST ST, es, 116.7 s Kings Highway, 20x82.6; also W 8TH ST, es, 156.7 s Kings Highway, 40x82.6; also W 8TH ST, es, 216.7 s Kings Highway, 60x82.6; also W 8TH ST, es, 296.7 s Kings Highway, 20x82.6; Otto E Reimer—Saml J Parkhill et al; Sackett & Lang (A), 20 Nassau, Manhattan; Arthur L Hurley (R); Wm H Smith.

W 8TH ST, es, 174.10 s Av R, 19.4x82.6; Anne B Barnard, gdn—Neck Road Realty Co et al; Rambault & Wilson (A), 27 William, Manhattan; Wm S O'Connell (R); Wm H Smith.

36TH ST, nes, 80 se 14 av, 20x100.2; Ethel M Cowan—K Yorklan Realty Co et al; Harry L Thompson (A), 175 Remsen; Francis C Koehler (R); Wm P Rae.

86TH ST, sws, intersec nws 15 av, runs nw 169xsw110.8xnw811.5xsw—to cl Bay 5th, xsw—to cl Benson av xse 1003.4 to 15 av xne740 to beg; also MACON ST, ns, 367 w Ralph av, 23x100; First National Bank of the City of Brooklyn—Margaretha G Singer et al; Coombs & Wilson (A), 1260 Eway; Bernard I Finkelstein (R); Wm H Smith.

46TH ST, sws, 520 nw 8 av, 20x100.2; Julius Behn—Acme Homes Co et al; Action 2; Jno C Stemmermann (A), 44 Court; Wm A Moore (R); Wm H Smith.

50TH ST, sws, 340 se 14 av, 60x100.2; Wm M Greve—Jas D Patterson et al; Jas Demarest (A), 140 Nassau, Manhattan; Thos Moore (R); Wm P Rae.

56TH ST, ss, 188.9 w Fort Hamilton av, 280 x100.2; Jno J Rush et al—Blanche C Armroyd et al; Jno D Mason (A), 22 William; Jos F Maguire (R); Wm H Smith.

68TH ST, nes, 362.10 nw 18 av, 140x122.11; Michl V Woods—Agnes I Maillie et al; York & York (A), 271 Bway; Frank Obernier (R); Wm H Smith.

74TH ST, nes, 442.4 nw 18 av, 20x100; German Dell'Era—Mary Clocari et al; Jos A Kennedy (A), 189 Montague; Robt H Koehler (R); Wm H Smith.

NEW UTRECHT AV, es, 49.11 s 53d, 20x68.6; Jno J Connolly—Rostof Co et al; Myers & Schwarsenski (A), 279 Bway, Manhattan; Jacob H Peysler (R); Chas Shongood.

12TH AV, nws, 90.2 ne 44th, 40x100; Riverhead Savings Bank—Andw J Murphy et al; Timothy M Griffing (A), Riverhead, N Y; Henry S Rasquin (R); Wm H Smith.

LOTS 567 to 590, 594 to 635, 829 to 844, map of property of Bensonhurst Land Co; Co-operative Building Bank—Milton S Kistler et al; Lexow, MacKellar & Wells (A), 43 Cedar; Arnon L Squiers (R); Wm P Rae.

JAN. 15.

HICKS ST, ws, 75 s Union, 25x75; Jos Martiniano—Gelsomina Valentine et al; Robt V Matthews (A), 20 Nassau, Manhattan; Robt H Koehler (R); Wm H Smith.

MELROSE ST, nws, 300 ne Knickerbocker av, 130.5x150; German Society of the City of N Y—Jos Wagner et al; Harry L Thompson (A), 175 Remsen; Chas H Luscomb (R); Wm H Smith.

ELMWOOD AV, sec E 3d, 200x175 to E 4th; C Mortimer Palmer—Realty Sales Co et al; Harry L Thompson (A) 175 Remsen; Fredk A Drake (R); Wm H Smith.

GRAVESEND AV, es, 220 n Av F, 20x125; Anna W F Jonas—Mary L Behrens et al; Henry J Davenport (A); Jas M Fawcett (R); Wm H Smith.

MYRTLE AV, swe Cedar, 66.4x55.3; David Schwartz—Jno H Erbst et al; Jacob Brenner (A), 26 Court; Alvah W Burlingame (R); Wm P Rae.

TOMPKINS AV, ws, 34.8 n Floyd, 40.4x100; Chas B Denny—Union Holding Co et al; Harry L Thompson (A), 175 Remsen; Jno B Stephens (R); Chas Shongood.

LOTS 1355, 1356 & 1357, block 7112, third addition to Homecrest; Arthur R Mackenzie—Andw Rorvig & Rapp Realty Co et al; Reed & Pallister (A), 235 Bway, Manhattan; Jay S Jones (R); Jas L Wells.

JAN. 16.

MANHATTAN AV, ws, 256.5 n Driggs av, 25x100; Fredk Trautwein, Jr—Elsie Heimken et al; Alpheus H Favour (A), 43 Cedar; Alex S Bacon (R); Wm H Smith.

PARCEL of land beg at a point 100 e Bristol & 300 n Sackett, 10x39.9; Mamie Colish—Harry Silverstone et al; Gerson C Young (A), 302 Bway, Manhattan; Fredk A Drake (R); Wm H Smith.

JAN. 17.

No Legal Sales advertised for this day.

JAN. 19.

E 4TH ST, es, 139.10 s Gravesend Neck rd, 160x130.9; also EMMONS AV, nec E 16th, 35.7x129.11; also NECK RD, swe E 4th, 160.1x139.1; also AV U, sec E 1st, 40x346.1x irreg; also PARCEL of land beg at a point 405.5 w rd leading to Sheepshead Bay, 70x302; Sheriff's sale of all right, title, &c, which Mary Cassidy had on Oct15/13, or since; Chas B Law, Sheriff; Wm P Rae.

RUTLAND RD, ss, 65 e Bedford av, 20x100; Wm J Reineking—Jno T Richards et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Chas M Hall (R); Wm H Smith.

FORECLOSURE SUITS.

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

Manhattan.

JAN. 3.

TERRACE VIEW AV, ws, 143.5 n Kingsbridge av, 30x100; Augusta Wix—Louise Muller; Rabe & Keller (A).

JAN. 5.

71ST ST, ss, 100 w Av A, 50x145.4; East River Savgs Instn—Travelers Realty Corp et al; O F Hibbard (A).

95TH ST, 8 W; Francis J Cox—Eleanor M Williams; J J O'Brien (A).

119TH ST, 26 W; Jas Madigan—Samuel Greenfield et al; P Condon (A).

122D ST, ns, 171.3 e 1 av, 16.8x100.11; Henry H Glass—Dora Wiegand et al; T Gilleran (A).

124TH ST, ns, 125 e 7 av, 50x100.11; Newburgh Savgs Bank—Jimal Realty Co et al; H Swain (A).

JAN. 6.

GRAND ST, 91; German Savgs Bank in City NY—Hyman Sonn et al; M Auerbach (A).

LEWIS ST, 50; Empire City Savgs Bank—Julius Weinberg et al; C W Dayton (A).

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Foreclosure Suits—Manhattan—Continued

LEWIS ST, 52-4; Empire City Savgs Bank—David Perlman et al; C E Dayton (A).

27TH ST, 163 W & 7TH AV, 301-5; Oceanic Investing Co—The 28th St & 7th Av Realty Co et al; H M Bellinger, Jr (A).

147TH ST, n s, 500 w 7 av, 25x99.11; Louisa Mander—Fleischmann Realty Co, Inc et al; J F Stier (A).

RIVERSIDE DR, sec 97th, 107.6x71.11; Mary Lyons—Monomoy Co et al; Alexander & Green (A).

JAN. 7.

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

JAN. 8.

112TH ST, ns, 150 w 2 av, 17.6x100.11; Fannie W Phyfe—Jno B Furey et al; G H Corey (A).

JAN. 9.

CHARLES ST, 30-2; Myron Straus—Walter F Springsteen et al; M Monfried (A).

NEW CHAMBERS ST, 2; also DUANE ST, 14; Obermeyer & Liebmann—Berg Cafe & Hotel Co et al; M J Weinstein (A).

48TH ST, 128 W; Doretha S Wasawer—Grace G Smith et al; amended; Eisman, Levy, Corn & Lewine (A).

52D ST, 531 W; David Crawford et al—Martha A Trainer et al; Eisman, Levy, Corn & Lewine (A).

106TH ST, 52-4 E; two actions; Rachel H Pfeiffer—Emma H Mayhew et al; M Stern (A).

123D ST, 449-53 W; Edw A Kerbs—N Y Real Estate Security Co et al; Bandler & Haas (A).

COLUMBUS AV, swc 79th, 76.8x18.6; Josiah H Dewitt, trustee—Leon Levy et al; amended; Kiddle & Margeson (A).

Bronx.

JAN. 2.

MARION AV, es, 250 s 197th, 33.4x131; Cath Shea extr &c—Patk F Madigan; M J Sullivan (A).

VYSE AV, es, 34 n 179th, 42x102.1; Norma Realty Co—Philip Sugarman et al; O E Davis (A).

LOTS 16 to 19, map of Neill Estate; Eliz Dwyer—Maurice W Levy et al; M J Sullivan (A).

LOTS 121, 125, 126, 158, 159, 177, 178, 187, 188, 189, 210, 215, 235, 236, 255, 256 & 257 map of estate of Jos Husson, Classon's Point; Dollar Savgs Bank of the City of N Y—Porter Realty & Development Co et al; Lexow, Mackellar & Wells (A).

JAN. 3.

HOE AV, nec Home, 109.3x40.3; Margaret Knox—First Preferred Realty Corp et al; A Knox (A).

HOME ST, 975; same—same; A Knox (A).

JAN. 5.

MORRIS AV, nec 158th, 51x101; Oliver E Davis—Everett Harrison et al; O E Davis (A).

SOUTHERN BLVD, es, 200 s Jennings, 25x100; Leonard J Langbein, exr—Martha Perna; H Meyer (A).

SOUTHERN BLVD, es, 225 s Jennings, 25x100; Leonard J Langbein, exr—Martha Perna; H Meyer (A).

JAN. 6.

219TH ST E, ss, 81 e White Plains av, 100x114; Wm C Arnold—Johanna Brisnihan et al; W C Arnold (A).

219TH ST E, ss, 181 e White Plains av, 50x100; Wm C Arnold—Johanna Brisnihan et al; W C Arnold (A).

SOUTHERN BLVD, es, 90 e 167th, 40x100; Chas Schneider—Marie Pettke et al; D Steckler (A).

**TRATMAN AV, ses, 99.7 e Zerega av, 167.1x110; Jno J Paulsen—Sarah Browning et al; Friend & Friend (A).

LOTS 123, 124 & 125, map of Undercliff ter, Morris Heights; Chas J Harvey—Olof Johanson et al; H G Smith (A).

JAN. 7.

FOX ST, 1165; Dora Jacobs as gdn—J Roberts et al; M A Chedsey (A).

BROOK AV, es, 25.11 n 139th, 37.8x103.7; Jonas Reutlinger—New York Real Estate Security Co et al; L & A U Zinke (A).

BROOK AV, es, 62.9 n 139th, 37.8x107.2; Sigmund Reutlinger—New York Real Estate Security Co et al; L & A U Zinke (A).

CLINTON AV, es, 75 s 178th, 25x100; Wm Fink—Rosa M Cody; J W Smith (A).

TRATMAN AV, ss, 99.7 e Zerega av, 167.1x110; Jno J Paulsen—Sarah Browning et al; Friend & F (A).

BLOCK bounded by Jerome av, 165th st, Cromwell av and 164th st, 466.5xirreg; also JEROME AV, sec 164th, 201x133.6; Ranald H Macdonald et al—Edw F Robinson et al; A Sabine (A).

JAN. 8.

134TH ST, 447 E; Harry M Goldberg—Wm H Harden; J J O'Brien (A).

**Recorded in N Y County.

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

DEC. 31.

No Judgments in Foreclosure Suits filed this day.

JAN. 2.

136TH ST, ns, 452 w 7 av, 17x99.11; Equitable Life Assurance Society of the U S—Solomon Block et al; Alex & Green (A); Clifford C Roberts (R); due, \$10,354.81.

172D ST, 510 W; Albt H Hastorf—Madge I Hennen; Housel, Grossman & Vorahaus (A); Arthur K Kuhn (R); due, \$4,529.07.

JAN. 3.

No Judgments in Foreclosure Suits filed this day.

JAN. 5.

24TH ST, ss, 131.6 e 1 av, 25x98.9; Wm Hennings—Frank P Vigna; Grenville B Winthrop (A); Arthur M Levy (R); due, \$16,597.59.

JAN. 6.

MAIDEN LA, 135-7; Katherine L Meuser—Ahrend Schierenbeck et al; Thos J Farrell (A); Howard Huniston (R); due, \$20,488.68.

44TH ST, ns, 100 e 11 av, 25x100.11; Emigrant Indust Savgs Bank—Bernadina Corgers et al; R & E J O'Gorman (A); Chas L Hoffman (R); due, \$6,247.58.

JAN. 7.

118TH ST, 83 W; Mary S White—Thos Howard et al; Cannon & Cannon (A); Benj R Buzzett (R); due, \$13,745.69.

122D ST, 207 W; Edw Kent et al—Magdaline Walter; Henry H Whitman (A); W Herbert Adams (R); due, \$13,521.72.

AMSTERDAM AV, sec 62d, 100.5x100; Wolcott G Lane—Charlton Greenwich Co; Miller, King, Lane & Trafford (A); Paul Jones (R); due, \$77,081.25.

AUDUBON AV, nwc 183d, 74.11x25; Hudson Trust Co—Jno H Springer Realty Co; Holm Whitlock & Searff (A); Isaac S Heller (R); due, \$12,708.65.

Bronx.

DEC. 31, JAN. 2, 3, 6 & 7.

No Judgments in Foreclosure Suits filed these days.

JAN. 5.

**SOUTHERN BLVD, es, 525 s Jennings, 25x100; Wm Allen—Danl Augustus Realty Co; N Henry W Schutt (A); Franklin Leonard, Jr (R); due, \$6,685.86.

**COLLEGE AV, sec 165th, 77.3x27.1; also COLLEGE AV, es, 77.3 s 165th, 1x26; Julius Lichtenstein—Mountain Constn Co et al; Isadore M Levy (A); Alfd P W Seaman (R); due, \$22,756.55.

**Recorded in N Y County.

LIS PENDENS.

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

Manhattan.

JAN. 3.

IRVING PL, nec 15th, 43.4x80; Emily W Glenn et al—Walter Wolcott et al; action to set aside deeds, &c; Dowsey & Parsons (A).

JAN. 5.

No Lis Pendens filed this day.

JAN. 6.

14TH ST, 241 E; Max Blechner—Doric Construction Co Inc et al; action to foreclose mechanics lien; S B Pollak (A).

AMSTERDAM AV, nwc 124th, 100.11x50; Richd I Brewster—Wm H Hall; specific performance; H B Goodstein (A).

JAN. 7.

21ST ST, 510-14 W; Alfd J Molsant—Jeanette C Jaffe et al; action to impress trust; F E M Bullowa (A).

JAN. 8.

19TH ST, ns, 440 w 7 av, 15x62; Nathaniel E Conklin et al—Jno C Fremont Conkling et al; partition; Rendich & Gardner (A).

3D AV, 1520-6; Cath Lehmann—Henry Spies et al; partition; H V Morgan (A).

JAN. 9.

STANTON ST, 178; Congregation Bnai Jacob Anshei Brzezan—Mania Neustaedter; action to compel removal of encroachment; attys, M A Pompan.

111TH ST, 312-4 W; Harris Meltzer—Faultless Constn Co; action to set aside conveyance; attys, Morrison & Schiff.

120TH ST, 427 E. Swinehart Tire & Rubber Co of N Y—Fred B Kirby et al; action to set aside deed; atty, I B Barrett.

Bronx.

JAN. 2.

BRIGGS AV, es, bet Kingsbridge rd & 194th; Rudolph Wallach Co—Jas C Smith et al; foreclosure of tax lien; A Weymann (A).

PARK AV, 3890; also 172D ST, 442 E; Morris Liebson—Ernest Kellar Constn Co; action to foreclose mechanics lien; B S Deutsch (A).

RANDALL AV, sec Kane, —x—; Rudolph Wallach Co—Leslie M Daniel et al; foreclosure of tax lien; A Weymann (A).

JAN. 3.

DAWSON ST, 876; Geo W Freeborn, trustee—Wolf Rosenthal et al; action to set aside deed; G H Epstein (A).

JAN. 5.

LOT 78, blk 2889, sec 11, Bronx; Elway Co—Wm A Lawrence et al; foreclosure of tax lien; H Swain (A).

JAN. 6.

No Lis Pendens filed this day.

JAN. 7.

CLINTON AV, sec Oakland pl, 50x100; Edw Polak—Oakland Place Bldg Co; action to set aside conveyance; B S Deutsch (A).

SOUTHERN BLVD, 1304; Angelo Altieri & Co, Inc—Danl Ostrow et al; action to foreclose mechanics lien; M S Hoffman (A).

JAN. 8.

No Lis Pendens filed this day.

Brooklyn.

DEC. 31.

ESSEX ST, ws, 260 n Arlington av, 20x100; Jno A Brooks—Edwin W Brooks et al; partition; R L Haskell (A).

HERKIMER ST, sec Prescott pl, —x—; Simon J Harding—Augustus F Gardner et al; foreclosure of tax lien; G Elliott (A).

PACIFIC ST, ns, 302 w Hopkinson av, 24.6x100; Sara R Reid—Monaton Realty Corp et al; D Drechsler (A).

SIDNEY PL, ws, 125 n State, runs w100xs 23.9x100x21.1 to beg; Jennie V Laird—Mary L Van Slooten et al; Cary & Carroll (A).

STERLING PL, ns, 100 w Saratoga av, runs w175x110.1xe—xs143.2 to beg; Isidore Silberberg—Commonwealth Impt Co et al; S Berg (A).

STERLING ST, ns, 200 w Bedford av, 20x100; Michl Tuch—Aronson Realty Co et al; E Cahn (A).

S 3D ST, ss, 50 w Hooper, 25x75; Paul Hellinger—Ida Canter et al; M L Arnstein (A).

17TH ST, ns, 205 e 6 av, 17.6x80; Jacob Mendel—Frances Hahn & ano; to set aside deed; Cook & Benjamin (A).

BAY 34TH ST, nws, 93.10 sw Bath av, 20x96.8; Nelson Banta—Annie Seider et al; W M Moore (A).

38TH ST, nes, 158.10 se New Utrecht rd, 20x90; Henry Hess—Silver Land Impt Co et al; C & T Perry (A).

43D ST, ns, 220 e 14 av, 20x100.2; Chas E Winant—J J Lack Constn Co et al; M S Feiler (A).

43D ST, ws, 440 w 15 av, 20x100.2; same—same; same (A).

E 48TH ST, es, 526 s Av L, 18x100; Stephen D Pyle—Jacob D Ranck et al; H O Dobson (A).

AV Q, nwc W 13th, 80x100; Harrison B Moore—Mary L Behrens et al; T F Redmond (A).

BROOKLYN AV, ws, 475 s Av F, 45x100; also E 17TH ST, ws, 305 s Albemarle rd, 45x100; Gustav Wolff—Louisville Realty Co; L Sacks (A).

GATES AV, 550-4; Katherina Mangold—Aug Todebush; E C Viemeister (A).

8TH AV, nws, 58.5 ne Prospect av, 13.1x84.10 x13x83.6; Title G & T Co—Josie Bonny & ano; H L Thompson (A).

JAN. 2.

CLYMER ST, ss, 179.11 w Wythe av, 19.2x80; Walter Fritz—Chas Fritz et al; partition; C W Philipbar (A).

ELTON ST, es, 158.4 s Glenmore av, 19.5x90; Mary M Post—Dominick de Paola et al; A Desjion (A).

PROSPECT PL, ns, 223 w Ralph av, 41x127.9; Montrose Realty Co—Frank D Cadmus et al; H M Bellinger, Jr (A).

AV K, ss, 60 e 9th, 40x100; Gustave Selner—Christian Gaul et al; J M Peyser (A).

GRAND AV, es, 192.6 n Prospect pl, 16x55; Leland University—Marlan L Lewis et al; H M Bellinger, Jr (A).

GRAND AV, es, 208.6 n Prospect pl, 16x55; same—same; same (A).

KENT AV, es, 100 n N 3d, runs e337xs—xw 50xs5xw25xs5xw25xs5xw175xs5xw62x5 to beg; Hersey Egginton—Louis H Zocher et al; A Conway (A).

ST MARKS AV, ns, 125 e Kingston av, 53.7x100; Title G & T Co—M & J Constn Co et al; H L Thompson (A).

STONE AV, ws, 200 s Belmont av, 25x100; Elisabeth Fensch—Rosa Pilzer et al; J Kapp (A).

SURF AV, nec W 24th, 37.6x102.7x38.6x94.4; Anna J Lockwood—Margt McDonald et al; E H Lockwood (A).

6TH AV, nwc 54th, 50x100; Dora De Waltoff—Harbor View Constn Co et al; M Lippman (A).

6TH AV, ws, 50 n 54th, 50x100; same—same; same (A).

17TH AV, es, 200 s 86th, 20x96.8; Alice R Sprague—Hugh Mitchell et al; Foley, Powell & B (A).

JAN. 3.

BEARD ST, nes, 70 se Van Brunt, 20x75; Ella A Rowse—Jas W Keeley, Jr, et al; Caldwell & Holmes (A).

MADISON ST, ses, 134 sw Knickerbocker av, 18x100; Louis J F Carniaux—Clarence R Mohrmann et al; C Van Doren (A).

PRESIDENT ST, ss, 124.10 w Utica av, runs w4.6xs100.7xe24.8x102.7 to beg; also PLOT begins 100 n Carroll & 129.4 w Utica av, runs n 40xe24.8xs40.9xw32.8 to beg; also PRESIDENT ST, swc Utica av, runs s100.7xw104xw101xe 124.10 to beg; also PRESIDENT ST, ss, 249.4 w Utica av, runs s—xw9.2xw307.4xe58 to beg; Harry Baer—Barm Realty Co et al; H Baer (A).

60TH ST, ss, 199.8 w 7 av, 20x100; Jas M Jager—Olaf T Thorsen et al; Watson & Kristeller (A).

FLATBUSH AV, sws, 160 se Glenwood rd, 20 x100; also E 42D ST, ws, 177.6 s Av D, 60x100; Anna M Everitt—Emma S Schmidt et al; G W Pearsall (A).

5TH AV, ne 41st, 40x100; Saml L Goldenberg—Harris Nevin et al; B S Wise (A).

5TH AV, nws, 40 ne 41st, runs nw100xne63.5 xse103.2xsw38.2 to beg; same—same et al; same (A).

JAN. 5.

SHERMAN ST, ws, 195.3 n Greenwood av, 25x100; Kate Travis—Alfred L Sweeney & wife; partition; W L Durack (A).

20TH ST, ns, 125 e 10 av, 125x100.2; Edo E Mercelis, as trustee &c Emily Blackwell—Remsen Holding Co et al; H J Davenport (A).

Directory of Real Estate Brokers

MANHATTAN

E 48TH ST, es, 490 s Av L, 18x100; Julia E Eldert—Jacob D Ranck et al; A D Fisher (A).

68TH ST, ns, 157.7 e Ft Hamilton Pkwy, 40x100; Chas B Denny, as treasurer & Rector, Church Wardens & Christ Church—Jno E Sullivan Co & ano; H L Thompson (A).

72D ST, ns, 374.6 w 6 av, 20x117.4x20x117.3; Harriett A Hartman—Jno E Sullivan et al; H L Thompson (A).

BEDFORD AV, es, 182.3 s Park av, 25x100; Horace H Weeks—Jno Truslow et al; Van Alen & Dyckman (A).

5TH AV, es, 20.7 s 72d, 24x93.11x23.4x99.7; Farmers & Mechanics Savgs Bank, City Lockport—Jno E Sullivan Co et al; H L Thompson (A).

5TH AV, es, 89.2 s 72d, runs e93.5xs13.4xe20xs10xw107.9xn24 to beg; Bklyn Trust Co, as trustee for Isabella F Taylor—Jno E Sullivan Co et al; H L Thompson (A).

PLOT begins where ws lot 36 on sec map 5 of Ft Hamilton property intersects es 4 av, runs s50.3xw50xn3.7xn68.4 to beg; Francis F Ripley—Mary A Graham et al; C S Taber (A).

JAN. 6.

HICKS ST, ws, 131.3 s Woodhull, 18.9x80; Raymond A De Forest—Jas Gray et al; Clark, Close & D (A).

E 35TH ST, sec Av I, 48x100; Joan C McFadden—Ivy Fern Rigenhard & ano; W R Murphy (A).

63D ST, nec 5 av, 40x100; David Adler—Ludwig F Brauns et al; H O Patterson (A).

64TH ST, nec 4 av, 50x79.6; Lucille T Wardner—Jno E Sullivan Co et al; H L Thompson (A).

73D ST, sws, 220 se 5 av, 30x100; Emma A Jones & ano—Hoxie Realty Co et al; Phillips & Avery (A).

79TH ST, ss, 151 e 2 av, runs e34.4xs67xw64xn64.1 to beg; Smith Students Aid Soc—Jno E Sullivan Co & ano; H L Thompson (A).

79TH ST, ss, 215.1 e 2 av, runs e33.2xs73.6xw—xn70.3 to beg; Levina M Loper—Jno E Sullivan Co et al; H L Thompson (A).

80TH ST, ss, 330 e 3 av, 40x109.4; Title G & T Co—Jno E Sullivan Co et al; H L Thompson (A).

FT HAMILTON AV, nwc 68th, runs n76.3xw75.3xn25xw100xs60xe75xs40xe85.9 to beg; Jno Kuesel—Mina Knoth et al; Furst & Furst (A).

MARCY AV, 484; Fredk Wagner & ano as exrs & Martin F Lindhorn—Fredk Wills et al as exrs & Fredk Oschmann; R E Moffett (A).

OCEAN PKWAY, ws, at line of division bet lands of Eliza Schoonmaker & Jno Emmons, runs sw659.1xe146.9xne660.7xnw146.9 to beg; Whitman W Kenyon—Grace A Browne et al; G V Erower (A).

5TH AV, es, 21.2 s 74th, runs e97.9xs20xw92.7xn20.8 to beg; Bank for Savgs at Ossining—Jno E Sullivan Co et al; H L Thompson (A).

5TH AV, es, 62 s 74th, 20.8x84.7x20x89.9; Ulster Co Savgs Instn of Kingston—Jno E Sullivan Co et al; H L Thompson (A).

13TH AV, es, 40.2 n 41st, 20x80.1; Kate B Belloni—Realty Sellers No Two et al; Reeves & Todd (A).

JAN. 7.

HENRY ST, ws, 66.10 n W 9th, 26.4x84; Wm Elkin—Lewis Mundheim et al; M Dammann (A).

HENRY ST, 714; Wm Elkin—Lewis Mundheim et al; M Dammann (A).

KOSCIUSKO ST, ns, 99 e Reid av, 26x100; Arthur Autler—Myra Autler; impress a trust; E A Isaacs (A).

MACKAY PL, ns, 195.10 e Narrows av, 9x100; Adele M Egan—Cath I Mackay et al; foreclosure tax lien; J F Donovan (A).

WEST ST, ws, 82.4 n 40th, runs w77.9xnw25.1xn6.9xe95xs25 to beg; also WEST ST, ws, 107.4 n 40th, 25x95; also WEST ST, ws, 132.4 n 40th, 25x95.8; Jos B Thomason—Lawyers Title Ls & Trust Co; specific performance; J R Jones (A).

S 6TH ST, ss, 59.8 e 3d, runs sw36x—xs40 to S 7th xw24xn29.8xse2.4xne67.8xe17.6 to beg; Wm O Curtis et al—Jno S McKeon et al; Strong, Smith & Strong (A).

43D ST, nes, 100 nw 13 av, 37x100.2; Chandler Smith as trustee, &c, for Alla & Halla Doughty—Cath A Murphy et al; Reeves & Todd (A).

67TH ST, swc Ft Hamilton pkwy, runs s101.8xw78.11xn100 to 67th xe97.2 to beg; Anna T Turner—Jno E Sullivan Co et al; H L Thompson (A).

94TH ST, wc Marine av, runs nw598.2x— to ses Shore rd xsw80 to cl block bet 94th & Ridge blvd xse618.2xne100 to beg; Marion A Smith—Herald Constn Co; H A Ingraham (A).

CLASSON AV, es, 363.3 n Myrtle av, 25x92.10x25x92.8; Michl Greco—Luigi Cuoco et al; J C Danzilo (A).

FLUSHING AV, 922; Jos Schmierer & wife—Rosalia Rabuse; A Bernhelm, Jr (A).

5TH AV, es, 41.10 s 74th, 20.2x87.6x19.6x92.7; Bank for Savgs of Ossining—Jno E Sullivan Co et al; H L Thompson (A).

LOTS 153, 154, 168 to 173, block 20 & Lots 395, block 24 and Lot 466, block 25, map 2 of 660 lots belonging to Effingham Nichols & Melvin Brown—Milton S Kistler et al; Hovell, McChesney & Clarkson (A).

PLOT bounded on n by line 224.1 s Crown xe land S—san Caton xs by line drawn from point es road from Flatbush to Bedford 63.4 n from int, es road from Flatbush to Bedford with nes road to the Poorhouse and drawn e from said to land formerly Susan Caton 31.2 n Montgomery st xw by road from Flatbush to Bedford; Barnard F Hogan—Danl McCarty et al; partition; G D Bergener (A).

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Manhattan.

JAN. 3.

NEW CHAMBERS ST, 2; also DUANE ST, 14; Jno Kull—Cath Divver extr Berg Cafe & Hotel Co, Inc, & Saml Glantz (14). 7,762.11
45TH ST, 7-11 W; W C Davis & Co, Inc—Forty-Fifth St Realty Co, P J Duff & Sons & Fleischman Bros Co (13). 195.00
53D ST, 123 E; Moris Wolfinger et al—118 E 54th St Co & L Kantor Co (11). 2,500.00
BROADWAY, 1845; Jos R Potter—Louis Martin, Inc (12). 382.94

JAN. 5.

MONROE ST, 153-155; Nathan J Feinberg—Alex Cohn & Isidore Lillian; Geo E Siegel (18). 250.00
37TH ST, 44-6 W; Nicholas Chiodo—44-46 W 37th St Inc, Mary & Jno H Henshaw (19). 3,620.25
SAME PROP; Isidor Belkin—44-46 W 37th St Inc & Nicholas Chiodo (20). 275.00
BROADWAY, 1845-7; L Barth & Son—Upright Co & Louis Martin Inc (16). 8,476.67
BROADWAY, 1845-7; Thos P McLoughlin Inc—Upright Co, Geo E Rector, Jno B Mally & Louis Martin (17). 2,064.11
BROADWAY, 1849; L Barth & Sons—Ellen M Hennessy & Louis Martin (Inc) (15). 688.50

JAN. 6.

46TH ST, 75 W; Louis Levin—Philip A. Fitzpatrick (22). 125.00
47TH ST, 222-6 W; Jno Hankin & Bro—B Brainard Ray et al & Seidenberg & Kostman (renewal) (25). 249.50
81ST ST, ns, 100 w Amsterdam av, 102.2x 112.6; Keystone Constn Co—S B Constn Co (36). 8,046.00
114TH ST, 21-3 E; Stephen C Parker et al—Mrs L Lustig (28). 72.56
115TH ST, 11 E; Saml R Kantor—Elka Moskowitz, Morris Slachter & M & J Constn Co (23). 140.00
125TH ST, 117 E; Reliable Roofing Co—Andrews Soher Estate & Saml J Goldsmith (24). 75.00
129TH ST, 409 W; Gilbson & Ephraim—Central Bldg Improvement Co & M Stanislaw (26). 15.00
141ST ST, 101 W; Harlem Wall Paper Supply—Martin Marks & Frank & Serman (31). 84.66
142D ST, 100 W; Harlem Wall Paper Supply—Martin Marks & Frank & Serman (31). 84.06
146TH ST, 226 W; Harlem Wall Paper Supply—Bella Hillman & Frank & Serman (32). 37.38
BROADWAY, 1845-7; Lustig & Weil—Upright Co, Louis Martin & S L Waller Constn Co (27). 1,355.00
BROADWAY, 2508; Nelson Bros Co—Bonta Hotel Co & Jno T Wynne (37). 180.00
BROADWAY, 2508; American Iron Supply Co—Bonta Hotel Co & Selly Iron Works (29). 63.38
BROADWAY, 2508; Ike Levinson—Bonta Hotel Co & Jno T Wynne (34). 45.30
MADISON AV, 1549 & 1551; Harry Block—Mary Hitchcock, Wendell W Greenberg & Sarah Greenberg (21). 265.00
PARK AV, 929; White Steel Sanitary Furn Co—Nine Twenty-nine Park Av Co (35). 245.00
RIVERSIDE DR, nec 98th, 106.5x96.11; R A Schoenberg & Co—Chesterfield Realty Corp & Barkin Constn Co (33). 62.72

JAN. 7.

ELM ST, nwc Pearl, 100x25; Jas De Fago—Chas E Quackenbush, Abr Quackenbush & Eliz A Holcombe, Il Progresso & Carlo Barsotti, Sr (47). 3,360.00
SAME PROP; Norfolk Lumber Co—Chas E Quackenbush, Abr Quackenbush, Eliz A Holcombe, Carlo Barsotti, Sr, Jas De Fago & Wolf Pirez (48). 314.00
PEARL ST, nwc Elm, 25x100; Damm House Moving Co—Quackenbush Estate & Jas De Fago (40). 50.00
26TH ST, 127-33 W; Joroff & Jaffe—M D H Co, Inc & Marguerite D Hellman (43). 522.00
50TH ST, 114 W; Leslie Bros Engineering Co—Chas C Bull, Rhineland Estate & Donald Mitchell (41). 415.00
114TH ST, 105 W; Jos Bichthanser—Mary Goldman (42). 54.15
127TH ST, 145 W; Harlem Wall Paper Supply Co—Inter City Land & Securities Co & Frank & Serman (51). 70.53
135TH ST, 211 W; Most Bros—N Y Real Estate Security Co, Henry Newman & Jas N Rosenberg, rec'r (44). 65.13
141ST ST, 103 W; Harlem Wall Paper Supply Co—Inter City Land & Securities Co & Frank & Serman (49). 70.53
141ST ST, 239 W; same—same (50). 70.53
BROADWAY, 2508; City Iron Works—Bonta Hotel Co & Selby Iron Works (39). 50.00
COLUMBUS AV, nwc 178th. —x—; C Edw Reid—N Y Real Estate Security Co, Jas N Rosenberg, rec'r, & McVickar-Gaillard Realty Co (46). 125.00
POST AV, ns, 100 w Academy, 250x150; Arthur H Oesterheld—Bendheim Constn Co & Alphonse Lamy (45). 133.47
2D AV, 11-17; American Seating Co—Ernest Plath, Wm Minsky & Louis Minsky (54). 510.00
8TH AV, 613-5; Frank Maemone—Isidore Jackson, Abr Stern, Jacob Valensi & Blight, Overfield Co (38). 54.00

JAN. 8.

20TH ST, ss, 206.8 e 4 av, 26.8x114; Wm P Young—Matilda O Rhineland & Jas F Fagan (62). 1,112.49
25TH ST, 29 W; Wolf Peirez—Millicent S Denton & Helty Rosen (79). 468.00
81ST ST, 105 E; Glenwood Sand & Gravel Co, Inc—Frank Lu-lam & Joe B Acken (76). 30.38
81ST ST, 105 E; Max Siegel—Frank Ludlam & Joe B Acken (80). 868.50
81ST ST, 105 E; Chas E Reynolds—Frank Ludlam & Joe B Acken (72). 55.75
81ST ST, 105 E; Kalt Lumber Co—John B Acken (58). 580.07
81ST ST, 105 E; Jno A Philbrick & Bro—Frank Ludlam & Joe B Acken (55). 327.17
81ST ST, 105 E; Henry H Meise & Sons, Inc—Frank Ludlam & Joe B Acken (69). 190.00
82D ST, 26 E; Midtown Contracting Co—H S Realty Co (70). 637.34
AUDUBON AV, sec 171st, 20x95; Theo C Wood—Gustave F Boehme, Carl L Rieger & Max Scharf (82). 516.77
BROADWAY, 1845-7; American Wood Carpet Flooring Co—Upright Co, Louis Martin & S L Waller Constn Co (75). 314.78
BROADWAY, nec 53d, 101x101.7; Raisler Heating Co et al—Jno H Inman & Broadway & Fifty-Third St Co (78). 1,074.67
COLUMBUS AV, nwc 78th. —x—; S Edw Reid—N Y Real Estate Security Co, Jas N Rosenberg, rec'r, & McVickar-Gaillard Realty Co; correction (6). 125.00
PARK AV, 1024; Jacobson & Co—Ramsey Hoguet & Joe B Acken (63). 175.00
PARK AV, 1024; Chas E Reynolds—Christine Hoguet & Joe B Acken (73). 129.00
PARK AV, 1022; same—Louis J de Milhau & Joe B Acken (74). 129.00
PARK AV, 1022; Jno A Philbrick & Bro—Louis J de Milhau & Joe B Acken (56). 64.90
PARK AV, 1024; same—Christine Hoguet & Joe B Acken (57). 99.96
PARK AV, 1022; Kalt Lumber Co—Joe B Acken (59). 687.05
SAME PROP; Mark & Mohl, Inc—Louis J de Milhau & Joe B Acken (60). 501.00
PARK AV, 1024; same—Ramsey Hoguet & Joe B Acken (61). 394.56
PARK AV, 1022-4; Acme Wood Carpet Flooring Co—Louis J de Milhau, Ramsey Hoguet & Joe B Acken (64). 750.00
SAME PROP; Chas Katz, Inc—Louis J de Milhau, Christine Hoguet & Jos B Acken (65). 240.00
SAME PROP; Isidor Schwartz—Louis J de Milhau, Christine Hoguet & Jos B Acken (66). 85.18
PARK AV, 1022; Henry H Meise & Son, Inc—J de Milhau & Joe B Acken (67). 270.50
PARK AV, 1024; Same—Ramsey Hoguet & Joe B Acken (68). 190.50
PARK AV, 1022; Glenwood Sand & Gravel Co, Inc—Louis J de Milhau & Joe B Acken (77). 46.00
PARK AV, 1022-4; Hoffman Elias—Christine Hoguet, Louis J de Milhau & Joe B Acken (83). 608.80
ST NICHOLAS AV, 884-8; Arthur Janes Co—Wm I Seaman & Louis Becker (81). 91.50
11TH AV, es, whole front bet 46th & 47th, 200x200; Stanley Gottlieb Co—A Leopold & Jos S Auerbach & Wm L Crow Constn Co (71). 14,286.83

JAN. 9.

CHISHOLM ST, 1326; Henry Abr's Sons Iron Works—Hannah Sweeney & Roth Constn Co (renewal) (109). 195.00
GRAMERCY PARK S, 12; Bayer Cotton Co—Matilda O Rhineland & Jas F Egan (100). 942.18
LEROY ST, 19; Thos Gallegan, Inc—Margarita Campiglia & Austachio Epifanio (101). 100.00
PEARL ST, nwc Elm, 25x100 Danl Darrow—Chas E Quackenbush, Abr Quackenbush & Eliz A Holcombe, Il Progresso, Carlo Passotto & Jas De Fago (103). 194.31
WATER ST, nwc Beekman, 76.7x56.9; Bayer Cotton Co—Volunteer Hospital & Jas F Egan (105). 452.75
19TH ST, ns, 225 w 4 av, 20x92; Acme Metal Ceiling Co—Montrose Realty Co & Jno H Scheier (106). 142.00
20TH ST, ss, 206.8 e 4 av, 26.8x114; Pittsbur-Plate Glass Co—Matilda O Rhineland & Jas E Egan (84). 468.80
81ST ST, 105 E; Geo Seymour et al—Frank Ludlam & Joe B Acken (90). 265.00
81ST ST, 105 E; Hull, Grippen & Co—Frank Ludlam & Joe B Acken (93). 38.15
81ST ST, 105 E; Albt Pardi—Frank Ludlam & Joe B Acken (96). 170.00
81ST ST, 105 E; Luigi Costabile—Frank Ludlam & Joe B Acken (102). 85.00
142D ST, 146 W; G Schalte & Son—Kramer Contracting Co & 146 W 142d St Co, Inc (91). 2,210.00
AMSTERDAM AV, swc 96th, 25.8x98.9; Acme Metal Ceiling Co—Abr Goldberg & Jno H Scheier (104). 109.50
LEXINGTON AV, 397 to 413; Fireproof Products Co, Inc—Wm H Reynolds, Lone Peach Estates & P W Host (110). 67.10
PARK AV, 1024; Sekler & Light—Ramsey Hoguet & Joe B Acken (85). 162.50
PARK AV, 1022; same—Louis J de Milhau & Joe B Acken (86). 262.50
PARK AV, 1022-4; Borgla Bros Co—Jno Doe & Joe B Acken (87). 543.26
PARK AV, 1022; Geo Seymour et al—Louis J de Milhau & Joe B Acken (88). 154.50

PARK AV, 1024; same—Ramsay Hoguet & Jos B Acken (89). 154.50
PARK AV, 1022; Hull, Grippen & Co—Louis J de Milhau & Joe B Acken (94). 30.84
PARK AV, 1022; Albt Pardi—Louis J de Milhau & Jos B Acken (97). 85.00
PARK AV, 1024; Otis Elevator Co—Christine or Ramsey Hoguet & Jos B Acken (98). 665.00
PARK AV, 1022; same—Louis J de Milhau & Jos B Acken (99). 900.00
PARK AV, 1022; Morris Levin & Sons—Louis J de Milhau & Joe B Acken (112). 76.66
PARK AV, 1024; same—Christine Hoguet & Joe B Acken (113). 49.34
VERMILYEA AV, swc Academy, 100x25; Starr Fireproof Door & Sash Co—Warren F Johnston & Picken Contracting Co (107). 205.00
WADSWORTH AV, ws, 60.2 n 185th, 154.5x 115; Groenberg & Leuchttag—Comfort Realty Co, Inc (92). 300.00
5TH AV, 461; Chas Olsen—Slawson & Hobbs (108). 175.50
5TH AV, 461; Peter A Smith—Slawson & Hobbs, Jos B. Acken & Chas Olsen (111). 73.08
6TH AV, 187; Doky & Orr Co—Jno Doe, Chas Nebauer & Jas F Egan (95). 266.00

Bronx.

JAN. 2.

181ST ST, 266 E; Wyoming Cut Stone Co—Tobruk Constn Co (1). 400.00
187TH ST, 751 E; Pierce & Goldstein—Chas A Corby & Nicola Tedeschi (3). 300.00
3D AV, 3706-10; Tony Carpentiere—S Glass & Frank P Lordi (2). 266.00

JAN. 3.

150TH ST, ss, whole front bet River av & Gerard av; Jno Simmons Co—Henry L Morris & P J Duff & Sons, Inc (11). 687.07
BAILEY AV, 3460-2; Luigi Castaldo—Filomena Ventarola & Francesco Ventarola (5). 450.00
DECATUR AV, 3325-7; Enell Chandelier Co, Inc—Edson Bldg Co (12). 150.00
TRINITY AV, 708; Cyril O Alberga—Patk McKenna & Frank A Clark (6). 8.40
TRINITY AV, 710; same—same (7). 8.25
TRINITY AV, 712; same—same (8). 8.45
TRINITY AV, 714; same—same (9). 760.00
TRINITY AV, 716; same—same (10). 9.66
TYNDALL AV, ws, 125 n 259th; Victor Zambetti & Bros—Anna Ryan & J Diehl Constn Co (4). 75.00
VALENTINE AV, swc 181st; Bronx Supply Co—Tobruk Constn Corp & Jno Rendall Plumbing Corp (14). 768.23
VALENTINE AV, swc 181st, 139.9x54.2; Lanigan Bros, Inc—Tobruk Constn Co (13). 229.39

JAN. 5.

BAILEY AV, 3460-2; Luigi Castaldo—Filomena Ventarola & Francesco Ventarola (15). 450.00
VALENTINE AV, swc 181st, 140x54; Lockwood Co—Tobruk Constn Corp (16). 450.00
**WESTCHESTER AV, swc Bergen av; Wm Klein—J Clarence Davies et al; Mar16'11. 244.65

JAN. 6.

TINTON AV, 918; R J Helbing—Patk K & Sarah McCauley (18). 165.00

JAN. 7.

181ST ST, 12-4 W; Irving A Bogan—Herman Rothkirch (18). 40.45
181ST ST, sec Davidson av, 75x78; Hertsch Bros, Inc—Herman Rothkirch (19). 80.00
181ST ST, swc Valentine av, 51.8x100; Mugler Iron Works—J Altieri & Tobruk Constn Co (21). 837.00
186TH ST, ns, whole front, Belmont av to Crescent av, 25.3x74.6x96.4; Muglers Iron Works—Giuseppe Jamascia & Jamascia Realty Corp (20). 454.60
**GRANT AV, sec 165th, 80.10x80.3; Valentine Zimmermann—Mitchell McDermott Constn Co & Furlong & Furlong; renewal (52). 495.00
**3D AV, 2857-9; Valentine Zimmermann—Clarence Davies, American Real Estate Co & Furlong & Furlong; renewal (53). 200.00

JAN. 8.

145TH ST, 521-3 E; Chas Charoowsky—Frank Solomon (24). 170.00
181ST ST, 12-14 W; Wm C Peters—H Rothkirch (21). 27.00
3D AV, 3854-60; Finkelstein Iron Works—Kaplan & Golden & Goldsmith (23). 185.00
3D AV, 4000-3; Finkelstein Iron Works—Kaplan & Golden & Goldsmith (22). 220.00

**Recorded in N Y County.

Brooklyn.

DEC. 31.

LINCOLN PL, 60; R T Humphrey—Jno E Hopke. 150.00
HOOPER ST, es, 58.3 n S 1st. —x—; J Simionelli—Benj A Becker & Jos Muratera. 77.50
46TH ST, ss, 110 w 16 av, 40x100; T Christ—Eliz A Gibney & Danl Waldron. 8.93
CONKLIN AV, ss, 200 e E 98th, 40x150; A Bucholz—Margt E McCook & Jno Bennett. 53.75
SAME PROP; C Ruhl—same. 51.75
MONTAUK AV, es, 90 s Belmont av. —x—; M Grotenstein—Emanuel Lersen & G Mazzola. 400.00

JAN. 2.

BERGEN ST, 1268; T F Brown—Geo Meyer. 101.50
GRAND ST EXTENSION, swc Rodney. —x—; Pirozzi & Sons—Ridgewood Realty Associates & A M Barasch. 500.00

55TH ST, swc 7 av, —x—; Terminal Lumber & Trim Co—Mapes Realty Co, Nathan Drucker & Geo Schomer. 313.16
 ATLANTIC AV, 1620; Manhattan Eng Co—United States Garages, Inc. 123.70

JAN. 3.

GRAND ST, ns, 50 w Humboldt, 50x100; Meserole Masons Material Co—Thrall Constn Co & Max Kessler. 2,289.18
 NEVINS ST, 157-61; H Miller—Ellen Schneider. 25.00
 ORMOND PL, ws, 80 s Putnam av, —x—; M Rosenberg—Esther Smith & C & C Auto Co. 50.00
 QUINCY ST, ns, 300 e Nostrand av, 50x100; Meserole Mason & Material Co—Thrall Constn Co & Max Kessler. 40.51

JAN. 5.

ADELPHI ST, 250-2; Elias J Adler—Kahan Constn Co. 107.10
 BERGEN ST, ns, 180 w New York av, 120x114.5; Bergen Constn Co—Bergen St Co (Inc). 900.00
 CUMBERLAND ST, 258-62; Elias J Adler—Kahan Constn Co. 94.10
 ESSEX ST, es, 191 s Atlantic av, 22x100; Jno P Kane Co—Chas E McDonnell & Borgia Contracting Co. 632.57
 FULTON ST, swc Richmond, 132x115; Adam Bub—Concord Photo Play Co, Inc, & Ferdinando Penna. 535.31
 E 26TH ST, ws, 362.6 n Av M, 37.6x100; Bklyn Builders Supply Co—Otto Nelson. 270.96
 LAWRENCE AV, ss, 300 w 1st, 110x155; Eugene Twigg—St Rose of Lima Church & Jas McAleese & Henry F Booth Co. 60.75
 SAME PROP; Victor J Booth—same. 195.60
 SUTTER AV, nwc Barrett, 100x100; Abr Kraus & ano—Barrett Constn Co. 175.00

JAN. 6.

CHESTER ST, 130-6; Turner Constn & Impt Co—Sirola Bros Constn & Realty Co. 200.00
 DEAN ST, ss, 200 w Saratoga av, 134x105; Aniella Di Luca—Saml Sassulsky (Inc) & A Ratner. 103.00
 GLENADA PL, 15; Spencer Heating Co—Anthony M Clegg. 1,021.24
 E 38TH ST, 996-1000; I Janovisky—Anna S Wingerath & Wm Wingerath. 83.00
 60TH ST, ns, 100 w Ft Hamilton av, 50x100; Creste Volpe—Israel J Rosengstein. 707.50
 KENT AV, ws, 117.4 n ... 296x100; "R I W" Damp Resistin Co—Julius Kayser & Co & Oswin W Shel. 231.00

JAN. 7.

ADELPHI ST, ws, 178.9 n DeKalb av, 47.6x100; Jno A Scollay, Inc—Kahn Constn Co. 710.00
 HEWES ST, nwc Lee av, 125x125; Wm H Michels—Isaac Haft, Inc, & Nicholas Masen. 910.17
 BAY 50TH ST, nws, 106 ne Harway av, 42x100; Coney Island Constn Supply Co—Carmine & Rosina Carrano & Nicola Cicconi. 194.75
 BROOKLYN AV, ws, 707 n Linden av, 80x Standard Lime Co—... Constn Co, Inc, & H Rockmore. 155.74
 EMMONS AV, ss, 143 e West End av, 20x40; Arnold Bros—Jas S Marley. 130.00
 RAILROAD AV, 347, 349, 359, 363, 365, 377 to 387; Sam Cohen—Edw Taunay. 360.00
 SCHENCK AV, 602; Meyer Hartman—Hillel Zeidenknop & Etta Zeidenknop. 57.00
 6TH AV, 581.8; Jos F Corcoran—Morris & Bridget Tollan. 140.70

SATISFIED MECHANICS' LIENS.

First names of that of the Lientor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

JAN. 3.

88TH ST, 2 W; Jas F Nuno—Louis Stern et al; Nov20'13. 189.60
 111TH ST, 536 W; Evans Bros, Inc—New Amsterdam Holding Co et al; Nov19'13. 106.44
 148TH ST, 412 W; Richd E Thibaut, Inc—Cunard Realty Co et al; Feb21'13. 153.55

JAN. 5.

33D ST, 424-8 W; Louis D Compson—McKeon Realty Co et al; Sept11'13. 262.07
 MADISON AV, 956; Murray Hill Iron Works—Selmar Hess et al; Sept8'13. 175.00
 1ST AV, es, bet 42d & 43d; Title Guar & Trust Co—Chas Shongood et al; Nov1'13. 56.09
 2 PARCELS, A & B, in blocks 2178 & 2245, sec 8 land map of City N Y; Godwin Constn Co—Vermont Hygela Ice Co et al; July19'13. 5,149.95

JAN. 6.

WALKER ST, swc Centre; Standard Sand & Gravel Co—Excelsior Estates Co et al; Nov12'13. 341.30
 BROADWAY, sec 18th; Otto W Kritz—Kate P Hawes et al; June23'13. 895.00

JAN. 7.

GRAMERCY PARK W, 6-7; Jos Elias & Co—N Y City Mission & Tract Society et al; Nov 18'13. 434.25
 GRAMERCY PARK W, 6-7; Empire Brick Supply Co—N Y City Mission & Tract Society et al; Nov18'13. 4,079.56
 LEWIS ST, 185-7; Wm T Biff—Directors Realty Holding Co et al; Dec16'13. 45.00
 5TH AV, 362; Clifford L Miller & Co—Mary B Harrison et al; Nov18'13. 1,845.36

JAN. 8.

GRAMERCY PARK, nwc 20th; Wm F Clark Co—Christian Workers Home et al; Nov22'13. 1,336.50
 GRAMERCY PARK W, 6-7; Adolph Grant & Co—N Y City Mission & Tract Society et al; Nov19'13. 690.00
 SAME PROP; J I Hass, Inc—same; Nov17'13. 1,200.00
 GRAMERCY PARK W, 6-7; Michl Power—N Y City Mission & Tract Society et al; Nov18'13. 1,428.17
 56TH ST, 321-47 E; Jos J Kierle—Jefferson Bank et al; Dec10'13. 16.38
 SAME PROP; same—Winston Realty Co et al; Dec23'13. 16.38
 94TH ST, 216 W; Meyer Shobel—Bonta Hotel Co et al; Nov10'13. 64.00
 FT WASHINGTON AV, swc 163d; Star Fireproof Door & Sash Co—Riverside Viaduct Realty Co et al; Oct17'13. 150.00
 5TH AV, 362; Geo H Storm & Co—Mary B Harrison et al; Nov17'13. 1,238.07
 SAME PROP; McGowan & Conolly Co, Inc—same; Nov19'13. 3,207.05
 SAME PROP; Benj Relsner Sheet Metal Works, Inc—same; Nov18'13. 690.08
 SAME PROP; McGowan & Conolly Co, Inc—same; Nov18'13. 3,207.05
 5TH AV, 362-4; Davis-Speyer Co—same Nov18'13. 379.50
 SAME PROP; E & J Marrin Co—same; Nov 19'13. 456.50
 SAME PROP; Empire City Gerard Co—same; Nov18'13. 950.00
 SAME PROP; Wm P Youngs & Bros—same; Nov19'13. 282.08
 SAME PROP; Lidgerwood Mfg Co—same; Dec 16'13. 237.36

JAN. 9.

LEXINGTON AV, 577; Albt L Adams—Mary Schleffer et al; Sept18'13. 200.00

Bronx.

JAN. 2, 3, 5 & 7.

No Satisfied Mechanics' Liens filed these days.

JAN. 6.

**BELMONT AV, sec 181st; Ignazio F Cavaluzzo—Crownhill Constn Co et al; Sept4'13. 3,943.35

JAN. 8.

**DALY AV, 1901-15; Hagadom Constn Co—Roman Catholic Church of St Thomas Aquinas et al; Sept26'13. 805.00

**3D AV, 4286; Schwelblsh Bros — Bertha Cline et al; Oct27'13. 87.50

JAN. 9.

WENDOVER AV, 540-44; Max E Jaffe—Conrad Realty Co et al; Oct20'13. 125.85

**Recorded in N Y County.

Brooklyn.

DEC. 31.

BERGEN ST, ns, bet N Y & Nostrand avs, 120x71; Byrnes Lumber & Mfg Corp—Bergen St Co; Dec22'13. 319.00
 KOSCIUSKO ST, ns, 375 w Throop av, 49x100; M Glass—Webster Devel Co, Benj Strauss & Suskin Bros; Dec17'13. 317.88
 MONTAGUE ST, 62-8; Isidore Rossberg—Louis Black & Bro; Oct26'11. 600.00
 58TH ST, ns, 260 w 9 av, —x—; Simonelli Co—Union Standard R E Co & Grognano Constn Co; Nov6'13. 125.00
 RIVERDALE AV, sec Christopher av, 100x100; S Malafsky—Cris River Co; Nov14'13. 500.00

JAN. 2.

BERGEN ST, ns, 180 w New York av, 120x114.5; M G Williams & Co—Bergen St Co, Inc; Nov6'13. 700.00

DEAN ST, ss, 200 w 3 av, 50x100; Saml Malofsky & ano—Hartman Bldg Co; Dec8'13. 500.00

DEAN ST, 280.2; J Hecht—Hartman Bldg Co; Dec15'13. 300.00

FT GREENE PL, 61-3; J Hecht—Hartman Bldg Co; Dec15'13. 200.00

GRAND ST, nwc Rushwick av, —x—; M D Walsh & Sons—H H Vought & Co; Dec23'13. 635.00

HINSDALE ST, ws, 100 s Newport av, 80x100; J Tabarisky—Benj Linn & Abr Segalowitz; Dec 3'13. 50.00

ST MARKS AV, ns, 125 e Kingston av, —x—; Turner Contracting & Impt Co—M & J Constn Co; Oct23'13. 1,587.59

JAN. 3.

No Satisfied Liens filed this day.

JAN. 5.

OVERBAUGH PL, ss, 112 e E 41st —x—; Jno A Nelson—Annie R Towne; Sept19'13. 158.83

E 15TH ST, ws, 460 n Av N, 40x100; Hydrau-Hc Press Brick Co—Herman Bayha & J. A Brennan; Sept29'13. 57.50

BAY 50TH ST, ns, 106 e Harway av, 42x96; Jas J Luntton—Carmine Carrone & Wife & N Ciccone; Dec12'13. 95.00

NEW LOTS AV, sec Van Sinderen av, 212x134.2x irreg; also GEORGIA AV, ws, 84.6 s New Lots av, 200x62; also NEW LOTS AV, ne Hindsdale, 109.4x100x irreg; also NEW LOTS AV, nwc Williams av, 80x100x irreg; also ALABAMA AV, ws, 100 n Hegeman av, 518x100; also ALABAMA AV, es, 21 n Hegeman av, 420x100; also NEW LOTS AV, sec Vermont, 200x99x irreg; also WATKINS ST, es, 150 s Lott av, 357x200x irreg; Standard Lime Co—Georgia Bldg Co; Mar24'13. 2,619.54

NEW LOTS AV, ns, from Watkins to Stone av, 20x357.2x irreg; also NEW LOTS AV, ns, from Hindsdale to Williams av, 200x100; Green & Hameroff (Inc)—Georgia Bldg Co & Watkins Stone Bldg Co; Mar24'13. 4,581.00 or 1,896.00

JAN. 6.

REMSEN ST, 57; Olson Bros—Eureka Painting Co & Homer Realty Co; Oct2'13. 69.42
 *WARWICK ST, ws, 100 s Belmont av, 200x100; Cohn Cut Stone Co—Maur Contracting Co; Dec26'13. 1,150.00
 S 5TH ST, 95-7; Isaac Packman—Wyman Bros Mfg Co; Oct24'13. 38.00
 BAY 50TH ST, nws, 149.2 e Harway av, 42.7 x irreg; Eloisa Ciccone—Carmine Carrano & Rosina Carrano; Dec27'13. 1,650.00
 EASTERN PARKWAY, ss, 45 w Utica av, 58.3 x120.7x33.4x120.7; Henry Miles Sons—Saml Rotenberg & wife; Oct30'13. 262.10
 EAST N Y AV, 1336-46; also SARATOGA AV, 480; Benj Werbelovsky et al—Morris Berry; Aug8'13. 125.00
 ST MARKS AV, ns, 325 e Rockaway av, 25x127.9; Hyman Mendelowitz & ano—Nathan Rollnick & Jacob Zomnick; July16'13. 460.00

JAN. 7.

FULTON ST, nec Ft Greene pl, —x—; Realty Supply Corp—L Kern, Thos Farrell, Edw L Burwell & Geo Schuman; Dec17'13. 220.38
 *S ELLIOTT PL, ws, 302 n Lafayette av, 62x100; Safferson Statuary & Art Co—Arm Realty Co; Oct6'13. 125.00

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

ATTACHMENTS.

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

Manhattan.

DEC. 31, JAN 5, 6 & 7.

No Aattachments filed these days.

JAN. 2.

Tillman, Max; Arenstein, Arthur Koppel Co; \$3,301.46; Kaufman & Lindhelm.
 J & W Cahill Co; Penn Tunnell & Terminal R R Co; \$2,880.52; Obrein, Beardmand & Plart.

JAN. 3.

Held, Anna; Michl B Leavitt; \$5,000; H L Roth.
 Katz, Louis; Lizzie Katz; \$16,000; I Tripoln.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Borough of Manhattan.

JAN. 2, 3, 5, 6, 7, & 8.

Berliner & Greenberg, Inc, 126th st, 512-22 W..Consolidated Chandelier Co. Fixtures. \$485
 Doges & Katz, Park av, 1691. Rotberg & Rosenblitt. Fixtures. 50
 Hearn (J J) Constn Co, Inc, 46th st, 63-9 W ..Consolidated Chandelier Co. Fixtures. 350
 Karg, Chas. Delancey st, sec Norfolk.. Consolidated Chandelier Co. Fixtures. 375
 King (Jos) Constn Co, 187th st, ns, 100 w Ams av..Consolidated Chandelier Co. Fixtures. (R) 3,000
 Kupferschmitt Mfg Confectioners, 195 Chrystie..Consolidated Chandelier Co. Fixtures. 70
 Levin, S. 27th st, 217 W..Fairbanks Co. Machinery. 275
 Schisgall, Sol. John st, 17..Prentiss Tool & Supply Co. Machine. 275
 Tarrytown Bldg Co, 28th st, 131-3 W..A B See Electric Elevator Co. Elevators. Renewal unpaid. 450
 Vaccorn & Mazzone, Catherine st, 84..Cevasco, Cavagnarn & Ambrette. Machinery. 1,125

Bronx.

JAN. 2, 3, 5, 6, 7 & 8.

Polatscheh & Spencer Realty Co. Wales av nwc 151st..Colonial Mantel & Refrigerator Co. Refrigerators. \$673
 Streiffer (Jacob) Co, 1353-57 Intervale av.. Leon Mayer & Co. Gas Fixtures. 797

Brooklyn.

DEC. 31, JAN. 2, 3, 5, 6, 7.

Bedford Garage & Machine Works, C & C Auto Co, 10 Ormond pl..E R Ciancimina. Elevators. 335
 Diem, Jno V, 1249 Myrtle av..Eva Columbo. Plumbing. 550
 M D Constn Co, Nostrand av nr Tilden av.. Abr Weinstein. (R) 516
 Mapes Realty Co, 7th av cor 55th st..South Bklyn Marble & Tile Co. Tiles &c. 240
 Sylfred Constn Co, Union st nr Nostrand av.. Columbia Gas Fix Co. Gas Fix. 490

BUILDING LOAN CONTRACTS.

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

Manhattan.

No Building Loan Contracts filed this week.

Bronx.

JAN. 3, 5, 8 & 9.

No Building Loan Contracts filed these days.

JAN. 6.

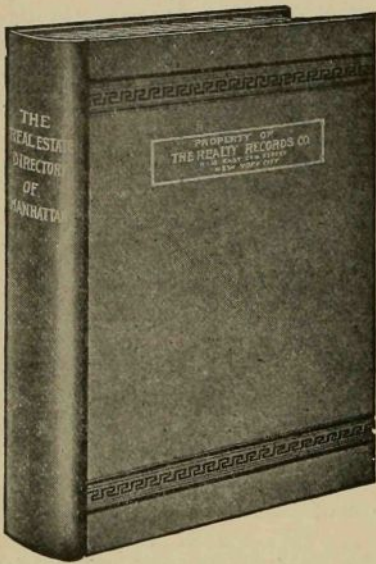
236TH ST, ns, 194.6 e Verio av, 50x149.5; Henry H Grote loans Betty Peterson to erect two 2-sty and attic fr dwg; — payments, 6,400

JAN. 7.

181ST ST, sec Belmont av, 40x100; Jos N Finkelstein loans Crownhill Constn Co to erect —sty bldg; — payments, 30,000

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ORDERS.

Brooklyn.

DEC. 31.

DOUGLASS ST, nwc Livonia av, 100x250.3; H M B Bldg Co on Lawyers Title Ins Co to pay Max Savedoff. 75.00
ST JOHNS PL, ns, 275 e Ralph av, 119x125; St Marks-Howard Co on Williamsburgh Savgs Bank to Pay Jno C Newton. 237.78
SAME PROP; same on same to pay same. 537.78

JAN. 2.

HINSDALE ST, nwc Dumont av, 100x100; Almont Holding Co on Title G & T Co to pay Realty Supply Corpn. 861.00

JAN. 3.

No Orders filed this day.

JAN. 5.

CATON AV, ss & es Stratford rd, 98x105x irregular; Plandome Constn Co, on Wood-Harmon Warranty Corpn to pay May Walker Brick Co. 146.00

JAN. 6.

STERLING PL, sec Rochester av, 100x120; Acme Homes Co on Spencer Aldrich to pay Terminal Lumber & Trim Co. 700.00
WILLIAMS AV, swc New Lots av, 100x80; Vermont Bldg Co on Title Ins Co of NY to pay Gowans & Arnott. 200.00

JAN. 7.

E 26TH ST, es, 287.6 s Av L, 75x100; Otto Nelson on U S Title Guar Co to pay Fredk W Starr. 109.21

BRICK MARKET.

(Continued from page 73.)

covering this week ending Thursday, Jan. 8, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1913.			
Left over, Jan. 2—87.			
	Arrived.	Sold.	Covered.
Friday, Jan. 2.....	0	0	0
Saturday, Jan. 3.....	2	0	0
Monday, Jan. 5.....	11	3	0
Tuesday, Jan. 6.....	0	2	1
Wednesday, Jan. 7....	5	7	0
Thursday, Jan. 8.....	0	1	0
Total	18	13	1

Reported enroute Friday A. M., Jan. 8—3.
Condition of market dull. Prices: Hudsons, \$5.50 to \$6; covered, \$6.50 to \$6.75; Raritans, \$6 to \$6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$7 to \$7.50 (yard). Dull. Left over, Friday A. M., Jan. 8—92. Total number covered barges, 35. Covered barges sold, 2.

HUDSON BRICK UNLOADED.			
(Current and last week compared.)			
Dec. 26.....	740,500	Jan. 2.....	542,000
Dec. 27.....	482,000	Jan. 3.....	334,500
Dec. 29.....	802,000	Jan. 5.....	69,000
Dec. 30.....	653,500	Jan. 6.....	631,000
Dec. 31.....	721,000	Jan. 7.....	636,500
Jan. 1.....	Holiday	Jan. 8.....	852,000
Total	3,399,000	Total	3,065,000

1912.			
Left over, Friday A. M., Jan. 3—116.			
	Arrived.	Sold.	Covered.
Friday, Jan. 3.....	5	3	2
Saturday, Jan. 4.....	0	3	0
Monday, Jan. 6.....	13	7	5
Tuesday, Jan. 7.....	0	0	0
Wednesday, Jan. 8....	5	4	4
Thursday, Jan. 9.....	1	1	2
Total	24	18	13

Condition of market, dull. Prices: Hudsons, \$6.75 to \$7; covered, \$7.25 to \$7.50; Raritans, \$6.75 to \$7. Left over, Friday A. M., Jan. 10—122. Total number covered barges, 32. Total in market, 151.

OFFICIAL SUMMARY.	
Left over, Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 8 1914.....	105
Total No. bargeloads sold Jan. 1 to Jan. 8, 1914.....	13
Total No. bargeloads left over Jan. 9, 1914	92
Total No. bargeloads left over Jan. 1, 1913	*113
Total No. bargeloads arrived, including left overs, Jan. 1 to Jan. 9, 1913.....	145
Total No. bargeloads sold Jan. 1 to Jan. 9, 1913.....	23
Total No. bargeloads left over Jan. 10, 1913.....	122

*Open barges.

Tree Planting.

New York City is far behind many smaller cities of the country in controlling the planting of trees in its streets and in the care of trees after planting. The landscape engineer of the State College of Forestry at Syracuse is making a very careful reconnaissance survey of street planting in New York in co-operation with the Tree Planting Association of the city for the purpose of securing material which may be used to stimulate interest in more and better street trees. It is believed that the interest aroused will result in the formation of a definite and unified system of tree planting under the direction of a tree planting bureau headed by or made up of trained foresters.

For several years Dr. Stephen Smith, the venerable and active president of the Tree

Planting Association of New York City, has been working for better street planting in New York. Last spring he found that the State College of Forestry at Syracuse, which is obligated under its charter to do university extension work along forestry lines wherever it is needed in the State, would be ready to co-operate with the Tree Planting Association in a general campaign of education in New York City with the purpose of letting the people know of the very unsatisfactory conditions which exist to-day and of what might be accomplished by more systematic and thorough work. Following out its belief that a State institution should be helpful to all of the people of the State, the college was glad to send a trained man to New York in December for several weeks of investigative and publicity work. Mr. H. R. Francis, of the college, who is a graduate landscape engineer, is studying representative streets, taking pictures showing promiscuous and unsatisfactory planting, and this material will be used in the papers of the city to show the people what exceedingly unsatisfactory conditions exist to-day. The college is acting in an advisory capacity only and after it has aided in awakening the people of the city to the necessity for proper work, the college will withdraw and give its aid elsewhere in the State.

WATERPROOF CONCRETE.

What the University of Wisconsin Has Been Doing in Perfecting This Material.

THE College of Engineering of the University of Wisconsin has been carrying on experiments to determine the permeability of undried concrete, and tests already made show that good results are obtained if the concrete remains in the mixture from two to three minutes when dried materials are employed. But if the sand, gravel or stone is damp, a much longer time is required.

The use of wet sand is not advised if water-tight concrete is desired. The experiments showed that mixtures of 1 cement, 1 1/4 Janesville sand, torpedo grade, and 3 Janesville gravel, when mixed to a wet consistency, are impervious to water when subjected to a pressure of 40 pounds per square inch. Mixtures as lean as 1 part cement to 6 parts of gravel (a graded mixture) have been made impervious at high pressures by using care in proportioning the amount of water and in mixing batch. The specimens used in these tests are cylindrical in form and so made at the faces of the cylinders, 13 1/2 inches in diameter, are exposed to the predetermined water pressure. The thickness of the concrete through which the water must pass can be varied from 4 to 18 inches. A test is now being made to study the effect of varying the percentages of cement and water, the gradation of the sand and gravel, the proportioning of the mixture and the thoroughness of mixing, on the hardening of the specimens.

REAL ESTATE NOTES.

THE FIRM of Ernst & Cahn, Real Estate and Insurance, at 406 East 149th st, southeast corner 3d av, has been dissolved. Mr. Harry Cahn has formed a co-partnership with Mr. Junius J. Pittman, and will continue business at the above address under the firm name of Cahn & Pittman.

GOOD PRICES were obtained for 2 Brooklyn business parcels on Fulton st, Wednesday, in the auction sale of the Barber property held in the Brooklyn Exchange Salesrooms by William H. Smith. In both cases a sum well over the assessed valuation was obtained. One parcel was the 4-sty building at 462 Fulton st near Elm pl, occupied by a women's cloak house on a ten-year lease at \$13,000 a year. It is assessed for \$135,000 and was bought for \$167,000 by E. M. Newman of Newman & Hirsch, representing parties in interest. The second parcel was the 4-sty building on the southwest corner of Fulton st and Elm pl, leased to Loft the candy merchant, on a 21-year term at \$20,000 annually. It is assessed at \$178,000, and was bought by Mr. Newman for the same interests for \$190,000, subject to a mortgage of \$30,000.

NEGOTIATIONS are pending for the sale of the 20-sty store and loft building at the northeast corner of 5th av and 31st st. The property is known as 303 5th av and has a frontage of 56.9 ft. on the av and 150 ft. in the st, the store and other space in the building being under lease to the F. A. O. Schwartz Co., importers of toys. The corner is owned by the bondholders of the Improved Property Holding Company, who acquired the property at auction, held on June 10, 1913, on a bid of \$740,000, subject to mortgages aggregating \$1,450,000. It was reported late in the week that the Philpse Manor Company is the prospective purchaser and that the suburban development located at North Tarrytown, N. Y., and known as Philpse Manor, will be given in exchange should the deal be consummated. It is one of the well-known substantially improved residence colonies of Westchester and has a considerable frontage on the Hudson just west of the estate of John D. Rockefeller. There have been a number of dwellings erected on plots of a quarter acre or more in size which have sold for from \$10,000 to \$25,000 each. The value of the 5th av property is placed at \$2,200,000.

Kaiser Wilhelm Canal to be Opened in April.

The new Kaiser Wilhelm Canal, connecting the German naval ports in the North Sea with those in the Baltic, and thus eliminating the necessity for ships to pass around Denmark in getting from one sea to the other, will be opened in April in the presence of the Kaiser. This work has been designed to accommodate not only the present-day dreadnoughts, but also those of the future. The locks are 1,090 ft. long, 148 ft. wide and 46 ft. deep. The canal has cost \$55,000,000 and has taken six years to construct.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- Fire Escape.
C-- Fireproofing and Structural Alteration.
D-- Fire Alarm and Electrical Installation.
E-- Obstruction of Exit.
F-- Exit and Exit Sign.
G-- Fireproof Receptacles and Rubbish.
H-- No Smoking.
I-- Diagrams on Program and Miscellaneous.
J-- Discontinue use of premises.
K-- Volatile, Inflammable Oil and Explosive.
L-- Certificates and Miscellaneous.
M-- Dangerous condition of heating or power plant.
O-- Discontinue use of Oil Lamps.
DR-- Fire Drills
SS-- Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION. 157 East 67th Street. 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.)

MANHATTAN ORDERS SERVED.

Named Streets.

- Allen st, 84--David Katz. C-I
Allen st, 143--Anna M Haley. G
Audubon pl & 158th st--Adolph Lewisohn. C-K
Audubon pl & 158th st--Earl D Wright. C-G
Canal st, 83-7--Goodman Davis. C
Canal st, 83-7--Public Shirt Co. C
Canal st, 83-7--Samuel Silberman. C
Centre st, 247-9--Solomon Menkin. G-L-H
Centre st, 247-9--Joseph W Muller. G-A-H
Centre st, 247-9--Century Metal Spinning & Stamping Co. A-G-H
Centre st, 247-9--P Levine & Co. A-G-C-H
Centre st, 247-9--Wm H Snyder Co. H-F-G-C-E
Cherry st, 297-303--Michael Miller. C
Cherry st, 297-303--Morris Kamer. C
Cherry st, 297-303--Max Rosenberg. I-C
Cherry st, 297-303--Morris & Isaac Plotkin. C
Christie st, 153--Jacobson & Lichtenstein. L-G
Crosby st, 10-12--Herman Baumgart. G
Delancey st, 224-6--Sarah Fox. C
Division st, 112--Morris Kaplan. H
Division st, 205-7--Wolf Kaufman. C
Division st, 205-7--Max Berger. C
Division st, 205-7--Sam Shifrin. C
East Houston st, 21-5--Berlin & Trosky. G
East Houston st, 21-5--Eagle Knee Pants Co. G
East Houston st, 21-5--Wm Glickman & Co. G
East Broadway, 45--Cohen & Kaplan. C-A-G
East Houston st, 97-103--Robert C Fischer. DR-G
Eldridge st, 66--Friedman Bros & Oldeman. G-F-E
Eldridge st, 66--Jacob Richman. C-B-G
Fulton st, 64-8--Fairfield Realty Co. SS
Gold st, 46--Wall, Stuch & Co. C
Gold st, 46--Wm F Albers & Co. C-H
Gold st, 46--Wm F Albers. H-C
Grand st, 288--Barney Simon. C
Greene st, 125--Colonial Cloak Works. G
Greene st, 125--Robert & Chas Silver. G
Greene st, 125--Harry & Samuel & Alsofron & Joseph Gottfreund. G
Greene st, 125--Julius Kline. G
Greene st, 143--Arthur A Carey. SS
Greene st, 145-51--John J Astor Est. G-I
Greene st, 145-51--Henry Greenberg. I
Greene st, 259--Sofferstone & Salb. G-C-A-H
Greene st, 259--Sailors Snug Harbor. C
Greene st, 259--Blank & Schneider. C-G-H
Greene st, 259--Stockman & Schwartz. C-A-G-H
Greene st, 259--Adams Express Co. H
Hester st, 31--Blankman & Sandler. C
Hester st, 80--Harris Silverman. C
Howard st, 50-2--Wm A Stokes. A-G
Lafayette st, 415--Moses Samuel. DR-D
Lafayette st, 415--Morris Gershowitz. D
Lafayette st, 415--Nathan Herman. D-C
Pike st, 71-3--Jacob Shaffer. C-G
Pike st, 71-3--Herman & Rosenblum. C-G
Pike st, 71-3--Meyer Bernstein. C-A-G
Pike st, 71-3--Jacob Bedell. C-A
Rivington st, 118-20--Uneda Amus Co. B-C
Spring st, 67-9--Edw St George. DR
Spring st, 67-9--Wade Button Works. DR
Spring st, 67-9--Aste Press. DR
Spring st, 67-9--Abraham Gussow. DR
Spring st, 67-9--John W Aitken. DR
Spring st, 71-3--G Pisapia & Co. DR
Spring st, 71-3--William Allen. DR
Vestry st, 3--Helen C Juillard. C-SS
Water st, 548--Max Seidenkoff. G-C
Water st, 548--Samuel Bilgree. C
Water st, 548--Wolf Zabudovsky. C
Water st, 548--Sdallie Kalish. C
Water st, 548--Morris Lutzky. C
Water st, 548--Edw Zeishnerp. C
Washington Mews, 62--Matilda F Gray. C-K
William st, 168--Wm Kopp. A-C
William st, 168--Julius Garfinkle. A-C
William st, 168--Paul Viane. A
William st, 168--Ike N Masskoff. A
William st, 168--Michael Guzzardo. A
William st, 168--Penelope Darcey. C
Wooster st, 201-3--Cohen & Blumenfeld. G

Numbered Streets.

- 3d st, 33 W--Abraham Nemlrowsky. A
3d st, 33 W--Louis Hillowitz. C-H-G
3d st, 33 W--Barnet Rosenberg. C-A-G-H
4th st, 80 E--Bernard Falk. L-H
4th st, 80 E--Bernard Gold. C
12th st, 8 E--J Tolchin & Co. G-A-F-E-H-DR

- 14th st, 118 E--Greater New York Film Rental Co. G
16th st, 55 W--Nathan Gimplovitz. G
18th st, 15-17 W--Henry Peterson. D
18th st, 15-17 W--Isidor & Jacob Grotzinger. H-A
18th st, 15-17 W--Morris Schachter. D
20th st, 217 W--C Edward Reid. G
21st st, 136-40 W--Wm & Nathan Fineman. H-G
21st st, 136-40 W--Thompson Kent Co. H-G
21st st, 136-40 W--Isidore Milestein. G
21st st, 136-40 W--Rose Frank Co. H-G
21st st, 136-40 W--Smart Underwear Co. H-G
22d st, 10-12 W--Leo L Kline & Sam Jackson. SS
22d st, 24 E--Oscar Hermann & Rosa H Sussweinn. SS
22d st, 140-44 W--William Morris. H-G
22d st, 315-17 E--David & Philip Diamond. G
22d st, 315-17 E--Horn, Sentif & Co. G
23d st, 148-56 W--The Haloid Co. DR
23d st, 148-56 W--Herman Baer & Lillienthal. DR
23d st, 148-56 W--Wm Fels. DR
23d st, 148-56 W--Michaels & Bedach. DR
23d st, 148-56 W--Lazell Perfumer. DR
23d st, 148-56 W--Hugo H Levy & Bro. DR
23d st, 148-56 W--Max Monas & Blaser. DR
23d st, 148-56 W--Highgrade Muff Bed Co. DR
23d st, 148-56 W--G Mendelson. DR
23d st, 148-56 W--Whitehead & Asiel. DR
23d st, 148-56 W--Horwitz & Horwitz. DR
23d st, 148-56 W--Abraham Klotz Bros. DR
23d st, 148-56 W--Chas Hirshhorn. DR
24th st, 216 E--Augustus W Rabe. A-G-H
25th st, 40-6 W--Durst & Rubin. DR
25th st, 40-6 W--Cohen & Erdman. DR
25th st, 40-6 W--Leavy & Friedberg. DR
25th st, 40-6 W--Drouer Dretzin & Co. DR
25th st, 40-6 W--H Jacoby & Co. DR
25th st, 40-6 W--Imperial Dress Co. DR
25th st, 40-6 W--Building Eng Co. DR
25th st, 40-6 W--T Tiedeman Corp. DR
25th st, 107-13 W--Martin J Pendergast. DR-H-F
25th st, 107-13 W--Trenham Dental Mfg Co. DR-F
25th st, 107-13 W--United Sparging Co. H-DR-F-A-C-G
25th st, 107-13 W--Manhattan Furriers' Supply Co. DR-H-G-C
25th st, 107-13 W--Morris Dinitz. F-G-H-DR
25th st, 107-13 W--Morris Levine. DR-F-A-G
25th st, 107-13 W--Stein Steiger & Co. F-C-E-DR
25th st, 107-13 W--The Applebaum Aaron Co. DR-H-F
25th st, 146-50 W--Isabel H Cohen. A
26th st, 22-4 W--Harry & Morris Gordon. DR
26th st, 22-4 W--Brown, Siegler & Stahl. DR
26th st, 22-4 W--L Mandel & Co. DR
26th st, 37-43 W--Mitchell, Block & Kronenberg. DR
26th st, 37-43 W--Arthur Behal Co. DR
26th st, 37-43 W--J Wise Co. DR
26th st, 37-43 W--Cohen & Hirsch. DR
26th st, 37-43 W--A Billar & Co. DR
28th st, 32 W--Joseph Barth. A
29th st, 115-23 W--Brous Bros. G
30th st, 300 E--Consolidated Gas Co. C
31st st, 120 W--M Stein Cosmetto Co. D
31st st, 610 E--Blue Sprocket Co. K
31st st, 610 E--Blue Sprocket Garage. G
31st st, 610 E--B Altman & Co. C-K
34th st, 122 W--James Mack. C-A
34th st, 122 W--Consolidated Gas Co. C
36th st, 261-5 W--Tuller Meredith Co. C
38th st, 247-53 W--City Real Estate Co. C
40th st, 147 E--John F Baldwin. H
43d st, 26 W--Walter J Solomon. C
46th st, 24-26 E--Elizabeth Marbury. F-A
46th st, 335 E--John Donnelly & Eliseo Ricci. A-C-H
46th st, 511 W--The Best Laundry. A-K-C
47th st, 315-17 W--Chas M McCausland. A-G
52d st, 115-7 W--Eugene T Steindler. C-K
52d st, 115-7 W--Guillaume Palette. A-D-G-L
53d st, 162 E--Louis Deutsch. L
54th st, 126 E--Albert Stockel. K
56th st, 155 W--Harmon Yount Co. L
56th st, 155 W--Andrew Carnegie. C-H
57th st, 149 E--Andrew W Rose. G-K
66th st, 201 W--Jenny Beiler. G
72d st, 511-19 E--Gottfried Knoche. A
73d st, 232-4 E--Frederick Herman. DR
73d st, 321-25 E--Bohemian Benevolent Literary Ass'n B Suchy, sec. B-C-I
79th st, 11 E--Virginia Danzinger. C
84th st, 113-15 E--Mrs Mary Baab. K-C
84th st, 113-15 E--Belmont Garage. A
86th st, 335 E--August Kronsberg. G
95th st, 103 W--Abraham Gordon. D-A
106th st, 416 E--Navent Mfg Co. D-A-C
150th st, 457-9 W--Convent Garage, Inc. L-K
151st st, 447-53 W--Lawrence Johansen. K-L
153d st, 407 W--John J Freedman. C

Named Avenues.

- Av A, 66--A Flegenheimer & Bros. C-G
Av A, 66--Geo Koenig. B-E-C-A-F
Av B, 292-8--Wells & Newton. C-G
Amsterdam av, 84--Nathan S Goldstein. A-G
Amsterdam av, 1929--Consolidated Gas Co. C
Bowery, 86-8--Robert & Arthur F Kerr. C-E
Bowery, 110--Jacob Block. G-C
Broadway, 51--Wells Fargo Exp Co. B-C
Broadway, 52-6 Wm Waldorf Astor. C
Broadway, 388--R & R Handkerchief Co. G-C
Broadway, 679--Hurwitz Bros. H-G-C-A
Broadway, 679--Safir & Meyers. G-A
Broadway, 679--L Diamond & Co. G-A-H
Broadway, 679--I & A Zadeck. G-H
Broadway, 679--Chas & Wm Laue. C-A-G
Broadway, 679--W & G Bakery. A-G
Broadway, 679--Mutual Gas Light Co. C
Broadway, 1718--Tye Realty Co. C
Broadway, n e c 146th st--Isaac Peyser. L
Gramercy Park, 24--The 24 Gramercy Park Corp. SS
Madison av, 1167--James Smith. H-G-A
Madison av, 1567--Jacob Stone. C
Madison av, 1569--Thos Conley. C
Park Row, 223--Robert Kommel. C-A
St Nicholas av, 1045--August W Kettner. C-H

Numbered Avenues.

- 1st av, 1161-7--Chesebro-Whitman Co. A-K-H
1st av, 2157--Benedetto Zuccaro. C
3d av, 669--Chas M Randall. D
3d av, 2274--Jacob Lumberg. D
4th av, 68--Wm H Whiting. SS

- 4th av, 113-19--Hamilton Fish. SS
4th av, 440--General Film Co. C-G
6th av, 850--Joseph Dillon & Sons. G-A-H
10th av, 619--Lockhart & Co. A-G-C

BRONX ORDERS SERVED.

Numbered Streets.

- 149th st, 368 E--Adolph Weiss. C
165th st, 936 E--Rev Max Halpren. F-A-L-E
165th st, 936 E--Isaac Feigenbun. G
165th st, 936 E--James G Patton. G-C-B-E
165th st, 936 E--Central Union Gas Co. C
176th st, s w c Clinton av--Samelli Carucci. L

Named Avenues.

- Bronwood av, 3758--Francis X Wazeter. A-K-G
Morris av, 400--Bronx Text Works. G
St Ann's av, 156--Dutchen Bros. H-G-A
So Boulevard, 841--Chas Reis. C
Tremont av, 822--Samuel Litvin. H-G-A-K
Union av, 604--Jacob & Yetter Weinberg. A-G
Westchester av, 2126--John C Braithwaite. H-G-A
Westchester av, n e c Prospect--Louis Fleishman. C-A-B
White Plains av, 3725--Edward F Phelps. K
Willis av, 508-14--Central Union Gas Co. C
Willis av, 508-14--Fredriche Loeffler. C-F-A-E

Numbered Avenues.

- 3d av, 3415--Gustav Strobel & Son. C-L-A

BROOKLYN ORDERS SERVED.

Named Streets.

- Bergen st, 623--John Wenstrom Sons. A-G-H
Essex st, 327-335--Montauk Metallic Bed Co. A-H
Fulton st, 745--Edward N Daly. A-H
Fulton st, 2970--Thomas H Phillips. A-H
Halsey st, 869-71--Esposito & Calucl. A
Harman st, 361-65--Atlantic Comb Works. C-L-A-H
Mansfield pl, 666--John F O'Connor. A-G-H
Midwood st, 218--Harry E Winpfelner. A-G-H
Osborne st, 192--Goldberg Bros. K
Sterling pl, 109--Wm F Voll. G-A-H
Winthrop st, 45--Robert M King. G-C
Winthrop st, 62--Wm C Clarkson. D-G-A-C-H

Numbered Streets.

- 3d st, 113--Pure Oil Co. A-G-H
5th st, 265 E--Louis E Bayha. A-G-H
14th st, 815 E--Robert St John. A-G-H
16th st, 515 E--Gutison Alderice. A-G-H
18th st, 685 E--Chas B Williams. A-G-H
19th st, 251 E--Albert H Dollard. G-C-K
19th st, 690 E--Herman D Best. A-C-G-K
21st st, 780 E--Geo S Wilkinson. A-G-H
23d st, 583 E--Henry Orange. A-G-H
24th st, 505 E--Sanford Painter. A-G-H
24th st, 543 E--Arthur L Fuller. A-G-H
32d st, E, s, s s Av H, nr Flatbush av--Ice Mfg Co. K

Named Avenues.

- Av H, 1423--Henry B Michaelson. A-G-H
Av H, 1809--John E Creighton. C-A-K-G
Av I, 1807--Frank M Van Houten. A-G-H
Bedford av, 1148--Henry B Norris & J Lynton Thompson. C-K
Bedford av, 1148--Bernhard Lillja. L-A
Bedford av, 1186--Martin Evans Co. K
Broadway, 1591--Israel D Heller. K
Caton av, 2105--Dr Geo F Lazarus. K-A-G-H
Coney Island av, 502--James Agnew. A-G-H
DeKalb av, 248--Herman Leon. A-H
DeKalb av, 671--Abraham Gutnam. A-G-H
Glenwood rd, 1404--John N Britton. A-G-H
Greene av, 1005-1011--Royal Garage & Machine Works. A-L
Hamburg av, 163--Martin Ragl. A
Lawrence av, 255--Patrick McMullen. A-H
Lenox rd, 185--Henry A Jewell. A-G-H
Lenox rd, 348--Henry C Jacke. A-G-H
Marcy av, 633--Chas Schirrmester. K
Myrtle av, 1039--O'Krent & Servinsky. A
Ocean av, 1115--Geo C Strachan. A-G-H
Ocean pkway, 570--Jacob Hurschberg. A-G-H
Pitkin av, 1703--Surprise Vaud Co. A
Prospect Park W, 188--Rudolph Sanders. A-F
Rockaway av, 1517--James B Garrison. A
St Marks av, 466--Jewish Hospital. A-H-G-D-C-K
Schenck av, 90--Geo F Middendorf, Jr. A-G-H
Sheffield av, 288--Parker-Stearns Co. A-H
Sheffield av, 300--Parker-Stearns Co. C-G-A-H
Stone av, 260--Samuel Savatsky. H
Stone av, 260--Farer Chalif. H
Sutter av, 568-578--H I Davis Rly Co. C-B-M
Tompkins av, 98--Henry Bock. C-A-D-H

Numbered Avenues.

- 7th av, 5123--Stegemann & Wehnke. A

QUEENS ORDERS SERVED.

Named Streets.

- Remington & Oliver sts (Pergen Landing). A
Aquaduct--John F Reichbold. G-F

Numbered Streets.

- 21st st (Whitestone)--Columbia Club. A-C

Named Avenues.

- Boulevard, 497 (Hammels Station)--Fmpre Theatre Co. A
Greenpoint av, 98--P J Peterno. A

RICHMOND ORDERS SERVED.

Named Streets.

- New Dorp la, 129--Chas Friberg. K

Named Avenues.

- Broadway, 381 (Hugenot)--Frank Schmidt. K
Clove av, 1816--David Numanann. K
Shore av (Princes Bay)--S S White Dental Mfg Co. L

—Joseph P. Day says the promise of the public and commercial world is a promise of better times, and this will undoubtedly have its effect on every phase of the real estate market.

BUREAU OF BUILDINGS.

How Applications Will Be Considered.

In order to acquaint architects and others having business with the Bureau of Buildings, Borough of Brooklyn, with the new system of receiving and considering applications for permits, of approving permits and of recording, the General Order No. 1, under date of January 2, issued by P. J. Carlin, Superintendent, with the approval of Lewis H. Pounds, President of the Borough of Brooklyn, are reported herewith. Until the system gets into working order it is possible that some confusion may result and a knowledge of the routine now in operation there will possibly save some misunderstanding. The order follows:

GENERAL ORDER NO. 1, JAN. 2, 1914.

With the view to simplifying and centralizing the chief function of this bureau, to the end that building permits shall issue as speedily as possible consistent with the time necessary for proper examination of plan, and with as little inconvenience as practicable to architects; and for the purpose of grouping in ready reference form all bureau information of interest to owners and architects of individual pieces of real property, a new system of receiving and considering applications for permits, of approving permits, and of recording, by means of a single card index, all Building Bureau connection with the various buildings under construction and reconstruction, which will go into effect to-day, will be conducted in detail, until further notice, without deviation, as follows:

New forms, greatly condensed, of applications for new buildings and alterations have been provided (none of the old forms for such propositions will be hereafter accepted), and the so-called "New Building Slip" and "Alteration Slip" application blanks have been eliminated, thereby reducing the number of forms for this class of construction and reconstruction work to new building, brick, new building, frame, and alteration blanks.

Amendments, as to filing, shall be treated as applications, taking application numbers, instead of, as heretofore, receiving a distinct series of numbers.

No application shall be accepted unless the property comprehended is described, in addition to its metes and bounds, by street number.

No application shall go to an inspector for report, preparatory to examination, unless found necessary, and so directed, by examiners.

No application shall be received unless the attached affidavit form is complete, and no affidavit on application forms shall be taken by bureau employees. (Affidavits of plumbers on permits will continue to be taken here.)

Every inspector's report shall describe the individual piece of property he refers to by street number, as well as by metes and bounds, and any report not so arranged shall not be accepted.

All tenement house plans and permits shall be accepted at the application desk by clerk one, with the assistance of clerk three, and filed in a special compartment, there to await the filing of the Bureau of Building's applications for the property they describe, when they shall be immediately attached to the latter papers and promptly forwarded through regular channels.

All applications shall be received, as heretofore, at the application desk, then numbered, as heretofore, sequentially, and entered in the application record by clerk one, who will hold them until four o'clock, P. M., while the bureau's closing hour is five o'clock P. M., and three o'clock, P. M., while the bureau's closing hour is four o'clock P. M., of the day of receipt, he will make the date of receipt of applications received after the time indicated, the following day), at which hour, as the case may be, he will, with the aid of clerks two and three and inspector one, convey them to clerk four, in the plan examiner's room, accompanied by a transfer sheet, showing applications by numbers and locations (printed forms provided) received that day.

(The other captioned columns on these transfer sheet forms will be ignored by clerk one.)

Clerk four will promptly check the receipt of each application thus delivered to him on the transfer sheet, and then, under the direction of the chief plan examiner he will distribute those applications among the various examiners, making proper notations in the appropriately captioned columns on the transfer sheet.

After applications have been examined, on notice from the examiners, clerk four will gather them together, note on the transfer sheet, under column captioned "mailed for correction," the date of mailing (if corrections are demanded), and at four o'clock each day transfer such applications to the chief clerk, who will have the notations relating to corrections typewritten on a form provided, in duplicate, and the chief clerk will return to clerk four such applications with original duplicate copies of statement of corrections the duplicate of which clerk four will mail to architects and the original of which he will paste in the applications on which they bear.

At three-thirty o'clock P. M., each day clerk five will have so arranged his regular work that he will report to clerk four to assist him in transferring to the chief clerk these applications and clerk five will dictate to a typewriter the architect's communications and promptly thereafter forward the applications so treated to clerks two and three and inspector one to file in alphabetically arranged compartments to await the call of architects.

Examiners will positively make a complete examination of all applications and plans, and not send such through for transfer on the first error they detect, to the end that the first notices to architects shall embody all corrections required.

Applications sent for correction more than three times to be discontinued.

At four o'clock, P. M., on the day that corrected applications have been returned, clerks two and three and inspector one will transfer them to clerk four who will note their return on the transfer sheet and distribute them to the respective examiners. This method will continue unremittingly as long as the applications are in process of correction, but no application shall be returned for correction more than three times, and if an application reaches clerk four for correction more than

three times, he shall call it to the attention of the chief examiner, who will promptly disprove it, because of excessive correction, clerk four thereupon marking his transfer sheet under caption "permit number" with the stamp "disapproved, excessive correction.....19...."

As soon as applications shall have been approved, they shall be collected by clerk four, who will number them as permits, perfect his transfer sheet, and at four o'clock, P. M., on the day of approval, forward the original copies of permits and plans to the chief clerk, the duplicate copies of permit and plans to the assistant superintendent, for delivery to the applicant, and the inspectors' copies of permits to inspector two, for transfer to district inspectors, with separate memorandum of tenement house permits, that may be among the complement, by number and location, for notation in the tenement house certificate record, and also mail post card to architects notifying them of the approval of their application by application and permit number.

(Thence on, the original copies of permits will reach the bureau's files under the system heretofore in vogue.)

All applications to be finally disposed of every two months.

The new APPLICATION BOOK, which goes into operation to-day, is to be directly under the care of clerk six, who will see that it is kept complete up to within two months of date, to the end that it will show at the close of February, and thereafter at the close of every subsequent two months, the disposition of every application filed, indicating in the column provided for the purpose, one or another, as the papers demand, of these notations, rubber stamps for which have been provided.

1. Permit number.
Number to be inserted.
2. Withdrawn.
Date to be inserted.
3. Denied—Section.
Date to be inserted.
4. Disapproved—Excessive correction.
Date to be inserted.
5. Letter of Inquiry to Architect.
Date to be inserted.
6. Denied—Inactivity.
Date to be inserted.

All applications lying inactive in the bureau's files for two months from date of filing, shall be listed by daily process by clerk six, collected by him, assorted and bundled as to character, in numerical order, their application book lines marked with the fifth indicated stamp and deposited with the chief clerk, who will at once forward letters of inquiry as to the intended disposition of such applications to the respective architects, such letters clearly stating that no reply within one week of the communication's date will result in the applications mentioned being disapproved.

At the expiration of the week provided for architect's replies, clerk six will list, in classified form, all such applications with reference to which no expression of intention has been received, and those which the superintendent may determine should be disposed of, make into a single package (all copies and plans), and deliver to the chief clerk for disposition. The chief clerk will then arrange to have all such applications disapproved by the chief examiner, and furnished with a copy of the list thereof, clerk six will mark with the disapproved stamp the appropriate column on the applications' entry line in the application book, without obliterating the stamp impression as to the letters to architects, and a similar copy to clerk four will operate as the basis for like notation on transfer sheet. This action shall be final.

By written receipt only can an application once recorded be removed from the bureau's care.

No application shall be removed for observation, or consideration, or correction or for any other purpose, under any circumstances, for, or at the request of, other than bureau employees, from its files, without a written receipt therefor—nor by bureau employees without substituting a written memorandum therefor—and when such a receipt is received, it shall be deposited in the filing cabinet back of the application desk, in its alphabetical compartment, there to remain until the application for which it has been exchanged has been returned, when it will be given to the person returning such application.

Clerks two and three and inspector one will be held to a strict accountability for any missing applications that are awaiting corrections or final disposition in the files back of the application desk for which no written receipts can be found. A condition of this kind discovered at the end of each two months from date of filing will be reported by clerk six to the chief clerk.

NEW SINGLE CARD REFERENCE.

From this date single index cards, showing in ready reference form all relations of the bureau with the particular pieces of property they respectively describe, shall be kept by clerk seven (typewritten) and detailing the property as to:

- Location (by street number).
- Location (by metes and bounds).
- Application No. (if any).
- Permit No. (if any).
- Report No. (if any).
- Violation No. (if any).
- Unsafe violation No. (if any).
- Vio. removal (date of).
- With Law Dept. (date).
- Demolition permit (number, if any).
- Ten. House permit (if any).
- Correspondence No. (if any).
- Letter subject No. (if any).

and any other notations that may be found advisable.

To this end each day at four o'clock, clerk six will deliver to clerk seven a complete transcript of the application record for that day, numerically arranged, and a complete list of book slip permits issued that day, and clerk seven, making sure that all application numbers are accounted for, shall prepare a card for each location on such lists, inserting thereon the application number as the beginning of the reference. The chief clerk at four o'clock each day will forward to clerk seven a complete list of permits issued that day for entry on this card, and clerk eight will furnish clerk six

at like time, with a complete list of all violation notices issued each day. A complete list of reports filed each day, clerk seven will get from his own records. Clerk nine will follow this plan with reference to correspondence and will also, at four o'clock each day, report to clerk seven to assist him in perfecting this card index.

(Signed) P. J. CARLIN,
Superintendent of Buildings,
Borough of Brooklyn,
City of New York.

Approved:

(Signed) LEWIS H. POUNDS,
President, Borough of Brooklyn.
New forms are now ready for applicants at the Borough Hall, Brooklyn.—Ed.

BUREAU OF BUILDINGS (MANHATTAN).
Movable Gratings.

Bulletin No. 35.—The movable part of any covering that may be provided over an area where an engineer's ladder is required must be completely within eighteen (18) inches of the building line.

RUDOLPH P. MILLER,
Superintendent of Buildings.

TAXPAYERS' CALENDAR.

January 1—Regular water charges for the following twelve months become a lien on real estate and are due and payable.

January 1—Income tax. You must file your return of income with the collector of your district between January 1 and February 28, if your net income exceeds \$3,000 per annum.

January 31—Last day for hearings before the Commissioners of Taxes and Assessments for revision of real estate and personal property assessments.

February 1—Last day for assessors to revise real estate assessments after hearing. (The assessment rolls are finally completed and fixed on this date, and determine the value of real estate and personal property on which this year's tax is based.)

February 28—Income tax. Last day to file return of income with Collector of Internal Revenue without penalty.

March 1—Income tax. Penalty of not less than \$20 or more than \$1,000 (individual) \$2,000 (corporation), for failure to file return of income with Collector of Internal Revenue, under Income Tax law, who is also directed to add 50 per cent. to tax found due.

March 31—Last day to pay regular water charges without 5 per cent. penalty.

April 1—If your regular water charges for 1914 are not paid 5 per cent. penalty is added to-day.

May 1—First half of the real estate taxes of 1914 become a lien to-day and are due and payable.

No rebate for prompt payment, but tax may be paid at the face amount during the month of May. If first half has been paid, final half of the real estate taxes for 1914 may be paid from now until November 1, with a rebate at the rate of 4 per cent. per annum for the time intervening between date of payment and November 1. Personal taxes for the year 1914 are due and payable.

May 29—Last day on which first half of real estate taxes for 1914 can be paid without interest.

May 29—Last day in which personal taxes can be paid without interest.

June 1—Income tax. All assessments due this day shall be made and taxable persons notified. If you have not received notice write Collector of Internal Revenue.

June 1—Interest at the rate of 7 per cent. from May 1 added to unpaid personal taxes for 1914 and to the first half of the real estate taxes, if unpaid.

June 30—Last day upon which writ of certiorari may be issued to review determination of tax commissioners for assessed valuation.

June 30—Last day to pay regular water charges without 10 per cent. additional penalty.

June 30—Income tax. If not paid Collector of Internal Revenue will serve ten-day notice and demand same.

July 1—An additional penalty of 10 per cent. is added to all unpaid regular water charges, making 15 per cent. in all.

July 10—Income tax. Last day to pay income tax without penalty. A penalty of 5 per cent. of the amount of tax, and interest at 1 per cent. per month from June 31, if not paid on or before this date.

October 1—Tax Day, the tax books are open, showing real estate values for 1915. Your residence and the amount and kind of personal property you own on this day fix your liability for personal taxation. Condition of premises on this day is a basis for assessed valuation for 1915 taxes.

November 1—Final half of taxes of 1914 are due and payable. Can be paid at face amount during this month only.

November 14—Last day to file claims for reduction of your real estate valuation for 1915.

November 30—Last day to correct your personal tax valuation for 1915.

November 30—Last day on which second half of real estate taxes for 1914 can be paid without interest.

December 1—Interest at 7 per cent. from November 1 added final half of 1914 taxes, if unpaid.

December 15—Prospect Park assessments are due and payable.

Taxes in Arrears—Taxes are not paid before March 1 of the year following the date of the levy must be paid to the Bureau for the Collection of Assessments and Arrears.

Description of Property—Before paying the tax you are requested to carefully examine tax bills, to ascertain whether there is any mistake in the description of section, block or lot numbers. Real estate is described and distinguished on the maps kept in the office of the Commissioners of Taxes and Assessments by separate section (or ward), block and lot numbers. Persons intending to pay taxes in real estate should be careful to compare their deeds with those maps and have the correct section (or ward number), block or lot numbers distinguished before making payment.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Statue of Joan of Arc.

The Societe De Femmes De France, care of Mr. George F. Kunz, of Tiffany & Company, Fifth avenue and 37th street, are looking for a site upon which they contemplate erecting a statue of Joan of Arc to cost at least \$30,000. No architect or sculptor has yet been selected and it is undecided when work will start.

The Gaynor Memorial Arch.

The memorial arch which the citizens of New York City contemplate erecting in memory of the late Mayor William J. Gaynor it is estimated will cost about \$20,000. A site at Delancey street near the Williamsburgh Bridge has been proposed. No architect has been selected. Robbins Gilman, of 184 Eldridge street, has the matter in charge.

Ice Cream Company to Build.

The Reid Ice Cream Company, 524 Waverly avenue, Brooklyn, Walter Comfort, president; William Weller, secretary and treasurer, is having plans prepared by Voss & Lauritzen, 65 De Kalb avenue, for a four-story reinforced concrete ice cream manufacturing plant and garage, 75x100 feet, to be erected at 529 to 533 Waverly avenue, Brooklyn. It is expected that estimates will be received some time in March.

New Twenty-Fourth Street Building.

The Brolux Corporation, L. F. Staar, president, 33 Midland avenue, Glen Ridge, New Jersey, is having plans prepared by George F. Pelham, 30 East 42d street, for a twelve-story store and loft building, 104x93 feet, to be erected at 149-157 West 24th street, at a cost of \$300,000. It is undecided when work will start.

PERSONAL AND TRADE NOTES.

ROBERT W. GARDNER, architect, announces his removal from 122 West 29th st to 84 William st, corner of Maiden lane.

THE EAGLE PIPE SUPPLY CO., INC., is the name recently taken by the firm formerly known as the Eagle Metal and Supply Co., of New York City.

THE FIRM OF HEWITT, GRANGER & PAIST, architects, Philadelphia, Pa., dissolved partnership. Messrs. Hewitt & Granger have formed a new partnership for the practice of their profession.

W. S. WORRALL, architect, has moved his offices from 9 Twombly place, Jamaica, to the Queensboro Corporation Building, Bridge Plaza, Long Island City, N. Y.

JAMES A. GALVIN, architect, has moved his offices from 116 Remsen st. to newer and better equipped offices in 28 Van Derwerken st., Cohoes, New York.

DRUCKMILLER, STACKHOUSE & WILLIAMS, architects, Philadelphia, Pa., have dissolved partnership and reorganized under the firm name of Druckmiller & Williams, with offices in the Land Title Building, Philadelphia, Pa.

H. REX STACKHOUSE, formerly of the firm of Druckmiller, Stackhouse & Williams, architects, has recently formed a partnership with J. Fletcher Street for the practice of architecture. The new firm have offices in the Drexel Building, Philadelphia, Pa., under the name of Street & Stackhouse.

J. DIOGUARDI, architect, whose offices were formerly in the Corn Exchange Bank Building, Bridge Plaza, Long Island City, has moved to Larchmont, N. Y., where he will continue the practice of his profession.

ALFRED HOPKINS 101 Park ave., N. Y. C., the architect whose plans for the new East Side Court House were recently accepted by the city, sailed for Europe Saturday, Jan. 3, on the

steamer "George Washington." Mr. Hopkins during his trip will visit England, Holland, Germany and France, for the purpose of making an exhaustive study of the systems and designs of court houses in those countries.

THE ANNUAL DINNER of the New York Credit Men's Association will take place at the Hotel Astor Jan. 15. The speakers will be Charles S. Hamlin, Assistant Secretary of the Treasury; William A. Prendergast, Comptroller of this city, and Robert H. Davis, editor of Munsey's Magazine.

LOUIS L. TRIBUS, M. Am. Soc. C. E., Consulting Engineer and Acting Commissioner of Public Works, Borough of Richmond, New York City, has resigned. Mr. Tribus is a member of the firm of Tribus & Massa, Civil and Hydraulic Engineers, New York City.

WILLIAM H. EDWARDS, recently Commissioner of Street Cleaning, New York City, has been appointed General Manager for Mr. Joseph Marrone, who has a contract for the refuse disposal of the city of Newark, N. J. Mr. Edwards is reported to have signed a contract with Mr. Marrone for two years at \$10,000 per annum.

THE INDUSTRIAL BOARD of the New York State Department of Labor, accompanied by representative manufacturers and others interested in fire-prevention, the prevention of industrial accidents, and the improvement of factory conditions generally, leaves tomorrow morning for a special trip to the Underwriters' Laboratories at Chicago and the Wisconsin Industrial Commission at Madison, Wis.

THE FIRST BUILDING PLAN to be filed this year was put on record last Saturday, January 3, by George F. Pelham, who plans four 5-story apartment houses for the west side of Northern av. from 179th to 180th st. to cost \$310,000. The houses will be built by the Haven Construction Corporation, of which Charles Flaumm is president.

THE MUNICIPAL ENGINEERS OF THE CITY OF NEW YORK, in company with the Brooklyn Engineers' Club, inspected the city tunnel of the Catskill Aqueduct last Saturday afternoon. The trip included descending the 750-ft. shaft at Clinton and South sts, walking under the river and leaving by the 717-ft. shaft in Brooklyn.

H. H. TODD, for many years connected with the New Rochelle Coal & Lumber Company, has resigned as its president and will in the future confine his activities to his real estate interests. He will be succeeded in the office he vacated by Alonzo Guest, who resigned from the coal and lumber company some time ago to take the presidency of the North Avenue Bank. F. M. Carpenter, F. J. Sorries and F. B. Guest will continue their relations with the firm.

THE PROBLEMS OF THE CONTRACTOR, a paper read by L. C. Wason, before the Boston Society of Civil Engineers, has just been reprinted by the Aberthaw Construction Co., Boston, of which Mr. Wason is president. It deals with the relations, real and ideal, between the contractor and the one side, and the owner, engineer and inspector, on the other. Copies of this 40-page booklet may be obtained gratis from the Aberthaw Construction Co., 8 Beacon street, Boston, Mass.

THE CERESIT WATERPROOFING CO. of Chicago was the recipient of two important merit awards during the last year, both of which were made on the virtues of Ceresit waterproofing compound. One award was made at the World's Exposition at Ghent, Belgium, where this waterproofing compound carried off the grand prix. Within the last six weeks the International Exposition of Building Materials at Leipzig awarded the Ceresit product a gold medal.

ERNEST D. BEAN has been appointed chief engineer of the Palisades Interstate Park Commission. Mr. Bean is a graduate of the University of Maine, and has been for several years superintendent of construction for the firm of Barrally & Ingersoll, engineers and contractors, which has contracts for work on the western section of the New York State Barge Canal. Prior to his association with this firm he was connected with the engineering department of the New York State Barge Canal Commission, and with the State Highway Department.

KINGSLEY L. MARTIN, who has been vice-president of the Foundation Co. of New York since June, 1910, has resigned that office to become president of the Whiting Paper Co., Holyoke, Mass. He will make his home in Springfield, Mass. Mr. Martin was formerly Bridge Commissioner of New York City, after a long association in the Department of Bridges. He was assistant engineer of the Brooklyn Bridge in 1892, and assistant engineer during the erection of the Williamsburgh Bridge in 1900. During the Spanish-American War Mr. Martin served in the United States Navy. In 1908 he was Chief Engineer of the Department of Bridges.

CIVIL-SERVICE EXAMINATIONS will be held Jan. 17 at the usual places to secure eligibles for the position of assistant civil engineer, New York State service, at \$5 to \$6 per diem, and civil engineer and expert in building construction, at \$3,500 per annum. Candidates

for the position of assistant civil engineer must offer three years' practical experience in civil engineering, graduation from a reputable technical school counting as one year. Non-residents are eligible with the usual restrictions. Candidates for the position of civil engineer and expert in building construction must have had at least six years' experience and must be familiar with the common type of industrial building. Application should be made to the State Civil Service Commission, Albany, N. Y.

BUILDING CODE REVISION.—An echo of the attempt of the Board of Aldermen to adopt the revised Building Code during the administration of Mayor McClellan was heard here in the courts when a jury decided that the city will have to pay members of the Revision Committee of that period fees for their services, notwithstanding the fact that the code was vetoed by Mayor McClellan. The case in question was the suit of former Superintendent of Buildings Thomas J. Brady. He was awarded \$8,000. There are other suits of a similar nature pending.

THE ELLER MANUFACTURING CO. (sheet-metal specialists), of Canton, Ohio, announces that it has taken possession of its new plant at Canton. The building is of fireproof construction, brick and steel, with metal window sashes, covers two acres and is conveniently located in respect to the business centre of the city. The company was started thirty years ago by J. H. Eller. About eight years ago Mr. Eller sold his interest and the Eller Manufacturing Co. was organized with J. F. O'Dea, president and treasurer; I. M. O'Dea, vice-president; H. V. Pay, secretary, and G. W. Hillbish, Chas. C. Bolus, I. M. O'Dea, H. V. Pay and J. F. O'Dea, directors.

MAYOR JOHN PURROY MITCHEL gave out his second batch of appointments yesterday. They are: Secretary to the Mayor, Arthur Woods, Progressive, \$6,500; Tax Commissioner, Charles T. White, Republican, continued, \$7,000; Tax Commissioner, Edward W. Tilen, of Brooklyn, Progressive, \$7,000; Commissioner of Licenses, George Bell, Republican, \$5,000; Secretary of the Board of Assessors, St. George B. Tucker, Republican, \$5,000; First Deputy Fire Commissioner, W. Holden Weeks, Progressive, \$5,000; First Deputy Commissioner of Charities, Henry C. Wright, Independent Democrat, \$5,000; Assistant Secretary to the Mayor, Bertram Cruger, Independent Democrat, \$3,100; temporary appointment.

OBITUARY

J. PHILIP DAUPHIN, carpenter and builder, died at his home, 629 Halsey st, Brooklyn, Tuesday, Jan. 6, aged 56 years.

JOHN BOWE, State Superintendent of Buildings, died at Albany, Tuesday, Jan. 6, at the age of 67 years. He had been in poor health for the past three years, and suffered from a breakdown caused by overwork. Mr. Bowe was a former Assemblyman and for years interested in local politics. Was appointed to the position of State Superintendent of Public Buildings by Governor Dix in 1911.

WALTER LONG, a retired carpenter and builder, well known in Brooklyn, died Wednesday, Dec. 31, at his home, 2116 85th st. He was born in Ireland 86 years ago, and had lived in Brooklyn for 69 years. Mr. Long was an inspector in the Brooklyn Building Department for a number of years.

EDWARD MARTIN WELCH, a retired architect, died after a short illness of pneumonia, at 34 Gramercy Park, Tuesday, Dec. 30. He was 50 years of age, and was born in Hartford, Conn., but had lived in New York City for a number of years. Mr. Welch was a member of the Players' Club, Architectural League and other social and educational organizations.

GEORGE W. KITREDGE, editor, illustrator and civil engineer, died Friday, Jan. 2, at his home, 352 Lafayette av., Passaic, N. J., after a long illness. Mr. Kitredge was born in Dayton, Ohio, 64 years ago. He was one of the editors of the "Iron Age" for 25 years. Later he became part owner and editor of "The Sheet-Metal Worker," a trade paper devoted to the interests of the sheet-metal trade. He was the author of "Kitredge's Metal Workers' Pattern Book," and was considered an expert on sheet-metal designing for building purposes.

GEORGE HELM, founder of the firm of George Helm Company, interior decorators and general contractors, died Sunday, Jan. 5, at his home, 291 Garfield place, Brooklyn. Mr. Helm was born at Hanan, Germany, 93 years ago. He was graduated from the University of Frankfurt, and came to America in 1848 and located in business in Manhattan.

JOHN WILLIAMS, president of John Williams, Inc., died at his home in Tanglewyde av, Bronxville, January 5. He had been ill of pneumonia for four weeks. Mr. Williams, who was 72 years old, was born in Ireland and came to New York when he was a boy. He began his business career in the employ of Tiffany's. In 1875 he went into business for himself. He was the pioneer in this country in artistic metal work, and he executed many important designs

Obituary (Continued.)

in bronze, brass and wrought iron. The corporation's offices are at 556 West 27th street. Some examples of the metal work executed by Mr. Williams are the entrance doors of the Congressional Library, the Vanderbilt memorial doors of the H. H. Rogers Memorial Church at Fairhaven, Mass.; all the metal work in the Boston Public Library, including the doors, which were modeled by D. C. French, the sculptor; the Sigel statue on Riverside Drive, the John Dryden statue in Newark and the Cassatt statue in the Pennsylvania station.

TRADE AND TECHNICAL SOCIETY EVENTS.

ARCHITECTURAL LEAGUE.—The regular monthly meeting of the Architectural League and National Sculpture Society will be held Tuesday evening, Jan. 13, at 8.30 o'clock. The subject will be "The Victor Emmanuel Monument in Rome." This colossal work, now nearly completed, will at this meeting (for the first time either here or abroad) be set forth by the only set of complete scale and detail drawings extant, and by lantern slides of completed parts of the work. Mr. J. M. Berliner, who, with the permission of the Italian Government, has just devoted more than a year to measuring and drawing every part of the monument, will devote an hour to describing the work from its inception to completion, and the members of the league will have their first opportunity to judge its aesthetic value. The scale drawings are remarkable for their draughtsmanship and the Italian Government is negotiating for their purchase for the Museum of Natural Art at Rome. After exhibition here they will be shown in Paris and Berlin. Horace Moran is chairman of the Current Work Committee, Architectural League, and Stowe Phelps is secretary. Solon H. Borglum is chairman of the Current Work Committee, National Sculptural Society, and Isidore Konti is secretary.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18, with headquarters at the Hotel La Salle, Chicago, Ill. The first afternoon of the convention will be left open for a general visit to the Cement Show, which will occur in the Coliseum at that time. If the plans of the Board of Directors meet with the success now expected small dealers will be an important factor in the coming convention. As the dues of the association have been reduced it is expected that this will be the means of bringing many dealers into the organization who heretofore have felt that they were not doing sufficient business to justify them in affiliating with the supply association.

SECOND MIDWINTER CONVENTION will be held in the Engineering Societies Building, at 29 West 39th st., New York City, Feb. 25-27, under the auspices of the Electric Power Committee. The general subject of the meeting will be "electric power," and each of the sub-committees will present papers on the special branch under its jurisdiction. The subdivisions of the subject are: (1) power stations; (2) power generation; (3) protective apparatus; (4) transmission; (5) distribution; (6) economics, and (7) engineering data. A full list of the papers to be presented at this meeting is not available at this time, but a complete program of the convention will be published in the February issue of the "Proceedings."

AMERICAN SOCIETY OF CIVIL ENGINEERS.—The sixty-first annual meeting of the American Society of Civil Engineers will be held Wednesday and Thursday, Jan. 21 and 22, 1914, at the society house in New York City. The business meeting will be called to order at 10 o'clock Wednesday morning. The annual reports will be read, officers for the coming year elected, reports of special committees presented for discussion and other business transacted. Three special meetings will be held on the two days following the annual meeting. The topic for discussion will be "Road Construction and Maintenance."

QUEENS DINNER.—Arrangements are rapidly being completed for the Third Annual Dinner of the Chamber of Commerce of the Borough of Queens, which will be held at the Waldorf-Astoria Hotel, on Tuesday evening, Jan. 20, 1914. This will be the largest gathering of big business men from Queens Borough of the year. Hon. John J. Kindred, chairman of the Dinner Committee, has announced that the following speakers have been invited: Governor Glynn, Hon. Edward E. McCall, Hon. George McAneny, Hon. Maurice E. Connolly, Hon. Martin W. Littleton, Dudley Field Malone, Collector of the Port of New York; Congressman Lathrop Brown, Congressman Denis O'Leary and George V. S. Williams, Public Service Commissioner.

ELECTRICAL ENGINEERS.—The second annual midwinter convention of the American Institute of Electrical Engineers will be held in the Engineering Societies Building, New York, February 25, 26 and 27, under the auspices of the Electric Power Committee. The general subject of the meeting will be "Electric Power," and each of the sub-committees of this general committee will present papers on the special branch of this subject.

BUILDING TRADES EMPLOYERS.—The annual convention of the National Building Trades and Employers' Association will be held in Louisville, Ky., Jan. 21-23 next. Officers of the National Association are: President, Herbert J. West, West Construction Co., Baltimore, Md.; secretary, I. H. Scates, secretary of Baltimore Builders' Exchange.

HEATING AND VENTILATING.—The annual meeting of the American Society of Heating and Ventilating Engineers will be held January 20, 21 and 22, 1914, at the Engineering Societies Building, 25 West 39th street.

METROPOLITAN HARDWARE ASSOCIATION will hold its annual dinner at the Hotel Astor Tuesday, Jan. 20, 1914. H. A. Cornell, 123 Court st, Brooklyn, is chairman of the dinner committee.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month. Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except in July and August.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20, 1914.

STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20, 1914.

CORNELL SOCIETY OF CIVIL ENGINEERS will hold its annual banquet and reunion in New York City Jan. 23.

NO ARCHITECTS SELECTED.

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

LONG ISLAND CITY.—The Imperial Paint Co., A. Vogel in charge, 118 9th st, contemplates the erection of a 3-story brick factory building, 50x100 ft., for which no architect has been selected. Two sites are being considered. Bids on construction will be called about March 1. Cost about \$20,000.

OSWEGO, N. Y.—St. Mary's Roman Catholic Church, Rev. Father J. A. Hopkins, pastor, 81 West Cayuga st, is raising funds for the erection of a church here to cost about \$20,000. No architect has been retained.

PATERSON, N. J.—Frank Bell, of the Citizens Trust Co., City Hall sq, contemplates rebuilding the opera house at 284-286 Main st, for which no architect has been selected.

MORRISTOWN, N. J.—The Morris County Traction Co., O. G. Schultz, in charge, 22 Park pl, Morristown, contemplates the erection of a power plant here, brick and steel, 2-stys, 90x140 ft., fireproof. No engineer or architect has been selected. Estimated cost about \$300,000.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.
BRONX.—Maximilian Zipkes, architect, 220 5th av, is taking figures for alterations at the northwest corner Washington and Wendover avs to the 6-sty tenement for A. Siegel, owner.

MANHATTAN.—Maximilian Zipkes, architect, 220 5th av, is taking figures for alterations to the 6-sty tenement at 341-343 East 119th st for the Centennial Securities Co., owner.

CHURCHES.

WHITINSVILLE, MASS.—Bids are being received by E. T. Chapin, architect, Worcester, for the erection of a church for the United Presbyterian Society. The estimated cost is \$45,000.

JERSEY CITY, N. J.—George A. Flagg, 662 Newark av, has completed plans for the 1-sty brick and stone synagogue, 60x80 ft., to be erected at Bergen av and Oxford st for the Congregation Agudas Sholem, Israel Max, 480 Communipaw av, chairman of building committee. Cost about \$50,000. Bids will be taken about Jan. 10.

DWELLINGS.

BROOKLYN.—E. H. Bishop & Son, President st and Nostrand av, owners, are taking bids on subs for ten 3-sty brick residences, 20x59 ft., to be erected on the north side of Parkside av, between Bedford and Flatbush avs, from plans by Axel Hedman, 367 Fulton st, architect. Thomas Drysdale, 26 Court st, has the mason work. Cost about \$75,000.

SAUGERTIES, N. Y.—Henry Corse, Jr., 347 West 55th st, N. Y. C., architect, is taking bids for a 2½-sty brick residence, 46x92 ft., for Anna N. Steenken, to be erected here.

MANHATTAN.—Delano & Aldrich, 4 East 39th st, architects, are taking bids on masonry for the 4-sty brick and stone residence, 40x100 ft., to be erected at the northeast corner of 94th st and 5th av for Willard D. Straight, care of J. P. Morgan & Co., 15 Broad st, owner. R. D. Kimball Co., 15 West 38th st, is steam and electrical engineer. F. A. Burdett & Co., 16 East 33d st, are steel engineers. Cost about \$200,000.

FACTORIES AND WAREHOUSES.

WHITESTONE, L. I.—E. Leo McCracken, Manhattan Court, College Point, L. I., has completed plans for a 2-sty brick factory, 95x95 ft., to be erected in the north side of 10th st, 235 ft. east of 8th av, for the Oscar Trilsch Co., 11th st, Whitestone, owner. Cost about \$25,000. The architect is about to call for figures.

JERSEY CITY, N. J.—Francisco & Jacobus, 200 5th av, N. Y. C., have completed plans for the 3-sty factory, 40x125x150 ft., and power house to be erected on Baldwin av for the Dur-

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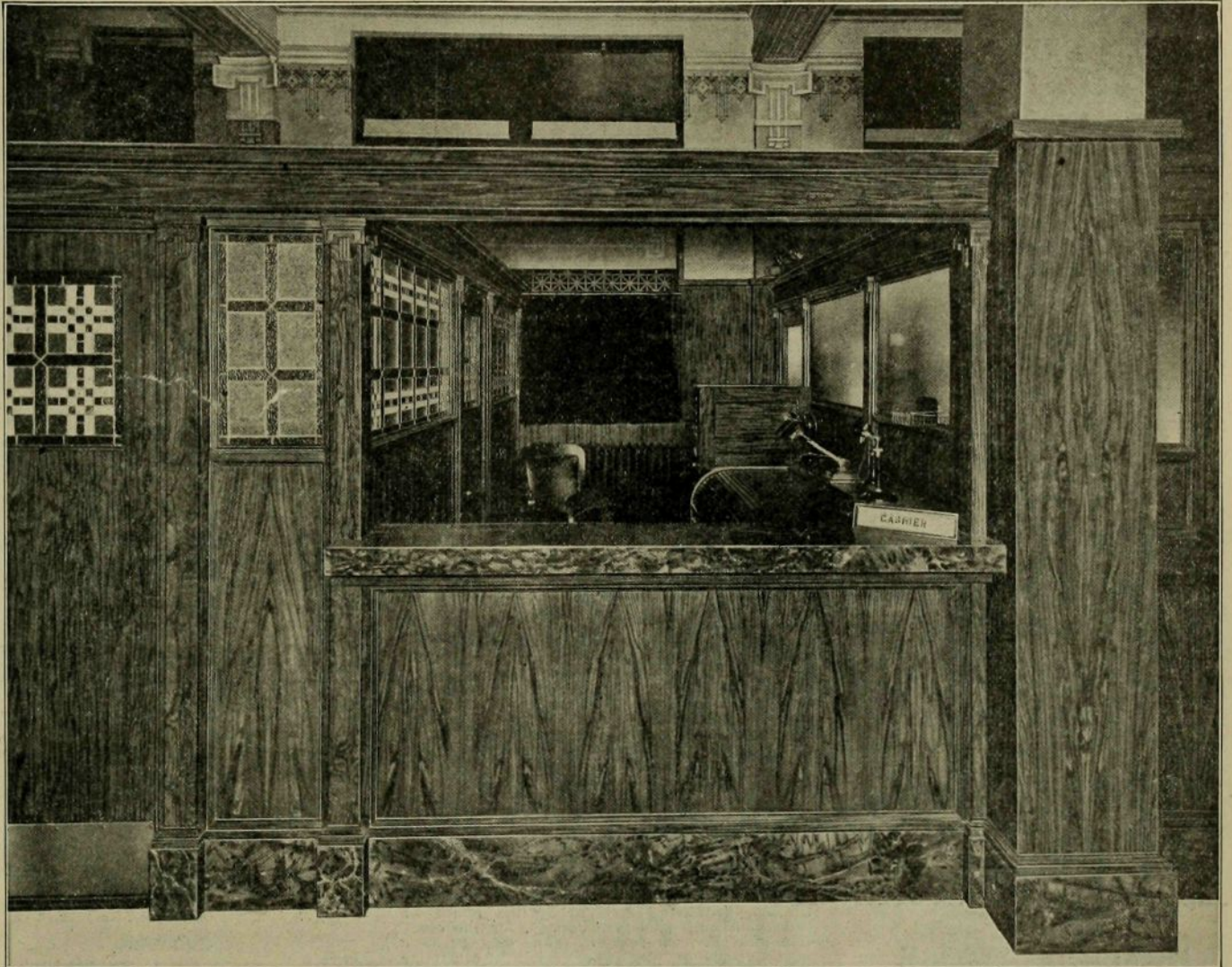
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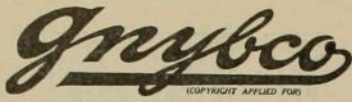
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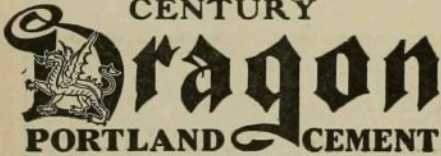
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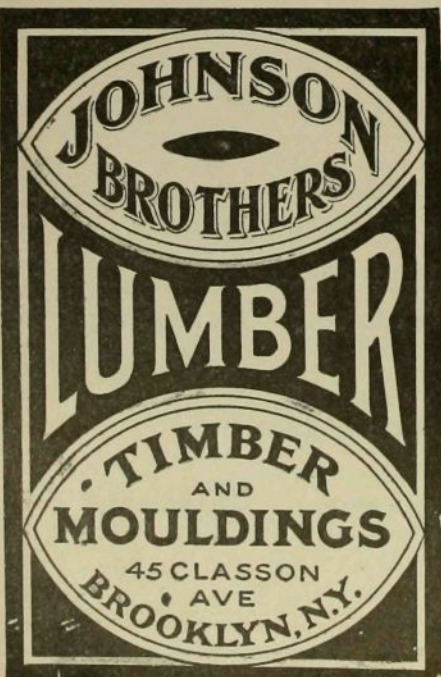
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Plans Figuring (Continued).

ham Duplex Razor Co., 200 5th av, N. Y. C., owner, Benjamin N. Duke, president. Cost about \$40,000. Bids are about to be called for.

MANHATTAN.—Frank H. Quinby, 99 Nassau st, architect, is taking bids for a 5-sty brick warehouse, 100x100 ft., to be erected at the southwest corner of East and Cherry sts for Edith M. K. Wetmore, New Willard, Washington, D. C., owner. Cost about \$25,000.

HOSPITALS AND ASYLUMS.

BRONX.—Robert J. Reiley, 481 5th av, architect, is taking bids for a 3-sty brick and stone hospital, 61x100 ft., to be erected at the northeast corner of 176th st and Mt. Hope av, for the House of Calvary, Cardinal John M. Farley, president, 452 Madison av. Cost about \$80,000.

MUNICIPAL WORK.

PIER AND EXCAVATION.—Bids are being received until Jan. 21, by the Commissioner of Docks and Ferries, Pier A, Manhattan, for the construction of the built-in portion of the pier at the foot of West 46th st. The contract will include rock excavation, cofferdam, etc. R. A. C. Smith is Commissioner.

CEMENT WALKS, STEPS, IRON FENCES, WINDOW SCREENS.—Bids are being received by the Department of Public Charities until Wednesday, January 14, for labor and materials required for the construction and completion of cement walks and steps, grading and seeding, iron fences and gates, door and window screens, and weather strips for Children's Hospital, Kings County Hospital, Brooklyn.

SEWERS.—Bids are being received by the President of the Borough of Manhattan, at the offices of the Commissioner of Public Works, Room 2034, 20th floor, Municipal Building, until Thursday, January 15, for labor and materials for the sewer in 191st st, between Audubon and St. Nicholas avs.

ELECTRIC LIGHTING FIXTURES.—Bids will be opened by the Commissioner of Docks, on Thursday, January 15, for labor and materials required for furnishing and installing electric lighting fixtures at the 39th st ferry terminal, Brooklyn.

LUMBER AND PILES.—Bids will be opened by the Commissioner of Docks, on Monday, January 12, for labor and materials required for furnishing and delivering lumber and piles.

RECEIVING BASINS.—Bids are being received by the President of the Borough of Manhattan, at the offices of the Commissioner of Public Works, Municipal Building, Room 2034 until Thursday, January 15, for receiving basins, southeast corner of 43d st and 3d av, southeast corner of 44th st and 3d av, northeast corner of 46th st and 3d av, northwest corner of 46th st and 3d av.

PUBLIC BUILDINGS.

ALBANY, N. Y.—Bids will close Jan. 29 at 12 m. for the general construction of the 4- and 6-sty county court house, 112x225 ft., at Eagle, Columbia Steuben and Lodge sts for the Board of Supervisors of Albany, Hezikiah Winne, chairman of building committee. Hopkin & Koen, 244 5th av, N. Y. C., architects. Cost about \$700,000. Bids will also be received at the same time for the installation and completion of a heating, ventilating and vacuum cleaning system; for the installation and completion of the plumbing and drainage, and for the finish and completion of the special rooms.

SCHOOLS AND COLLEGES.

SOUTHBRIDGE, MASS.—Bids will be received until Feb. 1 for the erection of a 2-sty brick and stone high school at Main and Marshall sts. John T. Simpson, Newark, N. J., is the architect.

LODI, N. J.—Bids, including heating and ventilating, are being received by the Board of Education until 8.30 p. m. Jan. 14, for the erection of a 13-room school. Plans may be seen at the office of Anton L. Vegliante, architect, First National Bank Bldg., Garfield. Peter Dansen, Barney Witte and John Galanti compose the School Commissioners.

THEATRES.

BRONX.—Maximilian Zipkes, architect, 220 5th av, is taking figures for alterations at southeast corner Wendover and Park avs to the 1-sty store and moving picture building for Louis E. Kleban, owner.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

VERMILYEA AV.—Samuel Katz, 1 Madison av, is preparing plans for two 5-sty apartment houses to be erected on the west side of Vermilyea av, 100 ft. south of Academy st, for the Ensign Improvement Co., Joseph E. Damsey, president, 945 Hoe av, owner and builder, who will take bids on subs about January 15. Cost about \$100,000.

PARK AV.—Robert T. Lyons, 505 5th av, is preparing plans for the 12 or 17-sty apartment house to be erected at 987-997 Park av by Bing & Bing, 505 5th av, owners.

AMSTERDAM AV.—Alfred L. Kehoe, 1 Beekman st, has prepared plans for \$10,000 worth of changes to the 5-sty tenement, 368 Amsterdam av, for Fred H. Hettling, 2114 Broadway.

160TH ST.—Samuel Katz, 1 Madison av, is preparing plans for the 6-sty apartment house, 102x151 ft., to be erected in the south side of

160th st, 178 ft. west of Fort Washington av, for the Podgur Realty Co., Robert Podgur, president. Cost about \$200,000.

BROADWAY.—S. E. Gage, 340 Madison av, has plans for \$9,000 worth of changes to the 6-sty tenement 3750 Broadway, for Francis A. Carlson, 3750 Broadway.

NORTHERN AV.—George F. Pelham, 30 East 42d st, has completed plans for four 5-sty tenements to be erected at the northwest corner of Northern av and the southwest corner of 180th st for the Haven Construction Co., Inc., 880 West 180th st.

79TH ST.—Robert T. Lyons, 505 5th av, has plans ready for the 12-sty apartment house, 62 x84.2 ft., to be erected at 135-139 West 79th st, for the Akron Building Co., 505 5th av, to cost, \$200,000.

FACTORIES AND WAREHOUSES.

HUDSON ST.—Work has been started on the 9-sty brick addition to the factory at 313-321 Hudson st for Henry Heide, 84 Vadam st, owner. Maynicke & Franke, 25 East 26th st, are architects. T. J. Brady, Jr., 1170 Broadway, has the general contract. David Miller, 310 East 103d st, the limestone work; M. P. Looge, 532 West 44th st, bluestone, and the Bogert Carrough Co., 28 Peach st, Paterson, N. J., steel and iron work. Cost about \$20,000.

HALLS AND CLUBS.

ST. MARKS PL.—Samuel Sass, 32 Union sq, is preparing plans for alterations to the dance hall on St. Marks pl for Louis A. Solomon, care of architect, owner. The building is 4-stys, brick, and 25x95 ft. Cost about \$10,000.

STABLES AND GARAGES.

7TH ST.—Jacob Fisher, 25 Av A, is revising plans for the 1-sty brick garage, 57x75 ft., to be erected at 300 East 7th st for Jacob Klinger & Harry Bader, 811 East 5th st, owners, who will take bids on revised plans about Jan. 12. Cost about \$8,000.

STORES, OFFICES AND LOFTS.

24TH ST.—George F. Pelham, 30 East 42d st, is preparing plans for a 12-sty store and loft building, 104x93 ft., to be erected at 149-157 West 24th st for the Brolux Corporation, L. F. Staar, president, 33 Midland av, Glen Ridge, N. J., owner. Cost about \$300,000.

THEATRES.

WEST HOUSTON ST.—Paul B. La Velle, 507 5th av, has completed plans for alterations to the 4-sty brick moving picture theatre, 68x76 ft., at 165-169 West Houston st for the Italian Hospital, 63d st and East River, owner. Cost about \$15,000. The contract will be awarded without competition.

BROADWAY.—G. Ajello, 1 West 34th st, has completed plans for the 2-sty theatre, dance hall and office building, 200x90 ft., to be erected on the east side of Broadway, 134th to 135th sts, for the Riverside Drive Realty Co., Arlington C. Hall, secretary. The owner will handle the general contract. Cost about \$150,000.

EAST HOUSTON ST.—Louis A. Sheinart, 194 Bowery, has been commissioned to prepare plans for a 1-sty moving picture theatre to be erected at East Houston st and 1st av at a cost of about \$10,000. The seating capacity will be 600.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

154TH ST.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for a 5-sty brick and limestone tenement to be erected in the south side of 154th st, 100 ft. east of Courtland av, for the Benenson Realty Co., 407 East 153d st, owner, Benj. Benenson, president. Owner will handle the general contract. Cost about \$45,000.

WASHINGTON AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 5-sty apartments and stores to be erected on the east side of Washington av, 161 ft. north of 169th st, to cost \$40,000 each. The Til Mill Realty Co., 132 Nassau st, is the owner.

CHURCHES.

137TH ST.—A. E. Davis, 258 East 138th st, is preparing plans and will take bids on the general contract for alterations to the church at 120 East 137th st for the Bethany Presbyterian Church, F. E. Marsten, pastor, on premises. Cost about \$15,000.

FACTORIES AND WAREHOUSES.

LOCUST AV.—The Production Engineering Co., 1716 Spring Garden st, Philadelphia, Pa., has completed plans for a 1-sty brick foundry, 128x90 ft., to be erected at the southeast corner of Locust av and 138th st for De La Vergne Machine Co., D. Frazer, in charge, at site. Cost about \$12,000. Bids will be called for on general contract about Feb. 15.

STORES, OFFICES AND LOFTS.

CROTONA AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 1-sty brick taxpayer, 24x42 ft., to be erected on the east side of Crotona av, 119 ft. south of 183d st, for William B. Jones, care of architect, owner and builder. Cost about \$4,000.

BROOK AV.—William G. I. Roeder, engineer, of the Bronx, contemplates the erection of a store and office building at the northwest corner of Brook av and 161st st from his own plans.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

COURT ST.—Benjamin Driesler, 153 Remsen st, is preparing plans for a 2-sty brick apartment house, 25x85 ft., to be erected at the foot of Court st for Justus Roeder, owner. Cost about \$20,000. Bids on general contract will be received by architect about January 15.

UNION ST.—Arne Dehl & Co., 108 Fulton st, N. Y. C., are preparing plans for two 4-sty brick apartment houses to be erected at Union st and

New York av for Mrs. Catherine McAllister, care of architect, owner. Bids will be called about January 15.

BOERUM PL.—Lorenz F. J. Weiher, 271 West 125th st, N. Y. C., is preparing plans for a 4-sty tenement, with stores, 25x60 ft., to be erected at the northwest corner of Boerum pl and Bergen st for James O'Connor, 127 Baldwin pl, owner and builder. Cost about \$20,000.

2D ST.—Samuel Sass, 32 Union sq, N. Y. C., has nearly completed plans for a 6-sty tenement, 57x82 ft., to be erected at 359-363 South 2d st, for the South 5th Construction Co., 686 Willoughby av, owner and builder. Cost about \$50,000.

SUTTER AV.—Max Hirsch, 391 Fulton st, Brooklyn, is preparing plans for two 4-sty brick tenement houses, 50x83 ft., to be erected at the corner of Sutter av and Amboy st for Louis Jaffe, 1922 Prospect pl, owner and builder. Cost about \$60,000.

22D AV.—Thomas Bennett, 52d st and 3d av, has completed plans for a 4-sty brick tenement, 43x76 ft., to be erected on the east side of 22d av, 50 ft. north of Cropsey av, for Mary S. Waldron, 720 Riverside drive, N. Y. C., owner. Cost about \$23,000.

62D ST.—Thomas Bennett, 52d st and 3d av, Brooklyn, is preparing plans for two 3-sty brick tenements, 20x65 ft., to be erected in 62d st, between 2d and 3d avs, for the Boyd Realty Co., 44 Court st, Brooklyn, owner. Cost, \$16,000.

SCHERMERHORN ST.—Robert T. Lyons, 505 5th av, N. Y. C., is preparing plans for two 6-sty apartment houses to be erected in the north side of Schermerhorn st, near Clinton st, through to Livingston st, for Bing & Bing, 505 5th av, N. Y. C., owners and builders. Cost about \$200,000.

GREENE AV.—C. Infanger, 2634 Atlantic av, is preparing plans for two 4-sty brick flats, 50x95 ft., to be erected on the south side of Greene av, 100 ft. west of Patchen av, for Henry Meyer, Schenck and Arlington avs, owner and builder. Cost about \$60,000.

PITKIN AV.—C. Infanger, 2634 Atlantic av, is preparing plans for a 4-sty brick tenement, 50x90 ft., to be erected at the southeast corner of Pitkin and Howard avs for Israel Halperin, 1414 Lincoln pl, owner and builder. Cost about \$30,000.

CATON AV.—C. Infanger, 2634 Atlantic av, is preparing plans for a 4-sty brick apartment house, 50x84 ft., to be erected at the southeast corner of Caton av and East 21st st for the Gingsburg Moss Realty Co., 117 Pennsylvania av, owner and builder. Cost about \$30,000.

SUTTER AV.—Max Kirsch, 391 Fulton st, is preparing plans for two 4-sty brick tenement houses, 50x83 ft., to be erected at the corner of Sutter av and Amboy st for Louis Jaffe, 1922 Prospect pl, owner and builder. Cost about \$60,000.

KOSCIUSKO ST.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for two 4-sty flats, 40x89 ft., to be erected in the

south side of Kosciusko st, 150 ft. east of Throop av, to cost \$65,000. The Durland Co., A. N. Bernstein, 748 Flushing av, Brooklyn, president, is the owner.

DWELLINGS.

APOLLO ST.—P. Tillion & Son, 389 Fulton st, have completed plans for four 2-sty brick residences, 19x50 ft., to be erected in the west side of Apollo st, 340 ft. north of Meeker av, for David E. Morris, Inc., 16 Bedford av, owner and builder. Cost about \$18,000.

LAVONIA AV.—C. Infanger, 2634 Atlantic av, is preparing plans for seven 2-sty brick residences, 20x52 ft., to be erected at the northeast corner of Lavonia av and Warwick st for the Ashwick Building Corp., Herman Luwisch, president, 493 Ashford st, owner and builder. Cost about \$28,000.

80TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for nine 2-sty brick residences, 17x40 ft., to be erected in the north side of 80th st, 100 ft. west of 13th av, for Wm. Shapiro, 302 Glenwood av, owner and builder. Cost about \$31,500.

FACTORIES AND WAREHOUSES.

NOSTRAND AV.—E. H. Janes, 124 West 45th st, N. Y. C., has completed plans for alterations to the brick storage building on the west side of Nostrand av, 132 ft. south of Flushing av, for the Arabol Manufacturing Co., 44 Nostrand av, owner, Edward Weingartner, president. Cost about \$30,000.

RICHARDSON ST.—C. P. Cannella, 60 Graham av, is preparing sketches for a 5-sty brick factory, 60x80 ft., to be erected at 102-104-106 Richardson st for the estate of S. Weinstein, 100 Richardson st, owner. Cost about \$18,000.

WAVERLY AV.—The Reid Ice Cream Co., 524 Waverly av, Walter Comfort, president, contemplate the erection of a 4-sty reinforced concrete ice cream manufacturing plant and garage, 75x100 ft., at 529-533 Waverly av, from plans by Voss & Lauritzen, 65 DeKalb av, architects. W. J. Weller, 524 Waverly av, is in charge for owner.

THEATRES.

GATES AV.—W. B. Wills, 1181 Myrtle av, is preparing plans for alterations and extensions to the 1-sty brick moving picture theatre, 50x127 ft., on the south side of Gates av, 75 ft. east of Reid av, for the Campbell Amusement Co., care of architect, owner. Cost about \$12,000.

Queens.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—E. Leo McCracken, Manhattan Court, College Point, L. I., has nearly completed plans for a 5-sty brick and concrete factory, 52x75 ft., to be erected at the southeast corner of Webster and 6th avs for George W. Braunsdorf, 232 East 4th st, N. Y. C., owner. Bids on general contract will be received about Jan. 15. Cost about \$25,000.

LONG ISLAND CITY.—John Graham, 3030 Woodward av, Highland Park, Mich., is preparing plans for an 8-sty addition to the brick warehouse and assembly plant here for the Ford Motor Co., Henry Ford, president, Detroit, Mich., and 1723 Broadway, N. Y. C., Gaston Plaintiff, N. Y. manager. T. L. Condron Co., 53 West Jackson Boulevard, Chicago, Ill., is structural engineer. Cost about \$200,000. Bids will not be called for until next spring.

HOSPITALS AND ASYLUMS.

JAMAICA, L. I.—William E. Austin, 46 West 24th st, N. Y. C., has completed plans and will soon take bids for the hospital pavilion to be erected by the city on the east side of Flushing av, 400 ft. north of Lott lane, at a cost of \$125,000.

Richmond.

STORES, OFFICES AND LOFTS.

NEW BRIGHTON, S. I.—James Whitford, 8 Richmond terrace, St. George, has completed plans for a 4-sty brick office building, 31x80 ft., for James C. Crabtree, 29 York terrace, New Brighton, to be erected in the west side of Jay st, 170 ft. north of DeKalb st, to cost \$20,000.

Nassau.

DWELLINGS.

SYOSSET, L. I.—Richardson, Barott & Richardson, 31 State st, Boston, Mass., are preparing plans and will call for bids about Jan. 15 for alterations and additions to the residence to be erected here for Miss M. L. Whitney, this place, owner.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MOUNT VERNON, N. Y.—H. S. Rapelye, 103 South 6th av, Mt. Vernon, is preparing plans for a 2-sty brick store and flat, 25x60 ft., to be erected on the east side of 3d av, south of 1st st, for William Brown, South 4th av, owner. Cost about \$6,000.

DWELLINGS.

SCARSDALE, N. Y.—Harrie T. Lindeberg, 2 West 47th st, N. Y. C., is preparing sketches for a residence to be erected here for Thomas E. Wing, 14 Wall st, N. Y. C., owner.

KATONAH, N. Y.—Harrie T. Lindeberg, 2 West 47th st, N. Y. C., is preparing sketches for a residence to be erected here for Miss Frances S. Mead, Lake Waccabuc, N. Y., owner.

KATONAH, N. Y.—Harrie T. Lindeberg, 2 West 47th st, N. Y. C., is preparing sketches for a residence to be erected here for Mrs. Horace Brightman, Lake Waccabuc, N. Y.

YONKERS, N. Y.—Joseph W. Armstrong, 64 Colgate av, has had plans prepared for two 2½-sty frame residences, 25x30 ft., to be erected at 78 Colgate av. Cost about \$3,500.

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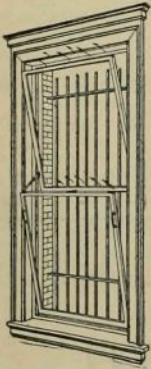
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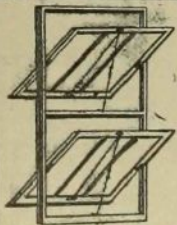
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CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

LENOX AV (Sub.).—Bunt & Son, 215 West 125th st, have received the mason contract for two 6-sty apartment houses to be erected at the northeast corner of Lenox av and Cathedral parkway for the Winston Holding Co., Abraham Weinstein, president, 18 East 108th st. Gronenberg & Leuchttag, 303 5th av, are architects. Cost about \$300,000.

DWELLINGS.

ENGLEWOOD, N. J.—James L. Bried, 175 Tenafly road, Englewood, N. J., has received the general contract to erect the residence and garage, 2½-stys, 27x40 ft., here for Howard De L. McKinley, care Film Conduit Co., 102 Park av, N. Y. C. Estimated cost, \$15,000. Beverly S. King, 103 Park av, N. Y. C., is architect.

HALLS AND CLUBS.

JACKSON ST.—W. L. Crow Construction Co., 103 Park av, N. Y. C., has received the general contract to erect the 3-sty brick settlement house, 35x100 ft., at the southwest corner of Jackson st and Manhattan av for the Brooklyn School Settlement Association, 148 Jackson st, May E. Marchwald, president. Beverly S. King, 103 Park av, N. Y. C., is architect. Cost about \$20,000.

HOSPITALS AND ASYLUMS.

GUBNER ST.—Louis Johnson Building Co., 132 Tibbetts rd, Yonkers, N. Y., has received the general contract to erect a 2-sty brick children's home, 80x46 ft., in the east side of Gubner st, 276 ft. south of 86th st, for the Norwegian Children's Home Association, 946 52d st, Brooklyn, owner. Foster & Gade, 15 West 38th st, N. Y. C., are architects. Cost about \$25,000.

MUNICIPAL WORK.

149TH ST.—James P. Rice, 149 West 35th st, has received the general contract to erect the 1-sty limestone comfort station, 22x42 ft., at the intersection of 149th st and Bergen av for the city. A. J. Thomas, Fordham rd and Webster av, is architect. Daniel Rice, 149 West 35th st, has the heating work and Patrick R. Tully, 1473 Longfellow av, plumbing. Cost about \$25,000.

SCHOOLS AND COLLEGES.

HARTFORD, CONN.—A. Perlman Iron Works, Inc., 1735 West Farms rd, N. Y. City, has received the contract for the ornamental iron necessary for the new Hartford High School; Davis & Brooks, Hartford, architects; Norcross Bros., Worcester, Mass., general contractors.

LENOX AV.—A. Perlman Iron Works, Inc., 1735 West Farms rd, has received the contract for the ornamental iron necessary for the new addition to the Harlem Hospital, at Lenox av and 136th st; J. H. Friedlander, architect; L. J. Brennen & Son, general contractors.

POUGHKEEPSIE, N. Y. (Sub.).—The Plymouth Seam Face Granite Co., 101 Park av, N. P. C., has received the contract for supplying the granite necessary for the new Art Building at Vassar College.

STORES, OFFICES AND LOFTS.

DEAN ST.—The Columbian Concrete Steel Bar Co., 110 West 40th st, N. Y. C., has received the general contract to erect a 6-sty reinforced concrete bakery, 88x90 ft., at 647-655 Dean st, Brooklyn, for the Ward Baking Co., Southern Boulevard and St. Mary's st, N. Y. C., Robert B. Ward, president. C. B. Comstock, 110 West 40th st, N. Y. C., is architect.

THEATRES.

NEWARK, N. J.—Fred G. Webber, 162 East 23d st, N. Y. C., has received the general contract to erect the office building, theatre and roof garden at 114-116 Market st, from plans by W. W. Johnson, 105 West 40th st, N. Y. C. Office building will measure 34x100 ft., theatre 80x153 ft., with a seating capacity of 4,500. F. F. Proctor, 88 Park pl, Newark, is owner.

MISCELLANEOUS.

BROOKLYN.—F. W. Burham, 30 East 42d st, N. Y. C., has received the general contract to erect section 2 of the railroad connections at Lutheran Cemetery and Myrtle av for the New York Municipal Railway Corporation, subsidiary of Brooklyn Rapid Transit R. R. Co., 85 Clinton st, T. S. Williams, president. Cost about \$140,000.

MANHATTAN.—The Supreme Court having declined to order the Public Service Commissioner to allow the Thomas J. Buckley engineering Co. to change the figures in its bid, the Commission on Tuesday awarded the contract for Section 2 of Routes 4 and 38, the 7th av subway in Manhattan, to the Degnon Contracting Co. for \$3,059,532. This section lies in Greenwich st, West Broadway and Varick st, between Vesey and Beach sts.

CHICAGO, ILL. (Sub.).—The Rock Island Lines, C. A. Morse, chief engineer, Robert H. Ford, engineer of track elevation, has awarded contract to the Raymond Concrete Pile Co., of New York and Chicago, for approximately 200,000 lineal feet of piling for foundation of retaining walls, abutments, etc., in connection with their track elevation work in Chicago. The Spokane, Portland & Seattle Railway Co., Alex. M. Lupfer, chief engineer, has adopted Raymond Concrete Piles for foundations of abutments near Cooks, Wash.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

CHERRY ST, 505-511, 5-sty brick warehouse, 100x100; cost, \$25,000; owner, Edith M. K. Wetmore, Washington, D. C.; architect, Frank H. Quinby, 99 Nassau st. Plan No. 103.

STORES, OFFICES AND LOFTS.

24TH ST, 149-157 West, 12-sty brick stores and lofts, 10½x93; cost, \$300,000; owners, Brolux Corp., Louis F. Staar, president, 33 Midland av, Glen Ridge, N. J.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 5.

BROADWAY, 2148-2156, brick stores and showroom, 107x123; cost, \$175,000; owner, Amos Pinchof, 60 Broadway; architect, Walter Haefeli, 245 West 55th st. Plan No. 4.

STORES AND TENEMENTS.

111TH ST, 40-44 West, two 5-sty brick tenements, 87x59; cost, \$150,000; owner, 111th St. Const. Corp, 132 Nassau st; architects, Gronenberg & Leuchttag, 303 5th av. Plan No. 2.

RIVERSIDE DRIVE, 780, 10-sty brick apartment, 99x112; cost, \$600,000; owners, Strathcona Construction Co., 48 St. Nicholas pl; architects, Geo. & Edward Blum, 505 5th av. Plan No. 7.

MISCELLANEOUS.

131ST ST, 620 West, 1-sty brick dairy, 24x99; cost, \$3,000; owners, Thompson Bros., Inc., 42 West 142d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 6.

Bronx.

DWELLINGS.

HILL AV, e s, 350 s Randall av, 2½-sty frame dwelling, slate roof, 21x44; cost, \$5,000; owner, Gottfried Nilson, 3938 Hill av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 9.

FACTORIES AND WAREHOUSES.

177TH ST, n e cor Davidson av, 1-sty brick storage, tin roof, 9.6x19; cost, \$500; owner, John Massimino, 17 West 177th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 6.

HOFFMAN ST, e s, 309.10 n 184th st, 1-sty brick shop, tin roof, 20x45; cost, \$1,500; owner, Dominick Carmazzaro, 2361 Hoffman st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 10.

178TH ST, s s, 80 w 3d av, 2-sty brick storage, slag roof, 25x100; cost, \$8,000; owner, L. N. Levy, 128 Broadway; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 8.

EASSETT AV, w s, 346.7 n Saratoga av, 1-sty brick storage, rubber roof, 47x95; cost, \$4,000; owner, Borea Contracting Co., Wm. Borea, 2875 Broadway, Pres.; architect, Jocelyn S. S. Morales, 130 Post av. Plan No. 14.

DAVIDSON AV, n e cor Fordham rd, 1-sty frame shop, 15x30; cost, \$200; lessee and architect, G. H. Crozier, 2408 Creston av. Plan No. 13.

PARK AV, n w cor 189th st, 1-sty brick shop, 15x12; cost, \$150; owner, Anthony F. Koeble, 788 Riverside drive; architect, Edmund F. Stratton, 4745 Park av. Plan No. 16.

STORES AND DWELLINGS.

INTERVALE AV, e s, 150.08 n Westchester av, 1-sty frame store and dwelling, slag roof, 50x75; cost, \$12,000; owner, Chas. H. Desher, 391 East 149th st; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 15.

STORES AND TENEMENTS.

BOSCOBEL AV, s w cor Shakespear av, 5-sty brick tenement, tar and gravel roof, 116.1x 73.10; cost, \$45,000; owner, Bosobel Bldg Co., Henry Gundlach, 441 Tremont av, Pres.; architect, Frederick Jaeger, 441 Tremont av. Plan No. 2.

PROSPECT AV, w s, 20 s 179th st, 1-sty frame stores, tar and gravel roof, 60x42; cost, \$3,000; owner, Felix Amabile, 202 West 128th st; architect, Edwin C. Georgi, Woodhaven, L. I. Plan No. 5.

PROSPECT AV, w s, from 166th to 167th st, five 6-sty brick tenements, tin roof, 40x87, 40x 90; cost, \$220,000; owner, Angel Const. Co., Carmine Cioffi, 1228 Hoe av, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 3.

SOUTHERN BOULEVARD, e s, 25 s Jennings st, 2-sty brick stores and nicollette, slag roof, 42.8x100; cost, \$80,000; owner, Mondschein & Co., E. Reich, 53 1st av, Pres.; architect, Robt. E. La Velle, 2801 Valentine av. Plan No. 4.

WEBSTER AV, w s, 1,670.6 n 168th st, three 6-sty brick tenements, slag roof, 41x66.8, 43x 66.8; cost, \$125,000; owner, Ludwig Sikora, 8 9th av; architect, John H. Friend, 148 Alexander av. Plan No. 1.

187TH ST, n s, 95 e Prospect av, 5-sty brick tenement, tin roof, 32.70x86.82; cost, \$30,000; owner, Frank Stola, 1123 Broadway; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 11.

ARTHUR AV, w s, 39.83 s 187th st, 2-sty brick store, tin roof, 25x51.2; cost \$6,000; owner, M. Iodice, 2389 Arthur av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 7.

CROTONA AV, e s, 119.11 s 183d st, 1-sty brick stores, tin roof, 24.19x42.02; cost, \$1,500; owner, Wm. B. Jones, 817 East 187th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 12.

Brooklyn.

DWELLINGS.

PARK PL, s s, 132 e Utica av, nine 2-sty brick dwellings, 18x43, gravel roof, 1 family each; total cost, \$22,500; owner, Simar Realty Co., 321 Williams av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5.

EAST 13TH ST, e s, 360 s Av U, 2-sty frame dwelling, 21x34, shingle roof, 1 family; cost, \$2,800; owner, Michael Foley, 2247 Homecrest av; architect, same. Plan No. 12.

MERMAID AV, s s, 40 w W 25th st, 2-sty frame dwelling, 20x23, tar roof, 2 families; cost, \$1,800; owner, Chas. Roddico, 517 St Marks av; architect, G. H. Suess, 2966 West 29th st. Plan No. 27.

LINWOOD ST, w s, 250 s Blake av, five 2-sty brick dwellings, 20x14, gravel roof, 2 families each; total cost, \$15,000; owner, Harry Druss, 504 Hendrix st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 38.

HENDRIX ST, e s, 140 s Dumont av, nine 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$49,500; owners, Hadrian Realty Co., 680 Hendrix st; architect, Jas. S. Millman, 1780 Pitkin av. Plan No. 52.

EAST 15TH ST, e s, 200 n Av I, two 2-sty frame dwellings, 18x55.2, gravel roof, 2 families each; total cost, \$7,000; owner, Geo. Bauer, 2746 Bedford av; architect, Benj. Driesler, 153 Remsen st. Plan No. 72.

80TH ST, n s, 100 w 13th av, nine 2-sty brick dwellings, 17.9x40, slag roof, 1 family each; total cost, \$31,500; owner, Wm. Shapiro, 302 Glenmore av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 54.

FACTORIES AND WAREHOUSES.

BOERUM ST, s s, 124.7 w White st, 3-sty brick storage, 75x75, gravel roof; cost, \$5,000; owner, Harry Gerofsky, 250 Boerum st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 4.

WYTHE AV, n e cor North 11th st, 1-sty brick water storage, 37x33, concrete roof; cost, \$3,800; owner, Hecla Iron Works, — North 11th st; architect, Wm. M. Forrance, 63 Sanford st, East Orange, N. J. Plan No. 87.

HOSPITALS AND ASYLUMS.

HENRY ST, s w cor Pacific st, 5-sty brick hospital, 36.10x208.8, tile roof; cost, \$200,000; owner, Long Island College Hospital, on premises; architect, Wm. Higginson, 21 Park row. Plan No. 36.

STABLES AND GARAGES.

SOUTH ST, s w cor Hewes st, 1-sty brick garage, 20x32, gravel roof; cost, \$700; owner, Isaac Rokeach & Sons, 420 South 4th st; architect, H. M. Entlich, 29 Montrose av. Plan No. 26.

47TH ST, n s, 100 w 3d av, 1-sty brick stable, 40x100, gravel roof; cost, \$4,000; owner, Jas. Guacalone, 272 46th st; architects, Lasplia & Salvati, 525 Grand st. Plan No. 78.

STORES AND DWELLINGS.

SURF AV, n s, 57.7 w West 30th st, 1-sty frame store and dwelling, 20x60.9, gravel roof, 1 family; cost, \$1,850; owner, Adolf Eisman, Surf av and West 25th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 64.

STORES AND TENEMENTS.

LIVONIA AV, n w cor Rockaway av, 4-sty brick store and tenement, 50x90, slag roof, 19 families; cost, \$30,000; owner, Mandel Realty Co., 455 Sackman st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 11.

HAVEMEYER ST, e s, 50 s Hope st, 6-sty brick tenement, 50x87, gravel roof, 24 families; cost, \$40,000; owner, Havemeyer Constn. Co., 1104 Broadway; architects, Farber & Markwitz, 189 Montague st. Plan No. 23.

HAVEMEYER ST, s e cor Hope st, 6-sty brick tenement, 50x89, gravel roof, 30 families; cost, \$45,000; owner, Havemeyer Constn. Co., 1104 Broadway; architects, Farber & Markwitz, 189 Montague st. Plan No. 24.

WATKINS ST, s w cor Hegeman av, 3-sty brick store and dwelling, 20x52, 2 families; cost, \$5,000; owner, Abe Kabakam, 251 Christopher av; architect, Morris Rothstein, 627 Sutter av. Plan No. 41.

MONROE ST, n s, 125 w Throop av, 4-sty brick tenement, 50x85, gravel roof, 16 families; cost, \$25,000; owner, Lanoor Realty Co., 539 Greene av; architects, Cohn Bros., 361 Stone av. Plan No. 46.

POWELL ST, e s, 150 s Livonia av, two 4-sty brick tenements, 50x89, slag roof, 20 families each; total cost, \$25,000; owners, Powell River Co., 437 Sackman st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 71.

PITKIN AV, s s, 50 w Junius st, 4-sty brick tenement, 50x89, slag roof, 21 families; cost, \$25,000; owner, Morris Koppleman, 1142 Eastern Parkway; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 66.

BAY 25TH ST, w s, 220 s 86th st, 4-sty brick tenement, 60x75.8, slag roof, 16 families; cost, \$40,000; owner, Sharon Const. Co., 8639 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 88.

BATH AV, n e cor Bay 7th st, 3-sty brick tenement, 19.4x84, slag roof, 6 families; cost, \$10,000; owner, Asher Dann, 5210 12th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 89.

BUSHWICK AV, w s, 50 s Moore st, 1-sty brick store, 26x75, tar roof; cost, \$4,000; owner, Jacob Zirinsky, 641 Willoughby av; architect, Tobias Goldstone, 49 Graham av. Plan No. 85.

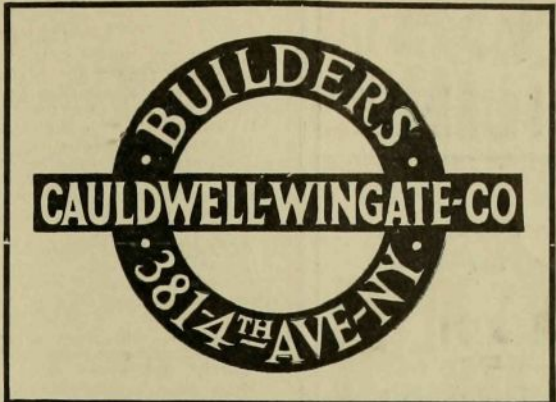
THEATRES.

CHAUNCEY ST, n s, 132 w Broadway, 1-sty brick theatre, 133x32.10, concrete roof; cost, \$30,000; owner, Julius Hilder, Hotel Astor; architect, John C. Wandell, 4-5 Court sq. Plan No. 37.

MISCELLANEOUS.

ST MARKS AV, n s, 175 e Underhill av, 4-sty brick tank, 12x27.1, rubberoid roof; cost, \$2,100; owner, Sophie F. Davis, 315 St. Marks av; architects, The Rusling Co., 39 Cortlandt st, New York. Plan No. 69.

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Plans Filed (Continued).

Queens.

DWELLINGS.

ARVERNE.—Amstel boulevard, n s, 60 w Gaston av, four 2-sty frame dwellings, 20x59, shingle roof, 2 families; cost, \$7,000; owner, Peter Tessler, Arverne; architect, E. F. Cojean, Arverne. Plan Nos. 3 and 4.

BAYSIDE.—Bismark av, e s, 40 s Warburton av, 2½-sty frame dwelling, 23x28, shingle roof, 1 family, steam heat; cost, \$3,500; owners, Wilson & Strongren, 143 East 45th st, N. Y. C.; architect, C. L. Varrone, Corona av, Corona. Plan No. 3769.

COLLEGE POINT.—Washington av, e s, 300 s Broadway, two 2-sty frame dwellings, 32x34, tin roof, 2 families; cost, \$6,000; owner, John Franzese, College Point; architect, Wm. A. Finn, Jamaica. Plan No. 3767.

CORONA.—Flushing rd, s s, 40 w National av, 2½-sty frame dwelling, 20x28, shingle roof, 1 family, hot water heat; cost, \$4,500; owner, Carrie O'Neill, Flushing rd, East Elmhurst; architect, Wm. E. Helm, 13½ W. Jackson av, Corona. Plan No. 3754.

ROCKAWAY BEACH.—Thetis av, e s, 386 s Boulevard, ten 1-sty frame dwellings, 14x27, shingle roof, 1 family; cost, \$3,500; owner, Ed. J. Sullivan, 800 Broadway, Flushing; architect, John A. Lasher, 27 Beach 116th st, Rockaway Beach. Plan Nos. 3756 to 3765.

ROSEDALE.—Maple av, n w cor Florence av, 1½-sty brick dwelling, 20x40, slag roof; cost, \$1,400; owner, B. Geurino, 16 West 15th st, N. Y. C.; architect, T. Verina, 168 New York av, Jamaica. Plan No. 2.

BAYSIDE.—Chambers st, w s, 65 n Warburton av, 2½-sty frame dwelling, 22x33, shingle roof, 1 family; cost, \$3,000; steam heat; owner, E. Guilfooy, 4 Shipley st, Woodhaven; architect, S. Guilfooy, 4 Shipley st, Woodhaven. Plan No. 12.

CORONA.—Benjamin st, e s, 225 n Shell rd, two 2-sty frame dwellings, 17x35, shingle roof, 1 family, steam heat; cost, \$3,600; owner, Thomas Daly, 39th st, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 8.

GLENDALÉ.—Delta pl, w s, 375 s Myrtle av, 2-sty brick dwelling, 18x52, slag roof, 2 families; cost, \$3,500; owner, Jacob Blank & Son, 1019 Bushwick av, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 7.

WOODHAVEN.—Ferris st, n s, 90 e Manor av, 2½-sty frame dwelling, 22x40, shingle roof, 1 family, steam heat; cost, \$7,000; owner and architect, H. Peterson, Richmond Hill. Plan No. 13.

ARVERNE.—Rockaway av, w s, 1,160 n Boulevard, five 1-sty frame bungalows, 14x35, shingle roof, 1 family; cost, \$4,000; owner, Wm. A. Reinhardt, Inwood, L. I.; architect, A. D. Hough, Arverne. Plan Nos. 23 to 27.

CORONA.—McKinley av, w s, 50 s Rapelje av, 2-sty frame dwellings, 32x20, tin roof, 2 families; cost, \$1,500; owner, Anthony Lagrigna, Rapelje av, Corona; architect, C. V. Verrone, Corona av, Corona. Plan No. 21.

FOREST HILLS.—Whitson av, n s, 245 from Ascan av, 2½-sty concrete dwelling, 83x39, tile roof, 1 family; cost, \$22,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 28.

ROCKAWAY PARK.—Newport av, s s, 60 e 7th av, 2½-sty frame dwelling, 25x34, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Vita Contessa, 9 Newport av, Rockaway Park; architect, Wm. McKenzie, 70 West End av, Rockaway Park. Plan No. 18.

ARVERNE.—Rockaway av, w s, 1,260 n Boulevard, five 1-sty frame bungalows, 14x35, shingle roof, 1 family; cost, \$4,000; owners, Hough & Reinhart, Inwood, L. I.; architects, owners. Plan Nos. 31 to 35.

ELMHURST.—Corona av, s s, 57 w Toledo av, two 2-sty frame dwellings, 22x61, tin roof, 2 families; cost, \$7,600; owner, Thomas Daly, 39th st, Corona; architect, Robert Johnson, 60 Grove st, Corona. Plan No. 36.

QUEENS.—Euclid av, e s, 300 s Hollis av, 2-sty frame dwelling, 25x27, shingle roof, 1 family; cost, \$4,200; owner, May McKeon, Hollis; architect, Thos. F. McKeon, Hollis. Plan No. 41.

WOODHAVEN.—Hopkington av, s w cor Graf-ton av, four 2-sty frame dwellings, 17x37, tin roof, 1 family; cost, \$8,000; owner, Vitaline Lambert, 2296 Clinton av, Woodhaven; architect, Jos. Monda, 372 Broome st, N. Y. C. Plan Nos. 37 to 40.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Webster av, n e cor 6th av, 5-sty brick factory, 50x75, slag roof; cost, \$25,000; owner, Geo. W. Braunsdorf, 232 East 43d st, N. Y. C.; architect, E. Leo McCracken, Manhattan court, College Point. Plan No. 3755.

RICHMOND HILL.—Vine st, w s, —, 1-sty brick factory, 25x52, paroid roof; cost, \$1,200; owner, Kerner-Williams Stamping Co., Vine st, Richmond Hill; architects, Nelson & Bosewath, Richmond Hill. Plan No. 14.

L. I. CITY.—Pierce av, n w cor 8th av, 1-sty brick shop, 29x29, tin roof; cost, \$1,100; owner, N. Y. Telephone Co., Cortlandt st, N. Y. C.; architect, J. F. Simpson, Essex Building, Newark, N. J. Plan No. 22.

STABLES AND GARAGES.

RICHMOND HILL.—Briggs av, e s, 180 n Ridgewood av, 1-sty frame garage, 14x18, shingle roof; cost, \$125; owner, W. F. Sticklen, 679 Briggs av, Richmond Hill; architect, H. E. Hugaard, Jamaica av, Richmond Hill. Plan No. 15.

STORES AND DWELLINGS.

L. I. CITY.—Jamaica av, s e cor Hopkins av, 2-sty brick store and dwelling, 39x28, tar and gravel roof; cost, \$3,500; owner, Elias Mitz-

berg, premises; architect, John Boese, Queens Plaza Court, Bridge Plaza, L. I. City. Plan No. 16.

L. I. CITY.—Pearsall st, s s, 100 e Starr av, two 3-sty brick store and dwellings, 25x88, tin roof, 12 families; cost, \$20,000; owner, Louis Labanowski, 65 Pearsall st, L. I. City; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 42.

L. I. CITY.—William st, w s, 125 s Wilbur av, 3-sty brick store and dwelling, 25x40, tar and gravel roof, 2 families, steam heat; cost, \$5,000; owner, Elizabeth Costello, E 61st st nr 2d av, N. Y. C.; architect, Peter Connolly, Bayside. Plan No. 29.

STORES AND TENEMENTS.

L. I. CITY.—Steinway av, w s, 125 n Grand av, 2-sty brick tenement, 30x70, slag roof, 4 families; cost, \$6,700; owner, Chas. Hilder, 447 10th av, L. I. City; architect, Val Schiller, 391 10th av, L. I. City. Plan No. 1.

L. I. CITY.—Jamaica av, n w cor Sherman st, 4-sty brick tenement, 45x90, slag roof, 19 families; cost, \$30,000; owner, Hellemita Construction Co., Queens Plaza Court, Bridge Plaza, L. I. City; architect, Frank Chmelik, 796 3d av, L. I. City. Plan No. 6.

THEATRES.

CORONA.—Jackson av, s s, 40 e 49th st, 3-sty brick moving picture and dwelling, 30x50, slag roof, 2 families; cost, \$13,000; owner, A. Duppler, Bay 2d st, East Elmhurst; architect, L. Wise, New Rochelle, N. Y. Plan No. 3768.

MISCELLANEOUS.

CORONA.—Corona av, s w cor Bakus st, 1-sty frame shed, 11x11, tin roof; cost, \$75; owner, Mr. Glantz, 100 Corona av, Corona. Plan No. 3766.

FLUSHING.—Boerum av, 70, 1-sty frame shed, 22x12, gravel roof; cost, \$25; owner, John Marchette, on premises. Plan No. 3753.

FOREST HILLS.—Metropolitan av, cor Union turnpike, 2-sty frame pavilion, 96x51, slag roof; cost, \$25,000; owner, Wm. Ulmer Brewing Co., 31 Belvedere st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 11.

L. I. CITY.—Jackson av, n s, from 5th to 6th av, frame sign-board, 191x12; cost, \$150; and Jackson av, n s, from 7th to 8th av, frame sign-board, 238x12; cost, \$175; owners, Dishop & Fisher, 1075 3d av, N. Y. C. Plan Nos. 9 & 10.

MASPETH.—Maurice av, n s, 480 e Astoria rd, 1-sty frame milk house, 24x16, tin roof; cost, \$900; owner, Morris Mintzer, premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 5.

FLUSHING.—Colden av, 21, frame coop, 10x10, paper roof; cost, \$75; owner, A. L. Thorn, on premises. Plan No. 19.

WOODSIDE.—Burrroughs av, w s, 261 n Thompson av, 1-sty frame subway shelter, 10x16; cost, \$100; owner, L. I. R. Co., Penn Terminal, N. Y. C. Plan No. 17.

MIDDLE VILLAGE.—Fresh Pond Road, 1900 e Cemetery Line, 1-sty brick dispatcher's office, 35x69; slate roof; cost, \$15,000; owner, Brooklyn City R. Co., 44 Court st, Brooklyn; architect, owner. Plan No. 30.

Richmond.

DWELLINGS.

HUDSON ST, w s, 150 n 1st av, New Brighton, 2-sty frame dwelling, 20x37; cost, \$3,100; owner and builder, Jacob Cohen, New Brighton; architect, Henry F. Comtois, New Brighton. Plan No. 887.

ELM AV, e s, 100 n 3d st, Grant City, two 1-sty frame bungalows, 10x20; total cost, \$300; owner, Blanche Lesourd, 377 E 157th st, N. Y. C.; builder, A. Alverson, Grant City. Plan No. 886.

HAMILTON AV, and LOW TERRACE, sec. New Brighton, 2-sty frame dwelling, 34x26; cost, \$4,500; owner, F. P. Danzilio, New Brighton; architect and builder, John P. From, Port Richmond. Plan No. 889.

MANOR RD, w s, 300 s Tonteno st, West New Brighton, two 2-sty frame dwellings, 20x30; total cost, \$5,000; owner, architect and builder, Julius Di Roche, Great Kills. Plan No. 893.

WESTERVELT AV, w s, near Crescent av, New Brighton, 2-sty frame dwelling, 22x48; cost, \$4,500; owner, V. Vinter, New Brighton; architect and builder, John P. From, Pt. Richmond. Plan No. 890.

STABLES AND GARAGES.

MURRAY ST, s w cor and Amboy rd, Tottenville, 1-sty frame garage, 12x20; cost, \$125; owner, Fred Pito, Tottenville; builder, John Myer, Tottenville. Plan No. 888.

ST. MARY'S AV, s s, 175 e Fletcher st, Rosebank, 1-sty frame stable, 13x12; cost, \$40; owner, Nicholas Marone, Rosebank; builder, Louis Farina, Rosebank. Plan No. 1.

STORES, OFFICES AND LOFTS.

JAY ST, w s, 170 n DeKalb st, New Brighton, 4-sty brick offices, 31x80; cost, \$20,000; owner and builder, Jas. C. Crabtree, New Brighton; architect, Jas. Whitford, New Brighton. Plan No. 892.

MISCELLANEOUS.

JEWITT AV, e s, 300 n Castleton av, West New Brighton, 1-sty brick ice plant, 25x100; cost, \$2,000; owner, North Shore Ice Co., Inc., Pt. Richmond; architect, John Davies, Tompkinsville; builder, C. Kasharsky, New Brighton. Plan No. 891.

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PLANS FILED FOR ALTERATIONS.

Manhattan.

BEAVER ST. 18, new floors to 4-sty brick cafe; cost, \$1,000; owners, Henry K. S. Williams et al, 220 11th av; architect, Vincent S. Todaro, 5 West 31st st. Plan No. 31.

CATHERINE ST. 15, alterations to 5-sty brick tenement; cost, \$500; owner, Frank D. White, Larchmont, N. Y.; architects, Nast & Springsteen, 21 West 45th st. Plan No. 48.

EAST BROADWAY, 61, remove partition to 5-sty brick tenement; cost, \$30; owner, Rebecca Samilson, 71 East 96th st; architect, Max Muller, 115 Nassau st. Plan No. 26.

GRAND ST. 274-276, masonry to 4-sty brick store and restaurant; cost, \$500; owner, Adolph Lorber, 276 Grand st; architect, Emery Roth, 507 5th av. Plan No. 40.

HUDSON ST. 659-685, water tank to 5-sty brick offices, lofts and stores; cost, \$135; owner, estate of Stephen Philbin, 155 West 14th st; architect, Chas. Sheres, 882 Kelly st. Plan No. 32.

NEW CHAMBERS ST. 7-11, new store fronts to 6-sty brick store and lofts; cost, \$850; owner, Hattie G. Toomey, 261 Bway; architect, Cornelius S. Morrell, 59 Ann st. Plan No. 17.

NEW CHAMBERS ST. 16, reset store front to 4-sty brick factory; cost, \$250; owner, Sarah Simpson, 2316 Creston av; architect, Pericles Xenakis, 48 New Bowery. Plan No. 46.

RIVINGTON ST. 148, alterations to 6-sty brick store and tenement; cost, \$200; owner, Max Jacobs, 192 Houston st; architect, Jacob Fisher, 25 Av A. Plan No. 47.

ROSE ST. 53, rear extension to 5-sty brick store and lofts; cost, \$2,000; owner, Thos. E. Greagen, 200 Broadway; architects, Dodge & Morrison, 135 Front st. Plan No. 44.

STANTON ST. 12, new doors and partition to 5-sty brick stores and tenement; cost, \$200; owner, Salvatore Raineri, 316 Mott st; architect, Fuciasio Pisciotta, 391 East 149th st. Plan No. 55.

SUFFOLK ST. 45-51, extensions to 2-sty brick post office sub-station B; cost, \$10,000; owner, Louis Montheim, 1310 Boston rd; architect, S. S. Wall, 140 West 42d st. Plan No. 33.

WALL ST. 34-36, rear extension, 33x8, to 8-sty brick offices; cost, \$4,000; owner, Neptune Realty Co., Adrian Iselin, Jr., Pres., 36 Wall st; architect, Fred H. Seeler, 1835 67th st, Brooklyn. Plan No. 64.

1ST ST. 49-51 East, new stores to 6-sty brick loft; cost, \$350; owner, Chas. A. King, 339 Convent av; architect, Geo. L. Hawkins, 27 East 22d st. Plan No. 35.

10TH ST. 287 West, extension in height to 7-sty, brick brewery; cost, \$5,000; owners Beadleston & Woertz, 287 West 10th st; architect, Samuel Katz, 1 Madison av. Plan No. 22.

18TH ST. 19-23 West, new partitions to 11-sty brick store, offices and lofts; cost, \$1,500; owner, George Stugard, 299 Broadway; architect, Richard Rohl, 128 Bible House. Plan No. 49.

18TH ST. 15-17 West, sprinkler tanks to 10-sty brick store and lofts; cost, \$2,520; owners, Estate of John A. Pierce, 91 William st; architects, The Kusling Co., 39 Cortlandt st. Plan No. 53.

23D ST. 204-208 East, masonry and steel to 6-sty brick factory; cost, \$1,500; owner, Frederic W. Seybel, 319 West 82d st; architect, Robt. E. Rogers, 5 East 42d st. Plan No. 36.

32D ST. 29-35 West, new windows to 12-sty brick store, lofts and offices; cost, \$400; owner, Emily B. Hopkins, 1 East 56th st; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 28.

43D ST. 217-229 West, new partitions to 11-sty brick warehouse; cost, \$1,000; owners, New York Times Bldg. Co., 217 West 43d st; architects, Buchman & Fox, 30 East 42d st. Plan No. 16.

45TH ST. 150 West, alterations to 4-sty brick stores and dwelling; cost, \$300; owners, Ess & Eff Realty Co., 122 East 25th st; architect, Morris Schwartz, 194 Bowery. Plan No. 38.

45TH ST. 119-21 West, alteration from garage to 3-sty brick cafe; cost, \$10,000; owner, Frank N. Riley, 114 Nassau st; architect, Christian Bauer, Jr., 651 Leonard st, Brooklyn. Plan No. 56.

55TH ST. 405-409 East, new stairs and vault to 4-sty brick office, dwelling and storage; cost, \$1,000; owners, Peter Doelger Brewing Co., 407 East 55th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 15.

55TH ST. 242-244 East, new plumbing to 4-sty brick tenement; cost, \$250; owner, Mary Ford, 171 3d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 11.

59TH ST. 338 East, garbage chute to 6-sty brick factory; cost, \$100; owners, Estate of J. B. Bloomingdale, 78 5th av; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 21.

68TH ST. 78 West, masonry to 5-sty brick stores and tenement; cost, \$25; owner, Anna T. E. Kirtland, care of A. D. Palmer, 100 Broadway; architect, Wm. E. Young, 1931 Broadway. Plan No. 50.

95TH ST. 53-55 East, brick wall to 6-sty brick apartments; cost, \$500; owners, Harris Mandelbaum et al, 135 Broadway; architect, Raphael Prager, 129 East 74th st. Plan No. 9.

100TH ST. 219 West, new stores to 5-sty brick stores and tenement; cost, \$2,500; owner, Leopold Barzagli, 130 West 77th st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 57.

103D ST. 211-215 West, sky sign to 2-sty brick stores and offices; cost, \$450; owner, Mayfield Const. Co., 50 Church st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 29.

116TH ST. 156 East, new store fronts to 3-sty brick stores and dwelling; cost, \$3,000; owner, Donato M. Cefola, 2297 1st av; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 13.

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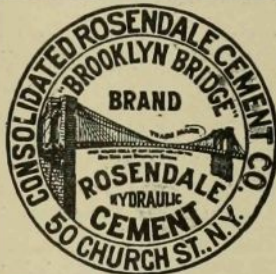
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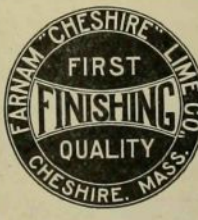


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Plans Filed—Alterations—Manhattan (Contin'd)

121ST ST, 213 East, masonry and new partition to 4-sty brick stable and storage; cost, \$225; owner, Edward Callan, 2211-2217 3d av; architect, Wm. Sommerville, 317 East 122d st. Plan No. 41.

126TH ST, 253 East, masonry and new partitions to 6-sty brick tenement; cost, \$1,000; owner, Henry Jackson, 106 Lexington av; architect, Jacob Felson, 100 West 142d st. Plan No. 42.

131ST ST, 701 West, sky-sign to 7-sty brick storage and warehouse; cost, \$200; owners, Conron Bros. Co., 131st st and 12th av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 20.

146TH ST, 554 West, new door and fire-escapes to 2-sty brick stores, offices and meeting rooms; cost, \$200; owner, Mary J. Cunningham, 119 West 116th st; architect, Wm. A. Kenney, 420 West 259th st. Plan No. 69.

AMSTERDAM AV., 88-394, new store front to 7-sty brick stores and tenement; cost, \$65; owner, Maurice Aron, 11 Clairmont av, Mt. Vernon; architect, Raffael J. Wolkenstein, 1876 Belmont av, Plan No. 62.

AMSTERDAM AV., 2128, masonry and new partition to 2-sty brick moving picture theatre; cost, \$100; owner, Henry A. Brann, 2122 Amsterdam av; architect, Wm. Gray, 237 West 37th st. Plan No. 63.

BROADWAY, 1819-1821, new cellar to 2-sty brick store and loft; cost, \$5,000; owner, Amos F. Eno, 13 South William st; architect, Mortimer C. Merritt, 1170 Broadway. Plan No. 10.

BROADWAY, 3560-3568, masonry and new partitions to 3-sty brick stores and offices and dance hall; cost, \$500; owner, Bradhurst Amusement & Bldg Co., 47th st and Broadway; architect, Geo. Keister, 56 West 45th st. Plan No. 43.

BROADWAY, 573-5, 6,000-gallon tank to 6-sty brick store and lofts; cost, \$400; owner, Wm. Waldorf Astor, 21 West 26th st; architect, Clarence L. Seferit, 110 West 40th st. Plan No. 59.

BROADWAY, 1368-1370, sky sign to 4-sty brick stores and offices; cost, \$250; owner, Estate of Robt. Hoe, Fred. H. Crane, exr., 504 Grand st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 66.

BROADWAY, w s, opposite 216th st, rear extension, 34x60, to 1-sty brick garage; cost, \$5,000; owner, Thomas Dwyer, 216th st and Broadway; architect, V. J. Clirhugh, 126 West 104th st. Plan No. 61.

COLUMBUS AV, 815, new partition to 5-sty brick store and tenement; cost, \$500; owner, Minna Bogner, 815 Columbus av; architect, Geo. Dress, 1336 Lexington av. Plan No. 51.

MADISON AV, 1747, new store front to 5-sty brick stores and tenement; cost, \$350; owner, Henry Michaelis, 615 Lexington av; architect, Chas. Gens, 158 7th av. Plan No. 19.

PARK AV, 103, extend smokestack to 12-sty brick offices; cost, \$1,950; owners, The 103 Park Av. Co., 103 Park av; architect, Frank J. Wiesner, 601 West 26th st. Plan No. 58.

1ST AV, 2329-2331, side extension to 2, 4 and 5-sty brick stores and tenement; cost, \$400; owner, Angelina Ansalone, 2264 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 23.

1ST AV, 765, new partition and plumbing fixtures to 5-sty brick store and tenement; cost, \$500; owner, Peter Doelger Brewing Co., 401 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 68.

2D AV, 822, new partition and window to 4-sty brick tenement; cost, \$1,000; owners, Theo. Obermeyer et al, Noll st, Brooklyn; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 65.

3D AV, 2126, remove partitions to 4-sty brick store and dwelling; cost, \$400; owner, S. Chas. Welsh, 256 Broadway; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 14.

3D AV, 2126, remove partitions to 4-sty brick stores and dwelling; cost, \$400; owner, S. Chas. Welsh, 256 Broadway; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 39.

3D AV, 2050, alterations to 4-sty brick store and tenement; cost, \$500; owner, Grace M. Fitzpatrick, 2050 3d av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 60.

5TH AV, 84-90, alterations to 11-sty brick lofts; cost, \$80; owner, Leon Mailraion, 46 Wall st; architects, Borgenicht, Karureich & Co., 1475 52d st, Brooklyn. Plan No. 37.

5TH AV, 425-427, new store front and balcony to 5-sty brick store and offices; cost, \$5,000; owner, Ella A. Siebrecht, New Rochelle, N. Y.; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 30.

6TH AV, 638, alterations to 3-sty brick offices; cost, \$100; owner, Solomon May, 638 6th av; architect, Clinton V. McCraney, 755 7th av. Plan No. 27.

6TH AV, 683, new plumbing to 5-sty brick moving pictures and offices; cost, \$200; owner, Robert Currie, 690 6th av; architect, Samuel Levingson, 39 West 38th st. Plan No. 18.

7TH AV, 291-293, new windows and metal sash to 10-sty brick stores and lofts; cost, \$300; owner, Jacob Werner, 25 Broad st; architect, Frank F. Fellner, 413 Caton av, Brooklyn. Plan No. 24.

7TH AV, 1890-94, masonry and new partition to 6-sty brick stores and tenement; cost, \$50; owner, Julius Weinstein, 1890 7th av; architect, Fred. S. Schlesinger, 560 East 158th st. Plan No. 54.

8TH AV, 490, new door to 2-sty brick moving picture theatre and loft; cost, \$150; owner, Howard R. Hanser, Produce Exchange Building; architect, Wm. Gray, 237 West 37th st. Plan No. 25.

8TH AV, 289, new partition to 3-sty brick lofts and moving picture house; cost, \$100; owners, Irving S. Shaw et al, 2 Rector st; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 34.

8TH AV, 2355, new store front to 5-sty brick store and tenement; cost, \$300; owners, Jno. C. Bremer et al, 797 8th av; architect, A. T. Fowler, 117 West 83d st. Plan No. 45.

8TH AV, 2148, iron stairway to 5-sty brick stores and tenement; cost, \$800; owner, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 67.

11TH AV, 425-435, 1-sty rear extension to 5-sty brick storage and offices; cost, \$1,000; owners, N. Y. C. & H. R. R. Co., Grand Central Terminal; architect, Richard Rohl, 128 Bible House. Plan No. 12.

11TH AV, 854-60, fireproof room to 4-sty brick laboratory; cost, \$500; owner, Louis C. Jandorf, 342 West 86th st; architect, E. L. Haynes, 501 5th av. Plan No. 52.

Bronx.

BRISTOW ST, n w cor Jennings st, new partitions, new toilets to 1-sty brick stores; cost, \$500; owner, Aloes L. Ernst, 170 Broadway; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 6.

142D ST, s s, 9.04 w Morris av, new brick side wall to 1-sty frame stable; cost, \$400; owner and architect, Jas. Dowds, Inc., 266 East 142d st. Plan No. 8.

145TH ST, 452 East, new girders, new posts, &c., to 2-sty frame dwelling; cost, \$500; owner, Jas. S. Bryant, 391 East 149th st; architects, Arthur Arctander Co., 391 East 149th st. Plan No. 2.

165TH ST, 942 East, new story of brick built under and 1-sty frame extension, 12x22, to 2-sty frame store and dwelling; cost, \$2,500; owner, Morris Flasterstein, 1078 So. Boulevard; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 1.

177TH ST, 15 West, 1-sty brick extension, 10x40, to 3-sty brick dwelling and storage; cost, \$600; owner, John Massimino, 17 West 177th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 3.

CHATTERTON AV, s s, 165 e Olmstead av, new toilet, new partitions to 2-sty brick dwelling; cost, \$250; owner, Albert Hoeppler, 2118 Chatterton av; architect, John Schwalbenberg, 2060 Westchester av. Plan No. 9.

FOREST AV, 727-729, new dumbwaiter shaft to 4-sty brick tenement; cost, \$250; owner, A. Hertel, 2999 Perry av; architects, Koppe & Moore, 830 Westchester av. Plan No. 7.

LONGWOOD AV, 860, new toilets to 1-sty frame store; cost, \$400; owner, S. Winters, 357 West 118th st; architects, Koppe & Moore, 830 Westchester av. Plan No. 13.

MELROSE AV, s w cor 155th st, new balcony, new seats, new exit to 2-sty brick nicolette; cost, \$3,000; owner, Value Realty Co., Alois L. Ernst, 170 Broadway, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 10.

TRINITY AV, 968, new partitions to 3-sty frame dwg; cost, \$250; owner, Geo. W. McDermitt, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 5.

WENDOVER AV, s e cor Park av, new girders, new show windows, new partitions to 1-sty brick stores; cost, \$1,000; owner, Louis E. Klebau, 1116 Jackson av; architect, Maximilian Zipkes, 220 5th av. Plan No. 11.

WENDOVER AV, n w cor Washington av, new beams, new partitions to 6-sty brick tenement; cost, \$1,000; owner, Abraham Seigel, 89 Maiden lane; architect, Maximilian Zipkes, 220 5th av. Plan No. 12.

3D AV, 4251, new show windows to 3-sty frame store and dwelling; cost, \$100; owner, estate of Thos. D. Mason, 15 William st; architect, Frank Hausle, 81 East 125th st. Plan No. 15.

3D AV, 4249, new show window to 3-sty frame store and tenement; cost, \$100; owner, estate of Thos. D. Mason, 15 William st; architect, Frank Hausle, 81 East 125th st. Plan No. 14.

Brooklyn.

BERGEN ST, 1682, plumbing to 2-sty tenement; cost, \$125; owner, Rose Sullivan 1684 Bergen st; architect, John Nigio, 1796 Atlantic av. Plan No. 80.

CONOVER ST, 181, interior alterations to 3-sty tenement; cost, \$100; owner, Maria Fosterling, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 34.

ESSEX ST, e s, 150 n Liberty av, new elevator; cost, \$1,150; owner, R. Davidson, 291 Essex st; architect, Wisner Mfg. Co., Stone av and McDougall st. Plan No. 35.

GRAND ST, 83, exterior and interior alterations to 3-sty bank; cost, \$10,000; owner, Max Kobra, on premises; architect, Beni M. Levitan, 20 West 13th st, N. Y. Plan No. 63.

HINSDALE ST, 133, exterior and interior alterations to 2-sty dwelling; cost, \$1,000; owner, Cheva Allazer, of New York, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3.

KNICKERBOCKER AV, 7 to 11, construction plumbing to storage; cost, \$150; owner, Theodora F. Jackson, 186 Montague st; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 91.

MANHATTAN AV, 644, extension to 2-sty store and studio; cost, \$2,000; owner, Elizabeth Gilmartin, 81 Norman av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 86.

MILFORD ST, 263, exterior and interior alterations to 2-sty dwelling; cost, \$150; owner, Harry Shulman, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 10.

NAVY ST, 121, interior alterations to store and tenement; cost, \$150; owner, Rosina Monaco, 117 Navy st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 9.

RICHARDS ST, 17, plumbing to factory; cost, \$800; owner, G. H. Williams & Co., on premises; architect, N. K. Vanderbeck, 22 Morse pl, Englewood, N. J. Plan No. 2.

42D ST, n s, 116 w Ft. Hamilton av, exterior and interior alterations to 2-sty dwelling; cost, \$250; owner, H. Lyons, 1260 40th st; architect, M. Rosenberg, 350 Fulton st. Plan No. 25.

ATLANTIC AV, 2697, exterior and interior alterations to 2-sty store and dwelling; cost, \$250; owner, Hy Hahn, 18 Hale av; architect, Louis Schillinger, 167 Van Sicken av. Plan No. 68.

BEDFORD AV, n e cor North 11th st, interior alterations to 3-sty brick stable and bakery; cost, \$600; owner, F. L. Lamburg, on premises; architect, J. W. Moore, 307 Kingsland av. Plan No. 13.

BEDFORD AV, 1523, extension to garage; cost, \$7,000; owner, Jas Carmadella, on premises; architect, Geo. M. Miller, Plan No. 32.

BEDFORD AV, 1095-1097, partition to two 3-sty brick stores and dwellings; cost, \$250; owner, John S. Klingler, 319 4th st; architect, Wm. Debus, 86 Cedar st. Plan No. 48.

KNICKERBOCKER AV, 396, exterior and interior alterations to 3-sty tenement; cost, \$1,000; owner, Hyman Levy, 392 Knickerbocker av; architect, M. Rosenberg, 350 Fulton st. Plan No. 30.

LAFAYETTE AV, 779, construction work to 3-sty tenement; cost, \$400; owner, Goldie J. E. Sachs, 168 Tompkins av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 70.

LINCOLN RD, 446, raising a 2-sty frame dwelling; cost, \$500; owner, Cono De Zoo, on premises; architect, Max Cohn, 510 Linwood st. Plan No. 42.

THATFORD AV, 78, interior alterations to 3-sty store and shop; cost, \$175; owner, Myer Aronson, Glenmore & Snedeker avs; architect, S. Millman, 1780 Pitkin av. Plan No. 65.

3D AV, n e cor 65th st, exterior and interior alterations to 1-sty store; cost, \$4,500; owner, H. B. Kuhls, 719 3d av; architect, E. C. Wagner, 422 54th st. Plan No. 20.

10TH AV, 1511, plumbing to dwelling; cost, \$300; owner, Chas. Howard, on premises; architect, S. H. Peck, 391 1st st. Plan No. 1.

Queens.

AQUEDUCT—Rambler av, s s, 325 e Depot st, 1-sty frame extension, 8x10, rear dwelling; cost, \$90; owner, Anna M. Fitts, 169 7th av, Brooklyn. Plan No. 2415.

ARVERNE—Grafton av, w s, 375 s Ocean av, install new plumbing in dwelling; cost, \$300; owner, Ed. Greenbaum, on premises. Plan No. 4.

BROOKLYN MANOR.—Jamaica av, n s, 40 w Willard av, 1-sty brick extension, 17x96, side 1-sty theatre, interior alterations; cost, \$6,000; owner, Chas. L. Riis, 3402 Jamaica av, Richmond Hill; architect, J. P. Powers Co., Rockaway Beach. Plan No. 52.

COLLEGE POINT.—12th st, w s, 150 n 5th av, install gas piping in dwelling; cost, \$20; owner, Fred Mathies, 211 12th st, College Point. Plan No. 16.

COLLEGE POINT.—13th st, e s, 15 n 4th av, install gas piping in dwelling; cost, \$20; owner, Henry Jeurs, premises. Plan No. 17.

COLLEGE POINT.—4th av, n s, 50 w 16th st, install gas piping in dwelling; cost, \$20; owner, John Hoffmann, 4th av, College Point. Plan No. 18.

COLLEGE POINT.—11th st, e s, 450 s 5th av, install gas piping in dwelling; cost, \$20; owner, A. Karzendorfer, College Point. Plan No. 19.

COLLEGE POINT.—5th av, s s, 100 e 18th st, new plumbing to factory; cost, \$700; owner, I. B. Kleinert Rubber Co., on premises. Plan No. 41.

CORONA.—Grand av, e s, 166 s Linden st, erect new store front; cost, \$225; owner, H. Schultz, on premises. Plan No. 33.

CORONA.—Sound View Terrace, e s, 140 s Manhattan Boulevard, 1-sty frame extension, 15 x6, rear 1-sty frame dwelling; cost, \$150; owner, J. E. Corlin, premises. Plan No. 50.

EAST RIDGEWOOD.—Deyo st, s s, 220 w Ford av, 1-sty frame extension, 11x5, rear 2-sty dwelling, tin roof; cost, \$50; owner, Jos. Walter, 20 Deyo st, East Ridgewood. Plan No. 39.

ELMHURST.—Broadway, e s, 49 n Court st, 1-sty frame extension rear 2 dwellings for water closet compartments, new plumbing; cost, \$250; owner, John Lull, on premises. Plan No. 37-38.

EVERGREEN.—Smith av, n s, 1,045 e Cypress av, new plumbing in dwelling; cost, \$70; owner, W. Degfield, on premises. Plan No. 40.

EVERGREEN.—Cypress av, n w cor Cooper av, install new plumbing in 2 dwellings; cost, \$150; owner, Ernest Preig, on premises. Plan No. 27-28.

EVERGREEN.—Cypress av, 402, 1-sty frame extension, 8x12, rear 2-sty frame dwelling, tin roof; cost, \$200; owner, Otto E. Franz, premises; architect, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 49.

FLUSHING.—Main st, 38, gas piping in dwelling; cost, \$5; owner, S. Vandewater, premises. Plan No. 51.

FLUSHING.—Myrtle av, n s, 100 w Cypress av, new plumbing in dwelling; cost, \$75; owner, W. Roweone, on premises. Plan No. 36.

FLUSHING.—Cypress av, n s, 200 w Murray st, install new plumbing in dwelling; cost, \$60; owner, E. J. Chatin, premises. Plan No. 14.

FLUSHING.—Bradford av, 12, install new plumbing in dwelling; cost, \$60; owner, M. Dooley, premises. Plan No. 15.

FLUSHING.—Franklin pl, n s, 114 e Bowne av, —sty frame extension, 13x15, on rear 5-sty dwelling, interior alterations; cost, \$2,000; owner, Edw. Stapleton, 256 Jamaica av, Flushing; architect, owner. Plan No. 8.

FLUSHING.—Colden av, 118, install new plumbing in dwelling; cost, \$40; owner, H. Davis, on premises. Plan No. 2425.

FLUSHING.—21st st, n s, 125 n Franconia av, interior alterations to dwelling; cost, \$1,000; owner, D. J. McCarthy, 592 Sanford av, Flushing. Plan No. 2420.

FLUSHING.—Murray st, n e cor Elm st, install new plumbing in dwelling; cost, \$55; owner, J. J. Shartett, on premises. Plan No. 2419.

FLUSHING.—Ash st, n s, 125 w Murray st, install new plumbing in two dwellings; cost, \$160; owner, M. J. Ryan, Barclay st, Flushing. Plan Nos. 2405-6.

FOREST HILLS.—Metropolitan av, n s, 80 s e Stratford st, 1-sty frame extension, 16x18, rear 2 1/2-sty frame dwelling, tile roof, interior alterations; cost, \$5,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 9.

GLENDALE.—Delta pl, e s, 100 s Myrtle av, 2-sty frame extension, 20x6, on rear 2-sty dwelling, new porch; cost, \$300; owner, Conrad Bly, 15 Tesla pl, Glendale; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 2424.

JAMAICA.—Church st, e s, 100 n Beaufort st, install new plumbing in dwelling; cost, \$30; owner, E. H. Ward, on premises. Plan No. 7.

JAMAICA.—Dewey av, n w cor George st, install new plumbing in dwelling; cost, \$25; owner, J. Myers, premises. Plan No. 21.

JAMAICA.—Sampson st, s w cor Merrick rd, erect roof over platform to store; cost, \$50; owner, John Hammerling, premises. Plan No. 12.

JAMAICA.—Fulton st, 339, erect new electric sign on store; cost, \$150; owner, Wm. P. Thompson, premises. Plan No. 10.

LAUREL HILL.—Fitting st, s e cor Queens boulevard, 1-sty frame extension, 20x35, on side hotel, tin roof; cost, \$500; owner, Ida Clare, on premises; architect, J. Clare, on premises. Plan No. 6.

L. I. CITY.—Vernon av, 177, interior alterations to dwelling; cost, \$150; owner, W. W. Hagen, 49 Wall st, N. Y. C. Plan No. 2.

L. I. CITY.—Jackson av, 393, erect new electric sign on store; cost, \$400; owner, K. Langyahr, 181 Radde st, L. I. City. Plan No. 3.

L. I. CITY.—Goodrich st, erect new concrete retaining wall; cost, \$40; owner, J. Orsi, on premises. Plan No. 2421.

L. I. CITY.—Steinway av, s e cor Pierce av, 2-sty brick extension, 52x49, on side 3-sty brick stable and milk depot, slag roof, interior alterations; cost, \$8,000; owner, Bordens Condensed Milk Co., Hudson st, N. Y. C.; architect, G. Howard Chamberlain, 18 South Broadway, Yonkers, N. Y. Plan No. 20.

L. I. CITY.—Ridge st, n s, 150 w Van Alst av, interior alterations to dwelling; cost, \$200; owner, V. Palezo, Ridge st, L. I. City. Plan No. 13.

L. I. CITY.—9th st, 56, install new elevator in factory; cost, \$1,150; owners, Toch Bros. Co., on premises. Plan No. 34.

L. I. CITY.—Van Alst av, n e cor 3d st, new elevator in factory; cost, \$1,500; owner, Columbia Paper Bag Co., on premises. Plan No. 35.

L. I. CITY.—Hancock st, w s, bet Webster and Washington avs, 1-sty frame extension, 6x14, on rear 1-sty dwelling, tin roof, new plumbing; cost, \$250; owner, W. Welsh, 241 Boulevard, L. I. City; architect, owner. Plan No. 45.

MASPETH.—Jay av, s s, 210 w Columbus av, install gas fixtures in dwelling; cost, \$25; owner, Mr. Koch, on premises. Plan No. 2412.

MASPETH.—Clinton av, 76, install gas piping in dwelling; cost, \$10; owner, J. Gaebler, on premises. Plan No. 2413.

MASPETH.—Jay av, s s, 250 w Clermont av, install gas piping in dwelling; cost, \$15; owner, Chas. Sternberg, on premises. Plan No. 2414.

MIDDLE VILLAGE.—Metropolitan av, n s, 520 w Juniper av, install new plumbing in dwelling; cost, \$150; owner, Lutheran Cemetery. Plan No. 44.

OZONE PARK.—Jerome av, 75 w Oxford av, new plumbing in dwelling; cost, \$50; owner, Gate of Heaven Church, on premises. Plan No. 42.

OZONE PARK.—Jerome av, n w cor Thrall pl, install gas piping in dwelling; cost, \$10; owner, A. Hartman, on premises. Plan No. 43.

RICHMOND HILL.—Greenwood av, n e cor Jamaica av, install new plumbing in dwelling; cost, \$50; owner, J. J. Henther, on premises. Plan No. 29.

RICHMOND HILL.—Jamaica av, n s, 60 e Greenwood av, install new plumbing in dwellings; cost, \$100; owner, Wm. Wall, 235 Elm st, Richmond Hill. Plan No. 30.

RICHMOND HILL.—Jamaica av, s s, 50 e Walnut st, new plumbing in dwelling; cost, \$50; owner, Frank H. Reddle, on premises. Plan No. 31.

RICHMOND HILL.—Walnut st, w s, 150 s Atlantic av, new plumbing in dwelling; cost, \$50; owner, J. J. Desmond, on premises. Plan No. 32.

RICHMOND HILL.—Lefferts av, e s, 200 s Richmond av, erect new foundation to dwelling; cost, \$500; owner, L. B. Sherman, premises. Plan No. 24.

RICHMOND HILL.—Grant av, e s, 300 n Broadway, enclose porch; cost, \$100; owner, Chas. Spaht, premises. Plan No. 25.

RIDGEWOOD.—Cypress av, s e cor Center st, interior alterations to store and dwelling; cost, \$100; owner, Chas. Reinhardt, 756 Flushing av, Brooklyn. Plan No. 22.

RIDGEWOOD.—George st, n s, 50 e Cypress av, 1-sty frame extension, 8x20, side 1-sty frame dance hall, tin roof; cost, \$50; owner, Chas. Reinhardt, 756 Flushing av, Brooklyn; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 23.

RIDGEWOOD.—Fresh Pond rd, s e cor Madison av, install gas in store; cost, \$50; owner, Ring-Gibson Co., Ridgewood. Plan No. 2417.

RIDGEWOOD.—Wyckoff av, e s, — s Myrtle av, install new elevator in brewery; cost, \$1,500; owners, Welz & Zerweck, on premises. Plan No. 2422.

RIDGEWOOD.—Covert av, s s, bet Center and George sts, interior alterations to school to provide for moving picture booth; cost, \$500; owner, Board of Education, Park av and 59th st, N. Y. C. Plan No. 2426.

RIDGEWOOD.—Woodward av, 680, interior alterations to tenement; cost, \$1,000; owner, Samuel Engel, premises. Plan No. 48.

RIDGEWOOD.—Woodward av, 682 and 684, general interior alterations to tenement; cost, \$2,000; owner, Julius Stern, premises; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 46-47.

ROCKAWAY BEACH.—Neptune av, foot of, and Ocean, repair bath houses; cost, \$150; owner, J. Steffen, Rockaway Beach. Plan No. 2423.

ROCKAWAY BEACH.—Dodge av, 28, install new plumbing in dwelling; cost, \$125; owner, B. Colton, Rockaway Beach. Plan No. 5.

WOODSIDE.—5th st, w s, 125 n Percy st, erect new foundation to dwelling; cost, \$400; owner, Wm. Heine, 22 Greenpoint av, Brooklyn. Plan No. 11.

WHITESTONE.—5th av, s s, 100 e 8th av, install new plumbing in dwelling; cost, \$25; owner, M. Krohn, on premises. Plan No. 1.

WHITESTONE.—8th av, w s, 100 n 19th st, install gas piping in store; cost, \$10; owner, W. Worms, on premises. Plan No. 2416.

WOODSIDE.—Greenpoint av, 25, install new plumbing in dwelling; cost, \$25; owner, John Drape, on premises. Plan No. 26.

Richmond.

AMBOY RD, s s, cor Adrienne pl, Great Kills, new store fronts to frame dwelling; cost, \$100; owner, Jos. E. Made, Dongan Hills; builder, Chas. Schultz, Dongan Hills. Plan No. 2.

CASTLETON AV, 8; 75 — Crescent av; Arrochar, 1-sty extension and concrete foundation to frame dwelling; cost, \$100; owner and builder, G. De Santi, Arrochar. Plan No. 508.

RICHMOND RD, e s, 125 s DeKalb av, Concord, new stairs, pipe railing and excavating to frame store and dwelling; cost, \$65; owner and builder, Fred. Dacey, Concord. Plan No. 509.

SEASIDE BOULEVARD, s e c Sand lane, South Beach, 200 new bathing houses and 200 new lockers to frame bath houses; cost, \$600; owner, Mrs. Gartner, South Beach; architect and builder, J. W. Nastasi & Bro., Arrochar. Plan No. 1.

NEW JERSEY NEWS.

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 at the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 3. The location is given, but not the owner's address:

NEWARK.—Louis Aikins, 227 16th av, 3-sty frame, \$6,000; Louis Doblinsky, 20 Seymour av, 3-sty frame, \$6,000; Jenoviva Groback, 642 South 20th st, 3-sty frame, \$6,000; Victor Gro-mest, 90 19th av, 3-sty frame, \$6,000; Guarantee Land & Imp. Co., 641 South 20th st, 3-sty frame, \$8,000; Joseph Jayson, n e cor 16th av and South 13th st, 3-sty frame, \$9,000; Milton M. Unger, 662-664-666-668-670-672-674-676-678-680-682-684-686-688 South 16th st, fourteen 3-sty frame, \$56,000; M. K. Construction Co., 19 Bergen st, 3-sty frame, \$6,000; Leonard Frusinski, 574 South 13th st, 3-sty frame, \$6,000; Israel & Joseph Gurwitz, 474 South 13th st, 3-sty frame, \$6,000; Leonard Frusinski, 572 South 13th st, 3-sty frame, \$6,000; Leonard Frusinski, 590 South 13th st, 3-sty frame, \$6,000; Jacob Dreyfuss, 501 South 10th st, 3-sty frame, \$5,000; R. A. Koether, 606 Bergen st, 3-sty frame, \$6,000; Milton M. Unger, s e cor 18th av & South 16th st, 3-sty frame, \$10,000; S. Alexovits, 806 South 14th st, 3-sty frame, \$6,000; Samuel Baine, 331 South 19th st, 3-sty frame, \$5,000; Guarantee Land & Imp. Co., 671-673-675 South 20th st, three 3-sty frame, \$15,000; Joseph Jayson, 513-514 South 13th st, two 3-sty frame, \$11,000; Guarantee Land & Imp. Co., 645-647-651 South 20th st, three 3-sty frame, \$24,000; Mrs. James Dorris, 100 Bergen st, 3-sty frame, \$5,000; Milton M. Unger, 663-665-667 18th av, three 3-sty frame, \$17,000; Guarantee Land & Imp. Co., 669 South 20th st, 3-sty frame, \$10,000; Mathias Hiltgen, 87 19th av, 3-sty frame, \$6,000; Charles H. Waag, 310 16th av, 3-sty frame, \$10,000; Albert Mertz, 582-584-586 South 20th st, three 3-sty frame, \$17,000; Joseph Jayson, n w cor 16th av and South 13th st, 3-sty frame, \$9,000; Henry Hertzfeld, west side South 15th st, 65 ft. north of Springfield av, 3-sty frame, \$5,000; John H. Dunn & Son, 11 South 9th st, 3-sty brick, \$35,000; Henry Hertzfeld, 620 Springfield av, 3-sty frame, \$10,000; Henry Hertzfeld, 23 19th av, 3-sty frame,

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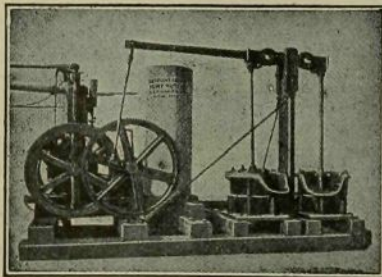
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IF IT'S MADE OF WIRE WE MAKE IT

New Jersey Building News (Continued).

\$10,000; Metropolitan Realty Co., 422 13th av, 3-sty frame, \$8,000; John Aley, 455 Avon av, 3-sty frame, \$6,000; Louis Philip, 644 15th av, 3-sty frame, \$5,000; Union Building Co., 696-698-702-704-706-708-710-714-716-718-720-722-724-726-728 Mt. Prospect av, fifteen 3-sty frame, \$90,000; Louis Gerber, 10 Badger av, 3-sty frame, \$6,000; Henry Hueber, Sr., 577-579 South 12th st, two 3-sty frame, \$10,000; Samuel Kozloff, 583-585 15th av, two 3-sty frame, \$8,000; Samuel Kozloff, 579-581 15th av, two 3-sty frame, \$8,000; N. Freund, 298 New York av, 3-sty frame, \$5,000; Andrew Radel, 283 14th av, 3-sty frame, \$9,000; Andrew Radel, 284 14th av, 3-sty frame, \$9,000; Aetna Realty Co., 657-659-661-663-665 Praelinghuyzen av, five 3-sty frame, \$20,000; Michael Novak, 603 South 17th st, 3-sty frame, \$6,000; Mathias Hiltgen, 18th av, 25 ft. west of South 20th st, 3-sty frame, \$6,000; Miss Melvina Wyman, 586 South 18th st, 3-sty frame, \$6,000; Stephen Mayernik, 742 South 12th st, 3-sty frame, \$6,000; Nathan Saltzman, Bigelow st, 30 ft. southeast of Badger av, 3-sty frame, \$8,000; Louis Kuskin & M. Tzses, 234-236 South 11th st, 3-sty frame, \$5,000; Nathan Berger, 515-517 South 11th st, 3-sty frame, \$8,000; Albert Boezar, 562 South 12th st, 3-sty frame, \$6,000; John S. Reid, 317-317A-319-321 Elizabeth av, four 3-sty frame, \$32,000; Morris Weniger & H. Lasser, 760 South 17th st, 3-sty frame, \$6,000; Philip Shill, 476 South 13th st, 3-sty frame, \$6,000; Nathan Berger, 153 Ridge st, 3-sty frame, \$6,000; Mathias Hiltgen, 107 19th av, 3-sty frame, \$6,000; Samuel Sodowich, 445 South 18th st, 3-sty frame, \$4,000; Bronislaw Donazyuk, 635 South 19th st, 3-sty frame, \$5,000; Yoblick, Baronowitz & Lubetzky, 776-778 South 18th st, two 3-sty frame, \$11,000; Alexander Milmo, 84 Littleton av, 3-sty frame, \$6,000; Harry Shor, 125 Avon av, 3-sty frame, \$10,000; Huckman Dorson Co., 414 South 17th st, 3-sty frame, \$5,000; Oraton Investment Co., 278 Elm st, 3-sty frame, \$11,000; Wm. H. F. Fielder, 560 15th av, 3-sty frame, \$5,000; Alexander Milmo, n e cor Bank st and Littleton av, 3-sty frame, \$15,000; Oraton Investment Co., 393 Avon av, 3-sty frame, \$11,000; Harry Shor, 5 Ridgewood av, 3-sty frame, \$6,000; George Hoferer, 227-229 16th av, two 3-sty frame, \$12,000; Harry Shor, 1 Ridgewood av, 3-sty frame, \$9,000; Samuel Sodowich, s e cor 19th st and 18th av, 3-sty frame, \$10,000; Mathias Hiltgen, 634 18th av, 3-sty frame, \$6,000; Morris & J. Sharff, 789-791 Mt. Prospect av, two 3-sty frame, \$19,000; M. Gaynor, 188 South 10th st, 3-sty frame, \$6,000; Francesco Zafragola, 294-296 Chestnut st, 2-sty frame alteration, \$500; W. C. Grosch, 403-405-407 South 6th st, three 3-sty frame, \$17,000; Mrs. R. Gelb, 259 Livingston st, 3-sty frame, \$6,000; Arthur Henwagen, 572 South 12th st, 3-sty frame, \$6,000; Mrs. W. Heerwagen, 574-576 South 12th st, two 3-sty frame, \$10,000; Mrs. R. Gelb, 225 Livingston st, 3-sty frame, \$6,000; Harry Lowy, 423 and 427 Summer av, two 3-sty frame, \$16,000; Progressive Investment Co., 747-749 South 13th st, two 3-sty frame, \$16,000; Progressive Investment Co., 204-206 and 210 16th av, three 3-sty frame, \$24,000; Progressive Investment Co., s e cor 16th av and South 13th st, 3-sty frame, \$6,000; Richard E. Kohn, 529-531 South 19th st, two 3-sty frame, \$14,000; Progressive Investment Co., 751 South 13th st, 3-sty frame, \$6,000; Margaret Keating & Alice Gray, 104, 106, 105 and 113 Bergen st, four 3-sty frame, \$20,000; Flora Jayson, 527 South 11th st, 3-sty frame, \$6,000; George Schnibbe, 624-626 15th av, two 3-sty frame, \$11,000; Herman & Co., 42-46 Washington av, two 3-sty frame, \$16,000; Harry Lowy, 929 Summer av, 3-sty frame, \$8,000; Mrs. Flora Jayson, 529 South 12th st, 3-sty frame, \$6,000; M. S. Drake, Jr., 451 South 10th st, 3-sty frame, \$6,000; J. S. & A. A. Bechler, 212 Elizabeth av, 3-sty frame, \$8,000; Joseph M. Thefford, 118 South 15th st, 3-sty frame, \$6,000; Axel Bros., 38 19th av, 3-sty frame, \$7,000; Axel Bros., 32-34-36 19th av, three 3-sty frame, \$15,000; Harry Kaplan & Jos. Lurie, 790-792 South 18th st, two 3-sty frame, \$11,000; Abraham Clark, 526 South 13th st, 3-sty frame, \$6,000; William J. Brohm, 719 South 17th st, 3-sty frame, \$5,000; Mrs. Mary E. Gregory, 139 Johnson av, 3-sty frame, \$6,000.

HOBOKEN.—Teresa Serizio, 206 Grand st, 5-sty frame alteration, \$2,000; George Schilling, 411 14th st, 3-sty frame alteration, \$500.

JERSEY CITY.—Frank Mylewicz, 32 Vroom st, 3-sty frame alteration, \$500; Antonio Spada, 614 Palisade av, 3-sty frame alteration, \$100.

IRVINGTON.—Samuel Israel, 128 South 21st st, 3-sty frame, \$7,000; United Development Co., 730 Springfield av, 3-sty frame, \$11,000; Levine Fishman, 414 Grove st, 3-sty frame, \$9,000.

WEST NEW YORK.—Charles S. Goldberger, n w cor 10th st and Park av, 4-sty brick, \$35,000.

APARTMENTS, FLATS AND TENEMENTS.

PALISADE PARK, N. J.—A. E. Dore, Bergenline av, West New York, N. J., is preparing plans for a 3-sty brick tenement, 37x100 ft., to be erected on Broadway for Steenland Bros., Grantwood, N. J., owner. Cost about \$18,000.

PATERSON, N. J.—C. E. Sleight, Romaine Building, has nearly completed plans for two 4-sty brick and marble apartment houses, 33x174 ft., to be erected at 81-83 Fair st for David Stein, 175 Graham av, Paterson, and Harry Joelson, 152 Market st, Paterson, owners. Total cost about \$25,000.

HARRISON, N. J.—J. B. Warren, Essex Building, Newark, is preparing plans for a 3-sty brick and limestone flat, 25x88 ft., to be erected at the corner of Warren and 7th sts for Alex Domorsky, 172 6th st, Harrison, owner and builder. Cost about \$11,000.

NEWARK, N. J.—F. I. Pierson, Trust Co. Building, Bloomfield, N. J., has been commissioned to prepare plans for a 4-sty brick tenement house for Angelo Vassar, 288 East Kinney st, owner. Cost about \$45,000.

WEST NEW YORK, N. J.—F. J. Meystre, 841 Washington st, Hoboken, N. J., has completed plans for two 4-sty brick apartment houses, 38x

45 and 34x52 ft., to be erected at the northwest corner of Broadway and 20th st for Joseph Derussi, 121 Edgecombe av, N. Y. C., owner. Cost about \$30,000.

NEWARK, N. J.—R. Bottelli, Ordway Building, 207 Market st, has nearly completed plans for a 4-sty flat, 34x61 ft., to be erected on 15th av, near 12th st, for Ignatz Haber, 524 15th av, owner. Cost about \$20,000.

CHURCHES.

ELIZABETH, N. J.—Robert J. Reiley, 481 5th av, N. Y. C., is revising plans for the 1-sty and basement frame church, 53x95 ft., to be erected at Grier av and South st for St. Vladimir Rutherian Greek Catholic Church, Rev. M. Lysiak, rector, 2 Stewart pl, owner. New bids will be called about January 20. Cost about \$25,000.

FACTORIES AND WAREHOUSES.

TRENTON, N. J.—The Trenton Potteries Co., Trenton, will erect a 4-sty addition, 60x120 ft., to its factory in Prospect st. The estimated cost is \$30,000.

PATERSON, N. J.—Franz C. Reinhardt, Paterson, manufacturer of silk braid, will erect a mill at Bond, State and Gray sts, to cost about \$48,000.

HOSPITALS AND ASYLUMS.

PATERSON, N. J.—Fred W. Wentworth, 140 Market st, has been commissioned to prepare plans for the brick and stone Hebrew Hospital to be erected on the block bounded by Broadway, 13th av, 30th and 31st sts, by Nathan Barnert, 58 Railroad av, and donated to the city of Paterson. Cost about \$100,000.

MUNICIPAL WORK.

NEW BRUNSWICK, N. J.—The Board of Chosen Freeholders of Middlesex County has approved plans, and ordered the erection of a reinforced concrete bridge over Ireland's Creek, East Brunswick Township.

MORRISTOWN, N. J.—The Board of Chosen Freeholders of Morris County has recommended an appropriation of \$26,000 for repairs and one of \$32,900 for the construction of new bridges during the coming year. It is said that the erection of a new bridge at Abbott av, Morristown, is necessary. Harry L. Prudden is a Freeholder.

HADDONFIELD, N. J.—Estimates of the cost of the installation of a municipal electric light plant have been submitted to the Borough Council.

POWER HOUSES.

BELVIDERE, N. J.—The Shohola Falls Hydro-Electric Co., Milford, Pa., has increased its capital to \$4,500,000 for the purpose of building a hydro-electric plant on the Delaware River near Belvidere.

PUBLIC BUILDINGS.

ASBURY PARK, N. J.—George S. Drew, State House, Trenton, N. J., is preparing plans for a brick armory, 65x100 ft., to be erected here for the State of New Jersey, care of State Military Board, Adj. Gen. Wilbur Sadler, State House. Cost about \$25,000. The owner will advertise for bids in the spring.

BAYONNE, N. J.—John H. & Wilson C. Ely, Firemen's Building, Newark, N. J., have been commissioned to prepare plans for the city hall to be erected on Broadway for the city of Bayonne, D. J. Murphy, 133 West 32d st, Bayonne, president City Hall Commission. Cost about \$400,000.

SCHOOLS AND COLLEGES.

HASKELL, N. J.—J. Kelly, Post Office Building, Passaic, is preparing sketches for a 2-sty brick or concrete school, 85x60 ft., to be erected near Greenwood lane for the Board of Education of Haskell. Cost about \$35,000.

MISCELLANEOUS.

MADISON, N. J.—The Lackawanna R. R. plans to erect a passenger station here in connection with its track elevations and improvements. The estimated cost is \$50,000.

Other Cities.

DWELLINGS.

LAKE GEORGE, N. Y.—R. H. Rhineland, 5 Berry st, Glen Falls, N. Y., will prepare plans for a 2½-sty frame residence, 50x50 ft., and garage, to be erected on the lake, two miles north of the railroad station, for T. Moultrie Mordecai, Ft. William Henry Hotel, Lake George, and Charleston, S. C., owner. Cost about \$30,000.

FACTORIES AND WAREHOUSES.

SALEM, MASS.—The Lexiseur & Conway Co., Salem, manufacturer of leather, will erect an addition to its plant. The estimated cost is \$10,000.

SALEM, MASS.—The Page W. Counter Co., Salem, has secured a site on Jefferson av and will erect a factory.

POWER HOUSES.

HORNELL, N. Y.—Plans are being prepared for the erection of a 1-sty power house, 50x60 ft., for the Hornell Electric Co. E. F. McCabe is engineer.

SCHOOLS AND COLLEGES.

ELMSFORD, N. Y.—Albert Adams, 217 East 5th st, N. Y. C., has completed revised plans for a 2-sty brick parochial school, 40x73 ft., to be erected here for the Church of Our Lady of Mt. Carmel, Rev. Arthur Kenny, rector, and will take bids about Jan. 12.

STORES, OFFICES AND FLOOTS.

BRIDGEPORT, CONN.—The Bridgeport First National Bank is having plans prepared for the erection of a bank and office building at State and Main sts. C. G. Sanford is chairman building committee.

Government Work.

BELLAIRE, OHIO.—Sealed proposals will be opened Jan. 19 for the construction, complete (including mechanical equipment, interior lighting fixtures and approaches) of the U. S. post office at Bellaire, Ohio. One-story and basement and mezzanine building; ground area, 4,500 sq. ft.; fireproof construction; stone facing; tin roof. Drawings and specifications may be obtained from the custodian of site at Bellaire, Ohio, or at the office of the supervising architect, O. Wenderoth, Washington, D. C.

DENVER, COLO.—Sealed proposals will be opened Feb. 16 for the mechanical equipment (except roof drainage and elevators), of the U. S. post office at Denver, Colo. Drawings and specifications may be obtained after Jan. 5 at the office of the architects, Tracy, Swartwout & Litchfield, 244 5th av, N. Y. C.

TOMPKINSVILLE, N. Y.—Sealed proposals will be received at the office of the light house inspector, Tompkinsville, N. Y., until 3 o'clock p. m. Jan. 14, for furnishing and delivering to the light house 1,500 gallons of venetian red paint. Blank proposals and particulars may be obtained by addressing the light house inspector, Tompkinsville, N. Y.

FORT HANCOCK, N. J.—Sealed proposals will be opened Jan. 14 for steam heating plant. Envelopes containing proposals should be indorsed "Proposals for Heating Plant" and addressed to Quartermaster.

GREAT NECK'S FINE HOMES.

Good Examples of Residential Architecture—A Waterside Park.

One of the oldest villages on Long Island is the village of Great Neck, situated in the center of the Great Neck peninsula on the North Shore of Long Island, one of the most picturesque localities within easy reach of the center of business activity of Manhattan. It has been making rapid advancement in recent years, and is now the center for many of the most notable estates on Long Island—the Gould-Brokaw, Eldridge, Bradley Martin, Cord Meyer, Grace, Gilbert and Vanderbilt being a few on the long list of which mention might be made.

The village is an interesting place, with its country stores, in which may be found goods and supplies to meet all the requirements of the average household. Great Neck peninsula projects into Long Island Sound to a length of four miles, with Manhasset Bay to the east and Little Neck Bay on the west, the distance across the peninsula being about two miles. The land is rolling, with a moderate elevation and well wooded with stately old trees.

This section of wooded hills and attractive waters is but fourteen miles from Manhattan, just beyond the city line, and is developing as a favorite home place for New Yorkers. The religious, educational and social advantages are of the best.

The harbor and waterfront park on the Kensington property is an innovation in high-class suburban real estate development. The park contains a casino, bath-house, bathing beach, swimming-pool and tennis court, and there is ten feet of water in the harbor to accommodate all motor boats and steam and sailing yachts except those of the largest size.

Great Neck is fast becoming the criterion for fine architecture in home construction. Among the houses already erected are some very good examples of Southern, N. England, Dutch Colonial, Spanish and Italian Renaissance and English half-timber and Georgian architecture. These types of architecture have been especially applied to the Kensington property, developed by the Rickert-Finlay Realty Company, which property contains 135 acres and extends from Little Neck Road to the Shore Road at Manhasset Bay. Located on one of the highest hills in the Great Neck section, 140 feet above tide water, it affords views of Manhasset, Port Washington and the Wheatley Hills. About 40 acres are covered with forest trees and the drives are lined with old mapes, elms and lindens planted over fifty years ago. This property has been laid out into a private park, the object being to create ideal conditions for a colony of congenial people among refined surroundings.

Brooklyn Mortgage Market.

"The sale of mortgages in Brooklyn for the month of December has been more than satisfactory, both in amount, in variety of character and in number," says James H. McCormick, general manager of the Lawyers' Title Insurance & Trust Company. "We find that the demand for mortgage investments in certain parts of the borough are far in excess of our supply. It has been very apparent that the loans that have been sold this month have been sold with greater ease than for some time past, and, further, the sale of the guaranteed form of investment has exceeded our most sanguine expectations.

"The marketing of guaranteed mortgages is entirely a new departure for this company. It was not our intention to begin selling the guaranteed form until January 1, but circumstances compelled us to begin a month earlier, and the result has been that we have sold guaranteed mortgages in an amount exceeding \$1,000,000 in Manhattan, Brooklyn and The Bronx."

The New Aqueduct.

The tunnel through which the waters from the Catskills will shortly flow varies from fifteen feet in diameter in its upper part to eleven feet at its extremity. Through it cars could be run and companies of soldiers march with ease from Yonkers to Brooklyn.

The last heading to be driven through is on the contract of the Pittsburgh Contracting Company, in the upper part of Manhattan, between shafts 8 and 9 and the final union will be made on St. Nicholas avenue, near 171st street.

—Lawson Purdy, president of the Tax Board, says that while the market is not active, there is no reason for those who own property outside of these small depressed sections for feeling any gloominess over the future.