REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 23, 1915

STRONG SUPPORT FOR SKYSCRAPER LAW

But Modifications Are Suggested By Advisory Board's Experts at the Hearing—No Opposition to the Principle of Limitation

THE ordinance of the Board of Aldermen recently proposed, to regulate the height, size and arrangement of buildings, is of far-reaching effect, and, in conjunction with the possible districting or "zoning" of the city, will mark an epoch in the building and real estate activities of the city.

No real opposition was developed at the notable hearing at City Hall on Wednesday afternoon against the essential principle involved.

A gentleman who appeared in a multiple capacity, as the owner of a certain skyscraper on lower Broadway, as a taxpaying citizen and as the head of a prominent civic association, favored the ordinance as an owner, opposed it as a taxpayer and had nothing to say as the president of the association, because opinion in the association was divided. The gas companies would oppose the bill if it limited the size of gasholders, but intimation was given that an exception would be made in this case.

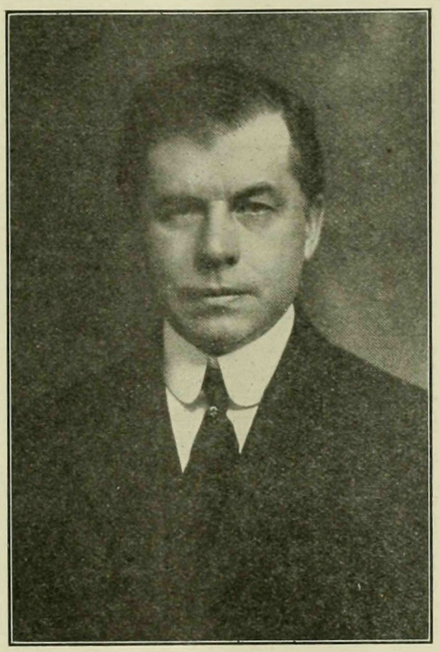
Readers of the Record and Guide know that the proposal to limit the height of buildings hereafter to be erected has been the subject of discussion for many years. It has appeared in definite form at every attempt in the past to revise the Building Code, and once again as a Building Code ordinance it comes from the Building Committee of the Board of Aldermen, and this time with the strongest backing it ever has had. The hearing was granted at a joint meeting of the Board of Estimate, the officers of the Board of Aldermen and the Building Committee and was presided over by the Mayor himself. The official gentlemen constituted an imposing array around the mahogany table.

The chairman of the late Heights of Building Commission, which embodied in its report the recommendations now contained in the pending ordinance, was asked by Mayor Mitchel to first of all explain the nature of the provisions. Mr. Bassett, in complying, attempted no argument, but gave a very clear conception of what is proposed to be done. The principal restriction is as follows:

The Skyscraper Limit.

"Every building shall be so constructed that the street wall will not exceed in height the limits hereinafter prescribed * * * except that any part or parts of a building not exceeding in aggregate area 25 per cent. of the lot on which the building is situated may be erected to any height, provided that such part or parts shall be distant at least twenty-five feet, measured horizontally from all lot lines."

Mayor Mitchel read a long list of names of representatives sent by societies to appear in favor of the bill. Only a few of the proponents were heard, and then an adjournment was taken to Thursday afternoon, January 28. Wm. H. Chesebrough and Lawson Purdy made addresses which visibly impressed their hearers with the importance of the measure. Mr. Purdy supported his argument with letters from President



E. M. BASSETT.
Chairman of the commission which proposed the ordinance.

Kelsey of the Title Guarantee and Trust Company, and President Bright of the Lawyers Title Insurance and Trust, institutions that had loaned millions of dollars upon real estate in this city and were not likely to favor legislation inimical to real estate.

Advisory Council's Conclusions.

While the principle of the bill received general support, there are details which, in the opinion of some, are open to improvement. Hon. Cyrus C. Miller, chairman of the Advisory Council of Real Estate Interests, submitted, in writing, certain recommendations which will be developed at the next hearing. The general principle incorporated in this ordinance has been endorsed by the Advisory Council, with the belief that its application will tend to conserve real estate interests and simultaneously be for the best interests of the city as a whole. The members of the Building Code Committee of the council, Henry W. Hodge, chairman; Otto M. Eidlitz and Julius Franke, have made an exhaustive analysis of the ordinance, and after conferences with both legal and technical authorities upon city planning, have submitted a comprehensive report upon which the council has based its decision and conclusions.

These conclusions state that tall buildings are not necessarily unsafe, unhealthy, uncomfortable, nor inconvenient, as might be inferred from the report of the Committee on the Height of Buildings, submitted to the Board of Estimate and Apportionment on December 23, 1913, and upon which the proposed ordinance is based.

"On the other hand, experience has conclusively demonstrated that tall buildings have a depressing effect on taxable and income values of adjoining property. Few skyscrapers pay large net returns, for the cost per cubic foot of tall buildings is greater than for low buildings, while they seriously affect their neighbors by impairing the value of both improved and unimproved contiguous property. The real estate interests in Boston, although originally opposed to the height limit are today its strongest supporters.

A New Principle.

"A new principle affecting American real estate is slowly being evolved; namely, a provision for light and air as a benefit to adjoining property. This is known in England as 'right of light' and may lead in time to legal complications unless buildings are properly regulated. Special consideration must further be given to the height of buildings where there is much vehicular traffic from manufacturing and mercantile buildings, because congestion from wagons and drays in this respect might be minimized by lower buildings.

The Average Height.

"Under this ordinance, the average height of tall buildings will be 120 feet or nine stories high, since most of the streets are 60 feet wide. Heretofore the average has been twelve stories high. The customary unoccupied space which will be effected by this ordinance will be increased by at least 100 per cent. for a nine-story building, and more for a taller one. Buildings facing the river or large open spaces will, as an average, be 120 feet or nine stories high, whereas buildings on avenues 100 to 150 feet wide may be 200 to 300 feet high.

"The area of a building which may be erected on a given plot is restricted approximately to 87 per cent. for low buildings, and to 80 per cent. for a nine-story building, so that there may be yards, courts, areas, or open spaces from 13 per cent. in low buildings to 20 per cent. in nine-story buildings, which must be left open to the sky above the second story. For higher buildings the unoccupied area is more, being 1 per cent. of the area for each story. Except for buildings on corner lots or buildings extending through from street to street, the ordinance requires that there be a yard in the rear of all buildings. In this particular, exterior courts are said to be more satisfactory from the standpoint of light, not only for occupants of the building, but also for the street, while if all buildings were then built up to the rear line, under these conditions, there would be less fire hazard from rear yards. Warehouses, refrigerators, and other special buildings that do not require light and ventilation and where no adjoining property interests are affected must also be provided with a yard."

Committee's Recommendations.

The recommendations for certain changes in the ordinances, as made by the Building Code Committee of the Advisory Council, are: To allow parapets on roofs and balconies of three and one-half feet without making it necessary to reduce the height of the building; to allow of all kinds of chimneys and of

elevators and stairs being located near the front where they usually are, instead of being compelled to locate them further toward the center of the building, as now provided in the ordinance.

With regard to the tower, which shall be distant at all points at least 20 feet from all lot lines, it is suggested that the ordinance read "from all lot lines other than a street line bordering on a body of water, or a public street, square, park, railway, or marginal way more than 150 feet wide, with or without an intervening street. Where such part of a building is on such street line it may also be built on an intersecting street line."

This change will clearly permit the construction of corner towers like the Metropolitan. Since street walls cannot be over 300 feet in height, it was suggested that the limiting height shall be twice the width not only of the street, but also of a public way, park, body of water, or railway.

With reference to yards and courts, it was requested that skylights be allowed to project above the level of second floor beams, which is not provided for. The clause as to what structures shall be deemed buildings for the purpose of this ordinance seemed too broad.

If it was intended to cover signs, skylights, flagpoles, or cloth awnings and that these should not project beyond the building line or offset lines, then it should be made clear, so that all may understand, because as it now reads these could be prohibited unless the building were set back sufficiently to allow for the same.

The Supporters.

Mayor Mitchel remarked that it seemed as if every important real estate interest in the city was in favor of the ordinance. Appearing in favor, at the hearing on the Heights of Buildings Ordinance before the Board of Estimate and Apportionment and the Committee on Buildings of the Board of Aldermen, were the following: Cyrus C. Miller, Advisory Council of R. E. Interests; Joel S. De Selding, Real Estate Board; William H. Chesebrough, Alliance Realty Company; George T. Mortimer, U. S. Realty & Improvement Company; Allan Robinson, president, Allied Real Estate Interests; Clarence H. Kelsey, Title Guarantee & Trust Co.; Louis V. Bright, Lawyers Title Insurance Co.; Abram I. Elkus, State Factory Investigating Commission; C. Grant La Farge, New York Chapter, A. I. of A.; Burt L. Fenner, New York Chapter, A. I. of A.; Otto M. Eidlitz, Marc Eidlitz & Son; Franklin S. Tomlin, Brooklyn Central Labor Union; Alfred E. Marling, Chamber of Commerce, New York Building Managers' Association: Howard C. Smith, chairman, Chamber of Commerce Committee; Dr. S. S. Goldwater, Department of Health; Peter Cappel, West Side Taxpayers' Association; Wayne D. Heydecker, City Club; Robert Grier Cooke, Fifth Avenue Association; Bruce Falconer, Fifth Avenue Association; A. W. Brunner, Fifth Avenue Association; Robert D. Kohn, Joint Committee of Architects, Contractors and Engineers; William E. Harmon, Wood, Harmon & Co.; F. L. Ackerman, N. Y. Congestion Committee; F. L. Ackerman, Brooklyn Chapter, A. I. of A.; Mrs. V. G. Simkhovitch, Neighborhood Workers' Association and Greenwich Village Association; Henry W. Hodge, consulting engineer; F. J. T. Stewart, N. Y. Board of Fire Underwriters; Ira H. Woolson, National Board of Fire Underwriters; Oscar Lowinson, N. Y. Society of Architects; Albert S. Bard, Municipal Art Society; E. R. Hardy, N. Y. Fire Insurance Exchange; William Crawford, president, Building Trades Employees' Association; Chief John Kenlon, Fire Department; Dr. George M. Price, Joint Board of Sanitary Control, and Mr. McGahen, Citizens' Union.

INVESTIGATING THE TORRENS ACT

Associated Real Estate Interests Trying to Make It a Workable System—The Principle of the Law Conceded to Be Right

THE Real Estate Board of New York announces today an important step reached in its work, undertaken some months ago, of investigating the New York Torrens Act. The purpose of this investigation was (1), to see if the law could be made a practical working instrument, and (2), what steps were necessary to make it so.

Since the Torrens Law was put on the statute books in 1908, some well-considered judicial opinions have given valuable suggestions and advice; practical experience in the operation of the law has revealed its short-comings, and skilled conveyancers and title examiners have given it the benefit of their careful study. In view of the approaching constitutional convention, the act of the Real Estate Board in requesting a committee to examine the system and the statute and make proposals for changes is considered opportune.

The committee which undertook this work included the following: Professor Alfred G. Reeves, chairman; Walter Lindner, Henry R. Chittick, Irving Ruland, David A. Clarkson, Cyril H. Burdett, Charles H. Ayres, George W. Olvany, Edward Alexander, Harry Percy David, Laurence M. D. McGuire; secretary, Richard O. Chittick.

Sub-committees were appointed as follows:

To investigate conditions in New York State: David A. Clarkson, Irving Ruland and Cyril H. Burdett.

To investigate conditions outside of New York State: Henry R. Chittick, Walter Lindner and George W. Olvany. H. C. Cameron was also sent to Massachusetts to make a special investigation.

Conclusions Reached.

Having received the reports of these committees, and after taking time for careful study of the Torrens system generally in this country and the law of New York and its operation and defects in particular, the committee adopted five resolutions which may be called the foundations of its subsequent work. The substance of these resolutions are, (1) That the principle of the Torrens Law is right. (2) That the New York law is constitutional. (3) That the New York law ought to be fostered and used to a greater extent. (4) That a sub-committee propose amendments to the existing statute without regard to any possible constitutional amendment. (5) That another sub-committee, working in harmony with the first, study the advisability of any constitutional amendment and suggest any that they may think proper.

These sub-committees were appointed as follows:

On amendments to the existing statute: George W. Olvany, Henry R. Chittick and Henry Percy David.

On constitutional amendments: Cyril H. Burdett, David A. Clarkson and Charles H. Ayres.

The one on amendments to the existing law has substantially completed its work, has had its proposed amendments ratified by the Board of Governors and has sent the amendments to Albany.

The committee on the constitutional phase of the question is yet to finish its labors: and it will seek to make anything that it suggests harmonize with that already done by the other committee. It follows that in reading this summary it must be remembered that the work of the entire committee is not yet complete, and there may be important improvements yet suggested in the way of any possible constitutional changes.

Objects Sought.

The sub-committee which drafted the proposed amendments to the existing law aimed to make the statute more easily workable, to remove, as far as possible, the prominent objections that had been made to it, to lessen to some extent the expense of registering titles to give the law a smoother working on titles already registered, and to do away with minor defects and peculiarities of the statute which experience has pointed out.

Accordingly, a number of amendments have been suggested, which shorten the pleadings, avoid duplication of papers, lessen the expense for guardians, and make more definite the manipulation of registered title. Also, an effort has been made to keep the working of the law more fully before specially chosen judges retained permanently for that purpose and to give those judges and the Appellate Division which appoint the official examiners of title more complete supervision and control and removing powers over those examiners. The removal of one of the much criticised elements in the existing statute has been recommended by a provision which forbids the official examiners who reports and certifies a title to the court to act as the attorney in the action for the registration of that title. A change is also recommended, practically applicable to New York County, which will utilize locality indexes in the Register's office where such indexes have been completed and authorize Deputy Registers in such office to act as official examiners of title.

Such changes and quite a number of others which have the same general objects in view, if made into law will give to the statute a smoothness and efficiency, and, it is hoped, attractiveness to real property interests such as it has not hitherto enjoyed. These amendments have been proposed with scrupulous care as to keeping the law clearly constitutional or making it more readily and cheaply workable. The Torrens Law, when fitted into the jurisprudence of a State, as we believe the amended statute will be into that of New York, makes a very important advance in dealing with titles to real property, and with fewer and fewer exceptions, those who manipulate such title the most are coming to recognize the fact in this State.

Not a Selfish Movement.

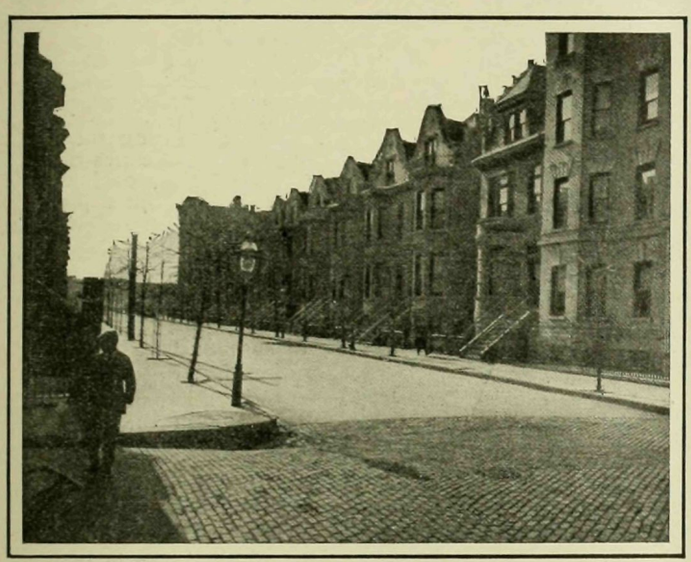
The committee which has been dealing with this question for the Real Estate Board is representative of most, if not all, of the varying shades of realty interests; and with one exception it had been substantially unanimous and enthusiastic in its advocacy of the principle and the statute. It will endeavor, if possible, to recommend to the constitutional convention such changes in the fundamental law as may still further facilitate the working of that statute. It is felt that when all is done the importance of this law should be more and more brought to the attention of owners of real property, and the advantages to them it embraces should be more and more emphasized.

The fundamental principle of the law —the fixing of a title so that its evidence is put and retained on a single certificate and the making of it a quicker and easier asset for its owner, while greatly reducing the expense of its manipulation after it is once registered—will become more and more familiar to those who own land or deal with it, and so the operation of the statute will continue to grow. The cost of initial registration may stand in the way for a time; but with other causes of its slow growth and most of the active opposition, if not all, removed, it should go ahead and manifest to realty owners its inherent character for good and for their permanent benefit.

DISCOUNTING NEW TRANSIT IN FLEETWOOD

Jerome Avenue Extension of System Stimulates Building and Operators Are Now Erecting Apartments to Forestall Increased Demand

SUBWAY construction progressing along Jerome avenue, in the Bronx, is attracting considerable attention to those sections which will be particularly affected and benefited. One of them is Fleetwood, part of the old William H. Morris estate, which comprised about 120 acres, and included the territory roughly bounded by Webster avenue, 165th street, the Grand Concourse and 169th street. Part of this tract was formerly the famous Fleetwood race track, popular among trotting-horse enthusiasts of a generation ago. In 1897, after the death of William H. Morris, the property was divided among his three heirs, A. Newbold Morris, Mrs. Frederick J. de Peyster and Mrs. Philip Livingston. The commissioners in the partition proceedings were Henry Lewis Morris, James L. Wells, and William Reynolds Brown. Prior to that time the property had been in the same ownership since the original land grants of Colonial times. Since that time all the Livingston holdings have been sold and only a few properties remain of the many blocks held by the other heirs.



BUILDINGS IN CLAY AVENUE.

New Streets Opened.

Soon after the partition, the city acquired title to the streets and avenues and commenced regulating, grading and the installation of other improvements. The Third avenue elevated road was already in operation and the Webster avenue trolley line began running in January, 1901. Coincident with the opening of this road came the building activity which has transformed Fleetwood from a vast, practically unproductive waste to a flourishing apartment house community. The extensive building operations, within recent times in the East Bronx, may, perhaps, have overshadowed the development of the sections further west, but even before the Jerome avenue subway was a reality, or even a possibility, builders had been attracted to Fleetwood and were rapidly absorbing the available building sites. One of the reasons advanced at the time for this activity was the low price of the lots, which enabled a man to build, with a reasonable chance for a profitable transaction.

The first important operation was undertaken by Ernest Wenigmann, in March, 1901. He began improving the east and west sides of Clay avenue, from 165th to 166th streets, with twenty-eight two-family houses, which at that time were considered desirable improvements for that neighborhood. The following September, Adolph Wexler, evidently realizing its possibilities for apartment house improvement, built a five-story multi-family structure at the northwest corner of Webster avenue and 168th street, and ten four-story buildings adjoining on the avenue.

In July, 1904, the Middleboro Realty Company acquired the block bounded by Morris and Grant avenues, 165th and 166th streets, which it subsequently improved with three-story, two and three-family houses. The same builders also erected small houses of the same kind in 1907 on the west sides of Morris and Grant avenues, between the same streets. In August 1908, Albert J. and Otto J. Schwarzler began their extensive operations, by erecting fifteen five-story apartment houses, on the east side of Clay avenue, between 168th and 169th streets. Since then they have improved with comparatively uniform types of buildings the entire east side of Clay avenue, from 166th street to 167th street; both sides from 167th to 168th streets, part of the west side from 166th to 167th streets, and the entire block bounded by Teller avenue, 166th street, Findlay avenue and 167th street. They are at present building similar properties at the southwest corner of Clay avenue and 167th street, having recently finished another building operation at the northeast corner of Teller avenue and 167th street.

In January, 1911, the Mountain Construction Company erected a row of seven three-story houses and two five-story houses in East 165th street, between College and Findlay avenues, and the month following the Hadden Construction Company built five five-story houses, occupying the entire block, in the south side of 165th street, between Findlay and Teller avenues. Later in the year the Manhattan Island Realty Company started similar operations at the northwest corner of Teller avenue and 165th street, the southwest corner of Teller avenue and 166th street and the block front on the east side of Findlay avenue from 165th to 166th streets. In 1912, William E. Diller built the taxpayers' at the southwest corner of Webster avenue and 167th street. In May, 1912, Ernest Wenigmann erected three five-story flats at the northwest corner of College avenue and 166th street; two five-story flats in the north side of 165th street, between Clay and Teller avenues; two five-story flats, at the southeast corner of Teller avenue and 166th street; a five-story flat at the southwest corner of Clay avenue and 166th street and a four-story flat, at the opposite southeast corner. In the same year, the Mitchell-McDermott Construction Company improved the entire south side of 165th street, between Morris and Grant avenues, with six five-story structures.

The desirability of this section for apartment house improvement evidently induced the John J. Tully Construction Company to purchase, in June, 1914, a plot of twenty-six lots, on College and Findlay avenues, at 166th street. They are just completing a row of five-story buildings on the site, and contemplate building on the entire plottage, the installation of the foundations on the remaining unimproved land having been completed. The Kovacs Construction Company has recently completed the improvement of the block front, on the south side of 165th street, between Grant and Sherman avenues, with apartment houses and has also purchased six lots at the northwest corner of Grant avenue and 166th street, for improvement along the same lines.

F. A. de Peyster Sells.

The last sale of importance in the section was made last November, for F. Ashton de Peyster, by W. E. & W. I. Brown, who sold the vacant plot of nineteen lots, 475x100, at the northeast corner of Morris avenue and 168th street.

"The excellence of renting conditions afford opportunities for additional building operations," said William I. Brown. "The demand is chiefly for four and five-room apartments and the success of the buildings which have been erected to meet this demand is evidenced by the ease with which they have been rented and sold.



FINDLAY AVENUE NORTH FROM 166TH STREET.

"It is reasonable to assume that the opening of the new subway lines immediately affecting the Fleetwood district will further stimulate building activity.

"The Jerome avenue extension of the Broadway-Lexington avenue route and the connection with the Sixth and Ninth avenue elevated will give additional transit facilities to a section which has already proved itself adaptable for development with apartment houses."

LEGISLATIVE BILLS AFFECTING REAL ESTATE

The Governor's Tax Reform Measure Will Revolutionize the System of Collecting Taxes—An Amendment to the Tenement House Law

THE Legislature of 1915, from which much is expected in the way of relief from oppressive conditions, has settled to its work. The most important measure introduced so far is Mr. Hinman's Senate bill (Int. No. 207) establishing a State Department of Assessments and Taxation. The bill emanates from the Governor himself and follows recommendations in his message. So far as known no real estate body has yet had opportunity to endorse it.

In theory the bill places the business of assessing the State's special and indirect taxes on a scientific basis in the hands of a non-partisan board and subject to the check of the collecting agencies in the State's financial offices. It transfers from the Comptroller's office the functions of assessing the taxes on corporations, including franchise taxes on business corporations, on gross earnings, on public service corporations, trust companies, insurance premiums and saving banks, and the personal taxes, including the inheritance tax.

The New Tax Department.

The new department is to be presided over by a commission of three members appointed by the Governor with the consent of the Senate. This commission is empowered to appoint a secretary, deputy commissioners, experts and such other employes as may be necessary. Within the department there will be bureaus of Corporation Taxes, Franchise Taxes, Mortgage Taxes, Local Assessments, Equalization and Statistics, and such others as may be needed. Each bureau is to be in charge of a deputy tax commissioner.

The commission may require local assessors of tax districts to meet with the commission at least once in two years, to consider matters relating to taxation, to secure greater uniformity of valuation throughout the State, and to discuss desirable changes in the law. Among the powers of the Tax Commission are the following: To confer with, advise, assist and direct assessors and other officials charged by law with duties relating to the assessment of property for taxation; to furnish local assessors with necessary instructions; to compile and publish statistics relating to state and local taxation and assessment, and to have general supervision of the assessment of property to taxation throughout the State. The duties now conferred upon the State Comptroller in relation to the assessment, determination, revision, readjustment and imposition of corporation taxes under Article 9 of the Tax Law, are transferred to the State Tax Department, except those relating to the collecting of corporation taxes assessed and the refunding of such taxes paid. The State Board of Tax Commissioners is abolished.

Senator Boylan has reintroduced (Int. No. 12) his bill giving more power to the present tax board, including power to direct reassessments and to recommend remedial laws. This bill is likely to be comprehended in the administration measure.

A Half-Tax Measure.

Mr. Simpson has a bill in the Assembly (Int. No. 235) providing that the Board of Assessors shall in no case assess any house or lot more than one-half its fair market value at the time of the confirmation of the assessment.

A Tenement Law Amendment.

Assemblyman Ellenbogen has introduced a bill (Int. No. 109) amending the Tenement House Law (Section 51), which relates to the height of tenement houses standing on streets abutting on public parks or bodies of water. The present law provides that no tenement house shall be increased in height so that the building shall exceed by more than one-half the width of the widest street on which it stands. The amendment provides that the width of the street shall be deemed to include the mean or average width of such open and unobstructed portion of a public park, public square or body of water abutting on such street, as lies between straight lines drawn from the ends of the building line of the lot fronting on such street and at right angles to such building line. The public park, public square or body of water must have an area of at least one acre.

Other bills affecting real estate so far introduced include the following:

Assembly Bills.

No. 4. (By Mr. Callahan.) Amending the Railroad Law (new sub-division 6 of section 57), making five cents the maximum on steam or electric suburban trains between any station in one borough and any station in an adjoining borough of New York City where both boroughs have over 400,000 inhabitants. Same as Senator Griffin's bill of last year.

8. (Mr. Donohue.) Amending the Civil Code (section 3380) by permitting the temporary possession of real property by the plaintiff in condemnation proceedings at any stage of the proceedings after the time of the defendant to answer has expired. The court is authorized to fix the bond required to be filed where no answer has been interposed, or where the answer filed does not state the value of the property. (Same as Assembly Int. 8, Print 8 of 1914 by Donohue.)

12. (Goldberg.) Inserting in the Transportation Corporations Law a new section (106) fixing five cents as the maximum charge for a telephone conversation of five minutes duration, in New York City.

17. (Kramer.) Amending the Public Buildings Law (Section 3) by providing that the trustees of public buildings must furnish sufficient space in one building in New York City to house state officials performing duties within the city. The trustees are authorized to lease buildings for a term of years, and to require all state officers to abandon outside state officers as their leases expire. (Same as Assembly Int. 1048, Print 1121, of 1914, by Mr. Kramer.)

18. (Kramer.) Amending the Real Property Law (section 249) and the Code of Civil Procedure (sections 1627, 1628, 1629 and 1630) in relation to the foreclosure of mortgages on real property. It provides that where such a mortgage contains a covenant for the payment of the sum intended to be secured, the remedies of the mortgagee are confined to the property mentioned in the mortgage, except to the extent that the proceeds of sale of the mortgage premises are insufficient to pay costs of foreclosure and expenses of sale. Any such bond or covenant is void for all purposes except to fix the maximum amount, exclusive of costs and expenses, to be recovered by the mortgagee, notwithstanding any provisions of law to the contrary.

163. (Nehrbauer.) Amending the Greater New York Charter (sections 889, 892, 892a, 894, 895, 896, 898, 899, 900, 906, 907, 911, 914, 916, 917 and 1025) relative to levying taxes.

It extends from May 1 to July 1, the time when personal property taxes and half of the real estate taxes are due, and from November 1 to January 1, the time when the remaining half of real estate taxes are due. The bill similarly extends for two months the various dates for complying with the several requirements relative to the levying of taxes. (Same as Assembly Int. 978, Pr. 1047, of 1914, by Mr. Nehrbauer.)

164. (Green.) Authorizing the Commissioner of Docks and Ferries of New York City, with the approval of the Board of Estimate, to adopt a plan for the straightening, widening and improving of Coney Island Creek, showing a ship canal at least 400 feet wide.

Senate Bills.

No. 1. (Carroll.) Amending the Public Buildings Law (section 3) in relation to the housing of state officers in New York City. (Same as Assembly bill introduced January 13, 1915.) (Same as A. Int. 1048, Pr. 1121, of 1914, by Kramer.) To Cities Committee.

2. (Carroll.) Amending the Real Property Law (sections 249, 1627, 1628, 1629 and 1630) in relation to the foreclosure of real estate mortgages. (Same as Assembly Bill of January 13, 1915.) To Codes Committee.

To License Architects.

20. (Simpson.) Inserting in the General Business Law a new article (7a) providing for the licensing and regulating of architects. The regents of the State University are to appoint a board of examiners of five members, who are to make rules for the examination and registration of candidates, subject to the approval of the board of regents. The members of the examining board must be architects of not less than ten years' practice in the state, and are to be entitled to such compensation as the regents may determine, but not exceeding in the aggregate the amount of fees collected for certificates. Applicants for examination must pay a fee of $25. No person without the required certificate may engage in the practice of architecture. Violation is made a misdemeanor. The bill provides certain minimum qualifications for applicants, and for the issuance of certificates without examination in certain cases. (Same as Senate Int. 899, Pr. 980, of 1914, by Simpson.) To Judiciary Committee.

28. (Dunnigan.) Amending the Railroad Law (new subdivision 6 of section 57). In relation to the rate of fare on steam railroads in New York City. The amendment makes five cents the maximum fare on steam or electric suburban trains between stations in adjoining boroughs, where such boroughs have over 400,000 inhabitants. (Same as Senate Int. 69, Print 69, of 1914, by Griffin.) To Public Service Committee.

86. (Thompson, George F.) Amending the Tax Law (section 263) in relation to the refundment of mortgage taxes paid through inadvertence. (Same as Assembly Bill introduced January 14, 1915.) To Taxation Committee.

51. (Slater.) Amending the Highway Law (section 343) in relation to the lay-in gof railroad tracks upon the Albany Post road within Westchester County. (Same as Assembly Bill.) To Internal Affairs Committee.

116. (Horton.) Amending the Public Service Commissions Law (subdivision 9 of section 2 and subdivision 3 of section 49), by giving the commission jurisdiction over navigation companies and water lines with respect to discriminations, preferences, and joint and other routes. (Same as Senate Int. 346, Pr. 353, of 1914, by Murtaugh.) To Public Service Committee.

DEPARTMENT STORES ON LEASEHOLDS

Many Merchants, Who Control Large Retail Establishments, Lease, Rather Than Buy, Realty—Advantages To Both Owner and Lessee

A NOTABLE development which has characterized practically all the recent uptown trade removals of large retail establishments is the acquisition of the new locations through long term leases, rather than outright purchases.

Brokaw Brothers, for fifty-eight years in Astor Place, leased several weeks ago, for a term of twenty-one years, with two renewal privileges, from the Pittsburgh Building Company, Henry Phipps, the site of the one-time Cafe de l'Opera and the Hotel Rossmore, on which a building will be erected. Their present establishment is built partly on leasehold ground and partly on land belonging to the firm.

Brooks Brothers, for thirty years at Broadway and 22d street, have also taken, under lease, the northwest corner of Madison avenue and 44th street, where William Henry Barnum and William Everdell, Jr., have already begun the construction of a building for their occupancy. The firm's present store was also obtained under lease from the trustees of Catherine N. Fane. The records show that it was leased for a twenty-one-year term, beginning February, 1908.

Five Million Involved.

Arnold Constable & Co., another of the late additions to the uptown retail colony, obtained the site of their new building, at Fifth avenue and 40th street, under a lease from Frederick W. Vanderbilt at a rental reported to approximate $5,000,000. An interesting detail in connection with this transaction is the fact that they are abandoning property which they own in fee. The records show that title to 881 to 887 Broadway, their present location, is in the name of Marie Constable and others, heirs of Frederick A. Constable, deceased.

The new Lord & Taylor store, at Fifth avenue and 38th street, is also on leasehold property, the land belonging to Frank B. Burton and others. The firm moved from leasehold property, their downtown buildings having occupied land owned by Mary R. Goelet, William E. Roosevelt and others.

A. A. Vantine & Co., Inc., also left property belonging to members of the firm, at 879 Broadway, to obtain a choice location under lease, at the southwest corner of Fifth avenue and 39th street, from Jacob Dreicer, which, when taken together with the Lord & Taylor establishment, completes the occupancy of the Fifth avenue frontage on the west side of the thoroughfare.

Gave Up Their Own Premises.

Stern Brothers' new store, in West 42d street, is on leasehold ground belonging to the Pentalpha Realty Corporation and Louisa M. Gerry. They abandoned property in West 23d street, which they held partly in fee and partly under lease.

Bonwit, Teller & Co. hold their present property at 417 to 421 Fifth avenue under lease from Mrs. Elizabeth M. Anderson. The same firm also acquired, last July, under a similar agreement with Mrs. Anderson the new eleven-story building at 415 Fifth avenue, through to 5 and 7 East 37th street, and 8 East 38th street. They will occupy the second, third and fourth floors and the rest of the building will be subleased. The Fifth avenue store in this building has already been taken by J. & J. Slater, shoe dealers, now at Broadway and 26th street. The Bonwit, Teller & Co. store in West 23d street was also a leasehold.

At Herald Square the establishment of R. H. Macy & Co. is built on land owned by the Aycrigg estate, although members of the Straus family have, from time to time, been acquiring interests in the fee to the land, through purchases from various heirs. In October, 1906, Isidor and Nathan Straus acquired a twelfth interest in 1323 Broadway, 113 West 34th street, 147 West 34th street, 144 West 35th street, and 141 to 143 West 34th street. In July, 1914, Percy S. Straus bought a fifth interest in 1319 to 1323 Broadway, 129 to 133 West 34th street and 122 to 126 West 35th street.

On Greeley Square.

Saks & Co., at Broadway and 33d street, occupying 1293 and 1311 Broadway, 100 to 106 West 34th street and 101 to 107 West 33d street, are lessees from the Herald Square Realty Company, Henry Morgenthau, president. The new Rogers Peet Company building at Fifth avenue and 41st street is also on leased ground.

Gimbel Brothers, occupying the entire block on Broadway, from 32d to 33d streets, are lessees from the Greeley Square Realty Company, Walter G. Oakman, president. The term runs twenty-one years from August 1, 1910, with a privilege of four renewals.

John Wanamaker, occupying the two solid blocks bounded by East 8th street, Broadway, East 9th Street and Fourth avenue, and by East 9th street, Broadway, East 10th street and Fourth avenue, holds this property, under lease, from the trustees of Sailors' Snug Harbor. Mr. Wanamaker, in 1904, bought the unimproved plot 726 to 730 Broadway to be used for recreation purposes for employees. It was formerly the site of the old London Street and Colonnade Hotel. At present it is vacant, but there is some talk of a portion of it being used as an extension of Waverly place.

The stores of the J. B. Greenhut Company, and B. Altman & Company are partly on leasehold and partly on fee ground. The estate of John N. A. Griswold and William Waldorf Astor own part of the site of the latter establishment.

James A. Hearn & Son, in West 14th street, own part of their property in fee. The remainder belongs to the Spingler estate. George A. Hearn, during his lifetime, acquired title at various times to some of the frontages in West 14th street and West 13th street. Last October Bedell Brothers acquired the leasehold interest of Revillon Freres in the eleven-story building at 19 West 34th street. This property was leased from Henry P. Loomis and Adeline L. Prince for a term of twenty-one years from May 1, 1905.

In West 125th street the large department store of H. C. F. Koch & Company, Inc., is built on ground belonging to members of the Matthiessen family of Chicago, Ill. The firm, however, owns property in West 124th street, opposite this site.

Of the large department stores in Manhattan, Bloomingdale Brothers and Oppenheim, Collins & Company are the only ones, so far as we can find, that own the land in fee which is occupied by their stores. Bloomingdale Brothers own the block front on the west side of Third avenue from 59th to 60th street, with large frontages in each of these streets. They also control two lots on Lexington avenue, at Nos. 749 and 751. Oppenheim, Collins & Company own in fee 33 to 39 West 34th street and 48 to 60 West 35th street.

The evident policy of these companies as indicated raises an interesting question. Why have large firms whose resources could probably finance without difficulty the acquisition of the fee interest appear to prefer ownership for only a limited period of time?

Several reasons have been advanced to explain this tendency. The department store concerns itself essentially with business and not real estate speculation or investment. Perhaps that is why this particular class of firm prefers to lease rather than buy. From the business point of view it is generally considered good policy to have on hand, or within easy reach, as great an amount of cash as possible. The large department store in its capacity as a buyer of enormous quantities of every kind of merchandise is in a position to make large savings through discounts by the early or prompt payment of bills. The money devoted to such purposes rather than to the accumulation of real property might in the end result in a greater profit for them than a possible rise in real estate values. This, the availability of ready money, is probably the principal reason why these firms have taken leases rather than fee interests.

Why Leases Are Taken.

There is also the situation where the desired location is not on the market for sale, although the owner would consider a lease for a reliable tenant. Few of the larger department stores, as, for example, John Wanamaker, could have possibly purchased the sites which they now occupy, although the property could be acquired under a lease.

Most of the stores require such large space that a plot would have to be assembled and negotiations opened with a number of owners. One holdout might interfere with the entire layout of the proposed site or make his price so prohibitive that it would hold up the project. Department stores in acquiring property cannot invoke the aid of the right of eminent domain which is reserved for the government and for certain public service corporations which require land for public purposes.

There is another reason that has been given, and that is the remarkable shifting of shopping districts in New York City. Stores have found it necessary to follow the trend. Witness the experience of Lord & Taylor. The firm began business in Catherine street and later moved to Grand street, then to Broadway and 20th street and finally to Fifth avenue and 39th street. A purchase might tie up a firm's capital in land when it might have to be utilized for a removal. Such a situation is not desirable in a business where cash plays so important a part.

A Matter of Policy.

Summing up all the reasons, a definite conclusion is reached. Namely, that it is the evident policy, of this particular class of business, to lease property rather than to buy. This policy in no way reflects on the integrity of real estate as an investment. It rather strengthens it because the owner who can obtain a prospering business concern as a tenant, for a twenty-one-year term with privileges for extension, is assured of a reliable source of income.

Since the stability of real estate values depends, in a great measure, upon income or potential income, the value of a property tenanted for a long term by a "live firm" may be regarded as being placed on a firm basis for many years.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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A bull market for the first time in six years is the inspiring report from Wall Street. It means that investment money is flowing back into the channels of commerce and industry.

The old national political question of centralization or decentralization of power and authority is revived again in the controversy over the unification of building inspection departments in this city. Wasn't the cardinal principle settled at the time of the consolidation?

Something is surely wrong with economic conditions in America when there are so many more deserving men than there are jobs. 'Twas not so years ago. Is there not too much immigration of the wrong kind? Of course, there cannot be too much of the right kind.

Seven million population thirty-five years from now is the prediction for Brooklyn, based on the present rate of growth. Brooklyn has one great economic advantage; her citizens have the community spirit in a far higher degree than the migratory residents of Manhattan. Their life is bound up in their homes and social circles, and this is what makes a Brooklyn real estate mortgage a particularly safe investment.

The recent trouble with the market for mortgages of moderate size in Manhattan and the Bronx, according to the principal lending institutions, was not the scarcity of investors but the inability of borrowers to furnish proper mortgages. In a very large proportion of cases the equities were too slender to satisfy lenders. This condition of affairs was no doubt attributable to the fact that because of overbuilding owners were unable to shift the higher tax burden to their tenants. Increasing tenancy is now gradually removing the trouble.

The City's Growing Demands on Taxpayers.

Mayor Mitchel has been severely criticized for stating that the city could not reduce materially expenses until it began to benefit from the reforms instituted in incurring indebtedness and that new sources of taxation would have to be developed. He certainly did not mean by his speech in Brooklyn that no further economies were possible. What he did mean was that no possible saving in expenditure would be sufficient to meet the future increased demands on the city's income, and in this he is undoubtedly right. The demands will be enormous, both because of the debt service and for other reasons. The money with which to meet these demands must be raised in part from taxation.

The most important of all problems which confronts the administration is the devising of a method to obtain an increase of municipal income without pressing any more heavily on real estate. We understand that the tax commission which was appointed last spring is about to make a report. The sooner it does so the better. Legislation will be required in order to carry out its recommendation, and this legislation must be passed during the present session. The matter cannot go over another year. If the New York real estate taxpayer is to escape a disastrous increase of his burdens, action must be quick and decisive.

The Business Revival.

There can be no doubt that the improvement in business which has been expected for so long and heralded so often is actually putting in at least a preliminary appearance. The symptoms of increasing business activity are many and various. The demand for stocks and bonds is broadening steadily, and this indicates both an increased purchasing power on the part of investors, greater confidence in the future, and the assurance that this country will be able hereafter to finance any liquidation of American securities held abroad. The enormous balance of trade in favor of this country will be sufficient to return to Europe money which has been borrowed in the past and to lend to European governments the money needed to finance their current purchases in American markets. Those purchases will last as long as the war lasts and will become larger rather than smaller in volume.

Many American manufacturers are building additions to their plants with the expectation of more adequately meeting the demand later in the year. Grain and food stuffs will command high prices. No matter how much American farmers raise next summer they can sell the surplus abroad on extremely remunerative terms. It looks as if even cotton would be restored to a normal price sometime during the current year. So long as cotton was low business in one large section of the country was necessarily stagnant, and it was expected that the price of cotton would not recover from the excessive crop of 1914 for at least a couple of years. But owing to the enormous demand for woolen clothing created by the war and to the entire suppression of the Belgian linen industry, cotton will have to be used for a largely increased number of purposes—so much so that the surplus of 1914 will be consumed much sooner than expected. Inasmuch as the crop for 1915 is likely to be small, fifteen cent cotton has become a possibility before the spring of 1916.

Of course the whole economic activity will be contingent on a continuation of the war, and as soon as the war ends extensive and costly readjustments will have to be made. But if the war should last, as so many good judges anticipate, for two or three years, the United States is likely to pass through a period of somewhat feverish and excited business activity accompanied by a large amount of speculation. Large profits will be made by considerable parts of the community, but these profits will not be earned without the assumption of dangerous risks. The situation will appeal to the adventurous temper of American business men and they will make the most of it.

An Advantageous Site.

The Pennsylvania Railroad Company announces that it will sell off its surplus real estate in all the large Eastern cities. The only surplus real estate which it is known to own in New York are some parcels in front of the Pennsylvania Terminal and near to it, and it is very much to be hoped that it will succeed in making the sale quickly and advantageously. The development of that part of Seventh avenue has been very much retarded by the uncertainty which has prevailed in respect to the improvement of these properties. Various schemes have been proposed for them. At one time plans were actually being drawn for a hotel, but the project was never carried out. The railroad company would have been well advised to establish a business man's hotel containing many single rooms at moderate prices. The location would have been almost perfect, for that kind of an improvement, and the railroad station and the hotel could have been made mutually advantageous. The management of the company, however, decided otherwise, and no equally available improvement has ever been proposed. If the site is not used for a hotel, it ought to be given over to a department store. The railroad company will make a grave mistake not to take care that the building erected on the site is worthy of its location and that the business established in the new building will help the traffic on the two railroads.

The Reckless Construction of Tall Buildings.

The real estate owners of New York ought to appreciate much more widely than they do the disastrous effect upon the stability of values in Manhattan which the lack of any restriction or the height of buildings has brought about. Tax Commissioner Lawson Purdy declared most emphatically at the hearing on the proposed limitation that the reckless construction of tall business buildings had demoralized real estate prices in many speculative districts, and he was right. What Manhattan needs as a condition of wholesome real estate development is comparatively even improvement throughout its whole breadth, and such an improvement can never take place as long as builders are permitted to run up skyscrapers on peculiarly favorable locations. Hitherto the people who have argued in favor of legal restrictions have been for the most part architects and civic reformers who were offended by the aesthetic and social disadvantages of tall buildings. But after the experience of the past few years real estate owners should understand that the fundamental objection is economic. The want of restriction in the height of buildings has the same effect on the stability of the real estate market as cut-throat competition has upon ordinary business. It places all existing values at the mercy of building operators, who are able to take advantage of particularly desirable sites and to improve these sites to the limit. In regulating the height of buildings the city will also be regulating and stabilizing the price of real estate.

The Paramount Issue.

Editor of the RECORD AND GUIDE:

Mr. Lustgarten and Mr. Alexander, both in a most convincing way, are demonstrating pro and con the merits or demerits of the "single tax." As one conversant with realty conditions, may I observe that whether a single tax be expedient or not, the real paramount issue at this moment is how to counteract the staggering impositions levied against real estate, whether this be land or whether it be land with improvements.

The satisfaction, or rather consolation, is that the monies are expended for the betterment of this wonderful

metropolis and that its growth and betterment will repay for what has been so expended, though I know not when, or where or how. A READER.

"Has New York Seen Its Best Days?"—A Rejoinder from Mr. Harmon.

Editor of the RECORD AND GUIDE:

I have been somewhat amused, as well as much interested, in the letter of John L. Parrish, and your editorial with reference to my state of mind as to whether New York City has seen its best days.

Coming from such sources, these two articles have especial value. I respect John L. Parrish as one of the clearest thinkers on real estate matters in our city, and the Record and Guide as a fair and efficient exponent of the real estate interests of our great city. So, we start out with a fair presumption of giving the public some information of value upon which to predicate its own judgment regarding the future in real estate.

I have been impressed with one fact repeatedly: that it is practically impossible for a real estate man or writer to face the significance of a declining market in his own community; and this is one of the reasons that makes depressions so long-lived, averaging nearly twenty years.

Twenty-two years ago in the office of T. & A., whom Buffalo men will remember as the most prosperous real estate concern in Buffalo, I made the statement that we could buy a piece of property on Kenwood avenue twenty years from that time at the price they were asking for it in 1890—about $1,200 an acre. I was told that men holding such opinions were a discredit to Buffalo and should not be allowed to do business in the city. Five years later Mr. T., the senior partner of the then ruined concern, asked me to help him get a position. The property on Kenwood avenue can today be bought for $1,200 an acre, and it is a good purchase at the price.

In 1889 I made myself exceedingly unpopular in Chicago by advising against the purchase of all real estate. In 1910 I made myself equally unpopular with Mr. Fay the editor of the Evening News, by saying the time was ripe to purchase real estate. In both cases I was right. Today that great paper is advising its readers to buy real estate almost anywhere in Chicago, when it should be counseling caution. I could give many other illustrations of the same kind of experiences, but these three will probably indicate that I have brought to bear some sort of a process of reasoning which the local man rarely, if ever, applies to conditions in his own town.

Both the Record and Guide and Mr. Parrish have given two pregnant causes of real estate stagnation, and I accept them as factors in our present state of the market; but you ignore the really vital thrust New York City has received which is bleeding real estate equities to death. New York City will recover from over-building and from anticipated values; but what New York City will never recover from is a burden of taxation that offsets increment and encroaches on value, nor from building restrictions that permanently handicap her industries as against competitors in other cities. While New York City is doubtless growing, and will grow rapidly, yet she is not growing in the best way, nor is the type of growth the same as ten or fifteen years ago. Thousands of immigrants with low-earning capacity and large families are coming to New York, and thousands of the middle class of people who pay from $30 to $60 per month rent are leaving it. To illustrate the undesirableness of the cheapest type of population, will give another example.

A good many years ago we were opening a piece of property in Revere, Mass., and in order to get certain extensions of sewers from the town we agreed to build fifty houses (in those days costing about $2,500 to $3,000 each), in return for the benefits we asked. The old chairman of the board of selectmen, a shrewd, hard-headed business man, said in effect:

"We don't want this class of people; we don't want $2500 houses; it costs this town nearly $30 a year to educate each child, and the more of such population we have the poorer we are."

I was not only surprised, but a little stupified. This point of view was iconoclastic—it attacked the idol "population," but it has some truth in it. New York can have entirely too many people who pay from $15 to $25 a month rent.

Our main problem, however, is how to carry a tremendous burden of taxation, which is destroying increment to a far greater extent than over-building or the moderate land speculation of the past ten years, and I fear this burden is destined to grow in proportion to the natural increase in population and industrial growth. Let us reason on this subject a little:

It is a fairly accepted standard that land values increase somewhat in proportion to population, affected, of course, more or less by the type of incoming people. In ten years our percentage of increase in population has been possibly forty. In ten years as nearly as can be judged, the actual tax burden on a given piece of property exceeds this figure. Now, whether value or increment is destroyed may be better determined by the question as to whether assessed values are now too high or were too low before; but, nevertheless, a loss is there, for every increase of one point of taxation destroys 5 per cent. of value, excluding increment.

If I thought the burden of taxes would remain the same or would increase less rapidly than the population, I might agree that New York's future, from a real estate point of view, was safe; but I cannot believe this to be true. The tendencies of the times are against it, and the pressure on all men in office is tremendous. We have so long been accused of placing the dollar above the man that we fail to realize that it is possible from the point of view of the well-being of the city to place the man too high above the dollar.

We own property in some thirty-five cities in this country. Rents of store properties have remained the same, or slightly increased, and yet our net return from our properties in New York City is perhaps 25 per cent. lower than in any city in the country, and at least 20 per cent. lower than they were six or eight years ago. If this result has not been brought about by vacancies or reductions in rents it must have been caused by increase in taxation and the increased regulations of the Building Department.

I consider a 2 per cent. tax charge an excessive burden, and one that either destroys the ordinary measure of increment coming from an increase in population or forces rentals up until they drive business away. Either one of these two "horns of the dilemma" must be faced in New York City.

The suburbs of Boston, outside of Brookline, have had a tax burden of about 2 per cent. for nearly twenty years. Two weeks ago I sold a well located business plot for about one-half the price I could have gotten for it ten years ago; cause: tax burden exceeding increment. This tells the story of thousands of similar transactions about Boston.

In Pittsburgh the same kind of land has increased measurably with population; cause: a tax rate which has not placed on the property a burden sufficient to destroy the increment coming from a normal increase in population. One or even two swallows do not make a summer, but a flock of them indicates its approach, and I have a larger number of similar examples than you have space in which to put them.

I trust I will not leave the impression that all real estate in New York is to lose value. There will be tremendous transfers of population and business in the next few years, producing speculative centers of great importance. To say nothing of the suburbs, where the subway extensions will bring myriads of people, I think I could put my finger on spots on Manhattan Island where great increases will take place, or great recoveries from present depressed prices. We are, however, not dealing with the shifting of values, but with the **general** future of the city with respect to real estate.

Statistics have only a collateral value as an aid to accurate conclusions; sound judgment is the final arbiter of all the evidence and it is my matured opinion that New York City is passing through a crisis, with the chances against her full recovery, unless the charges and restrictions on real estate, on business and industrial enterprises are lessened.

My opinion may be wrong; nevertheless, the public is entitled to it, for one's best friend is he who has the courage to tell him the truth as he sees it.

WILLIAM E. HARMON.
261 Broadway.

TITLE COMPANY'S REPORT.

The First Year in Which Profits Have Not Increased.

The annual report of the trustees of the Title Guarantee and Trust Company is this year the interesting document it usually is. It amounts to a review, from an inside vantage point, of the real estate market for the past year. Space at the moment will permit only a few quotations:

"This is the first year in our history in which our surplus and undivided profits have not increased. Since 1902 when our net earnings first passed the $1,000,000 mark, this is the first year that they have fallen below it. Since we commenced to pay dividends it is the first year that our earnings have not more than paid our dividend. The result is due to the fact that it was necessary to charge down our securities out of earnings by the sum of $474,994, in order that we might carry them on our books at their market value. Our business really earned $1,285,000, and but for this depreciation we should have added more than a quarter of a million to our undivided profits.

"So long as over-building continues it is difficult for the broker who has property to sell to make any very convincing proof of the desirability of its purchase. We are not among those who take an altogether gloomy view of the present condition in New York City real estate, nor do we believe that all real estate owners are dissatisfied with their holdings. We took in at foreclosure a few months ago two apartment houses in West Harlem. We did it with the feeling that a load had been shifted to our shoulders. After spending only a reasonable amount on necessary repairs and a little energy in finding tenants, we have today rented forty-seven out of forty-eight apartments and the income we receive considerably more than pays taxes, expenses and interest on our money. In view of the many sad stories about real estate investments, our experience has made us think that after all if you get into New York real estate at the right figure and take care of it, it will return as much or more than any equal investment that involves no greater risks.

"Our sales of mortgages for the year amount to $33,607,965 compared with $34,573,567 last year, a drop of less than three per cent. The total amount of mortgages recorded in the five boroughs shows a reduction from last year of more than eighteen per cent. The company's sales of mortgages used to exceed $70,000,000 a year and the falling off has been principally in the large mortgages. The institution lenders who took the large mortgages have retired from the market almost altogether."

Prize Block of Greenwich Village.

West Eleventh street between Fifth and Sixth avenues is the prize block of Greenwich Village. This was the recent announcement of the Greenwich Branch of the Woman's Municipal League and is the result of a competition started by the branch last November. Since that time residents, tenants as well as property owners, have spent much time and thought as well as money to beautify their blocks, brightening them up with shrubs and potted plants, window boxes, etc.

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REAL ESTATE NEWS OF THE WEEK

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

Astor Improvement in Bronx.

A large squad of men are at work on the big tract of land belonging to William Waldorf Astor on the north side of Westchester avenue, east of Clason Point road and west of Commonwealth avenue, Bronx. The marsh land is being drained, the sunken land filled in, and the hills leveled. The property is evidently being put in shape for possible improvement when the new subway extension to Pelham Bay Park is placed in operation. There will be a station at Clason Point road.

The tract lies between the Watson estate of the American Real Estate Company, and Unionport. It has no buildings on it except several shacks now being used by the contractors. East of the property there has been considerable building of small cottages, while to the south there are great stretches of land entirely unimproved. The new transit facilities will probably stimulate interest in the district and attract builders. At the office of William W. Astor, in West 26th street, it was said that no building was contemplated and that the land was simply being filled in.

Opposed to a Market Department.

A committee of the Real Estate Board appeared before the Board of Estimate yesterday in opposition to the bill to create a Department of Markets. Messrs. Joseph W. Mulligan, Joseph L. Buttenweiser, Robert R. Rainey, Victor E. McElhany, Louis Schrag and George R. Stege compose the board's committee on markets. Resolutions by the committee in opposition to the bill have been approved by the board of governors.

The bill creates a new department with a commissioner and inspection, information and standardizing bureaus, and would result, the board believes, in adding to the payroll of the City, thousands of new appointees as inspectors, officials, porters, etc., etc.

The board sees no valid reason for any change from the present administration of conducting the market affairs in this city, as they are already well taken care of by the Comptroller and Borough Presidents, together with the Health Department, the State Agricultural Department, the Pure Food Board of Washington, Custom House inspectors, etc.

"We see no valid reason, but insuperable objections to the City's extending its functions to private business rather than to limiting itself to well-recognized public utilities."

PRIVATE REALTY SALES.

Although there was no substantial change in the condition of the real estate market, there were several developments which made it an interesting week. There was a moderate demand for residential properties, either dwellings for occupancy or multi-family houses for investment. Washington Heights apartment houses figured in a $1,000,000 exchange. Builders were active in the Bronx obtaining several plots available for improvement. A Boston investor who is heavily interested in city holdings acquired a desirable uptown property along the line of the Lexington avenue subway, evidently in anticipation of an increase in values as a result of the actual placing in operation of the road. While as an individual transaction it cannot be regarded as significant, it shows that there is out-of-town capital ready to be invested in well-located New York City real estate.

The announcement of the Pennsylvania Railroad that it had placed on the market its real estate holdings not required for the operation of its transportation system, aroused considerable interest. Most of these properties were acquired in connection with various building projects in which the company was interested and they have the advantage of being located in the immediate vicinity of such improvements.

The total number of sales reported and not recorded in Manhattan this week was 19, as against 19 last week and 20 a year ago.

The number of sales south of 59th street was 7, as compared with 4 last week and 8 a year ago.

The sales north of 59th street aggregated 12, as compared with 15 last week and 12 a year ago.

The total number of conveyances in Manhattan was 123, as against 120 last week, 13 having stated considerations totaling $339,450. Mortgages recorded this week number 66, involving $778,545, as against 78 last week, totaling $1,148,171.

From the Bronx, 9 sales at private contract were recorded, as against 9 last week and 15 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $860,150, compared with $1,027,835 last week, making a total for the year of $3,405,191. The figures for the corresponding week last year were, $809,335, and the total from Jan. 1, 1914, to Jan. 24, 1914, was $4,748,691.

Biographical Society in Deal.

The New York Genealogical and Biographical Society of 226 West 58th street has purchased 122 East 58th street, a four-story dwelling on lot 19x100.5, from Alexander Lambert and 124-126 East 58th street, two four-story dwellings, on plot 38x100.5, from Henry B. Anderson. On the newly acquired site, the Society expects to erect a new building to meet increased demands for space, as soon as sufficient funds are available. It was organized about forty-six years ago and has one of the largest biographical libraries in the country. The trustees are: Clarence Winthrop Bowen, president; William B. Osgood Field, first vice-president; William Isaac Walker, second vice-president; John Reynolds Totten, chairman executive committee; Abraham Hatfield, Jr., librarian; Henry Russell Drowne, secretary; Hopper Striker Mott, treasurer; George Austin Morrison, Jr., William Ross Proctor, Samuel Reading Bertron, Henry Pierson Gibson, Ellsworth Everett Dwight, Thomas Townsend Sherman, Walter Geer and Tobias Alexander Wright.

$1,000,000 Heights Exchange.

Lawrence, Leonard and Bartholomew Jacob have purchased from the Friedman Construction Company, Henry Friedman, president, the two six-story apartment houses at the southeast and northeast corners of Fort Washington avenue and 161st street, each on plot 150x100. They are known, respectively, as the "Ronda" and the "Chateau d'Armes." The properties were built last year by the seller on land acquired from Harris and Maurice Mandelbaum, who had bought from the Loyal L. Smith estate. In part payment, the Messrs. Jacob gave 924-926 Broadway, a five-story building, on plot 39.10x108, on the same block with the present store of Brooks Brothers. It is under

lease to the Wakefield Rattan Company. The deal involved about $1,000,000. The broker was the Douglas Robinson-Charles S. Brown Company.

Boston Investor Buys.

Frederick Ayer, of Boston, Mass., who is a large owner of real estate in Manhattan, has added to his holdings by the purchase from John Volz of the northwest corner of Lexington avenue and 86th street, three four and five-story flats, fronting 100.8 on the avenue and 90.6 in the street. Cash amounting to about $100,000 and free and clear property was given by Mr. Ayer for the corner in the deal which involved in the neighborhood of $400,000. A station of the new Lexington avenue subway will be located at 86th street and this fact makes it desirable for investment purposes. The brokers were Duff & Conger and Daniel Birdsall & Company.

H. A. Saks Buys Home.

Horace A. Saks, of the firm of Saks & Company, bought from Wolf Burland the five-story residence, 36 West 86th street, on lot 25x100. The seller acquired the property recently in a trade with Mrs. Clara S. Stanchfield, who gave it in part payment for the taxpayers at the southwest corner of Westchester avenue and 160th street. Mrs. Stanchfield bought the house about five years ago for a reported price of $80,000 and later spent about $20,000 on various improvements. Mr. Sak's present residence is at 60 East 73d street.

Guttenberg Race Track Sold.

A syndicate headed by James McMahon of North Bergen, N. J., has purchased from the Colonial Land Development Company the old Guttenberg Race Track property in Hudson County. The property consists of about seventy-one acres and is located on the west side of Bergenline avenue, extending from Robinson street to the Hudson boulevard, directly opposite the tract of 160 acres purchased by the Hudson County Park Commission as a site for a park. The new owners intend to develop the tract and cut it up into building plots.

New Bronx Apartment House.

J. and J. Realty Corporation, James Q. McCarthy, president, purchased through E. Osborne Smith the northeast corner of Walton avenue and 179th street, a lot 25x100, from the Hamilton Holding Company, Lowenfeld & Prager; also the plot 50x100 immediately adjoining from the United Real Estate & Trust Company. The combined plot will be improved with a seven-story elevator apartment house. It is directly in the rear of the "Morris Arms," a six-story elevator apartment house at Morris avenue and 179th street.

Manhattan—South of 59th St.

ESSEX ST.—D. H. Jackson Co. bought from Hyman German, 66-68 Essex st, two 3 and 4-sty buildings, on plot 50.3x100. No. 66 is known as Teutonia Hall.

SUFFOLK ST.—Samuel Hellinger bought from the Willar Realty Co., 112 Suffolk st, a 5-sty tenement on lot 25x100.

56TH ST.—Augustus Thomas, the playwright, purchased from the Farmers' Loan & Trust Co., through Pease & Elliman, the 4-sty dwelling, 60 East 56th st, on lot 22x100.

2D AV.—Frederick Rebhan is reported to have resold 869 2d av, a 5-sty tenement, with stores, on lot 25x100.

Manhattan—North of 59th St.

77TH ST.—Slawson & Hobbs sold for Elisha P. Cronkhite, the 5-sty dwelling, 337 West 77th st, on lot 20x102.2, held at $60.000. It was built several years ago by Harvey Murdoch from plans by C. P. H. Gilbert.

82D ST.—Pease & Elliman sold for the estate of Edwin R. Holden, 311 West 82d st, a 4-sty dwelling on lot 20x100.

93D ST.—Brown-Weiss Realties bought from Joseph Meeks, through Leroy Coventry & Co., the two 5-sty dwellings, 253-255 West 93d st, on plot 37x100.

123D ST.—Ennis & Sinnott sold, through James E. Barry & Co., to John Kennedy, Jr., the 3-sty dwelling, 240 West 123d st, on lot 13.10x100.11.

AMSTERDAM AV.—Cammann, Voorhees & Floyd have sold for George C. Engle the 5-sty apartment house with stores at the northwest corner of Amsterdam av and 85th st, "The Imperial," on plot 70x102.2. The purchaser paid cash above the first mortgage of $150,000.

HAVEN AV.—Filrose Construction Co., Philip Krulewitch, president, has sold the "Haven Cliff," a 5-sty apartment house, on plot 80x100, at the southwest corner of Haven av and 161st st.

MANHATTAN AV.—Brown-Weiss Realties sold the northeast corner of Manhattan av and 100th st, a 6-sty apartment house on lot 25.11x95, to the J. & C. Realty Co., William J. Jack, president, which gave in exchange 125 East 59th st, a 5-sty flat on lot 20x98.9, at the northwest corner of Lexington av.

1ST AV.—Pepe & Bro. sold for the Maybelle Realty Co. to Joseph Malaspina, 1118 1st av, a 5-sty tenement on lot 25x95.

Bronx.

FOX ST.—H. M. Construction Co., Samuel Minskoff president, sold to Mrs. Anna Weber, the new 5-sty apartment house, on the triangular plot, 191x151x116, formed by the intersection of Fox and Tiffany sts. In part payment the buyer gave 1058 Clay av, a 2-fam. house, on plot 27x80, and 54 East 104th st, a 4-sty tenement, on lot 25x100.

138TH ST.—Kurz & Uren, Inc., sold for the Helena Realty Co., Inc., 763-769 East 138th st, two 6-sty tenements, each on plot 37.6x100.

172D ST.—Mary C. Matthews sold through David L. Woodall 496 East 172d st, a 2-sty dwelling, on lot 17.6x110.

BRONX BLVD.—Clement H. Smith has sold for Arthur A. Weyers, the plot of 5½ lots at the northeast corner of Bronx blvd East and Reiss pl.

CROTONA PARK NORTH.—The Benenson Realty Co. sold the plot, 50x96.5, in Crotona Park North, 317 ft. east of Prospect av, to the Galveston Building Co., P. Hershowsky, president.

LONGFELLOW AV.—Lyman Perry sold to the Absar Realty Co., A. Weisman president, the plot 100x130xirreg, on the east side of Longfellow av, 139 ft. north of Westchester av. It is reported that a 6-sty apartment house will be erected. The brokers were the Douglas Robinson, Charles S. Brown Co. and M. Rines of the Schoen-Westchester Realty Co.

WASHINGTON AV.—Louis Lowenfels has sold 2060-2062 Washington av, a 3-sty house, on plot 50x95.

Brooklyn.

UNION ST.—Henry E. Pearsall, Inc., sold 1478 Union st, a 2-fam. house on lot 20x100, for Mrs. Sadie Gow; also 920 Prospect pl, an 8-fam. flat, 25x100, for B. W. Chatterton.

ONDERDONK AV.—James M. Hawley sold for Henry Reinhardt 302 Onderdonk av, a 2-sty dwelling, on lot 25x100, to Louis Wuebber, plumber, who will alter for business purposes.

Queens.

ASTORIA.—James B. Thomas sold for Julius Weiss 129 Jamaica av, a new 4-sty apartment house, on plot 50x142, which has been held at $40,000.

JAMAICA HILLCREST.—Harry E. Pearsall, Inc., sold for the New York & Long Island Holding Co., the dwelling on plot 60x100, at the southeast corner of Orchard st and Hillcrest av.

LONG ISLAND CITY.—The United States Treasury Department has purchased from the Everett Realty & Construction Company a plot 175x500 feet in Van Alst avenue, between 9th and 10th sts., as the site for a post office. An appropriation of $200,000 for a building was made two years ago. A half block away, the Everett Realty & Construction Co. has sold to a manufacturer a plot 150 on Jackson av by 175 in 10th st, to be improved with a factory.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on President av to M. A. Samson and 40x100 in Dale pl to J. Corrigan.

Richmond.

BRIGHTON HEIGHTS.—J. Sterling Drake has sold for John F. Braniff to William W. Craig a plot 75x100, on Frelinghuysen rd, on which Mr. Craig will erect a house for his own occupancy.

NEW DORP.—David J. Tysen sold through Cornelius G. Kolff to Chester H. Aldrich, a picturesque estate including the woodland known as "New Dorp Gap," along the Saw Mill Creek, and the Old Mill Dam of Connor's Mill. The buyer owns the adjoining 25-acre farm known as the Keppler Farm.

Rural and Suburban.

BRONXVILLE, N. Y.—Fish & Marvin have sold a plot on Valley rd, at Lawrence Park, formerly belonging to Henry C. Merritt.

EAST NORWICH, CONN.—E. S. Willard & Co. and Douglas L. Elliman & Co. sold 82 acres for the Island Dale Farm Co. to Guernsey Curran.

WHEATLEY, L. I.—Harry Payne Whitney has bought, through Cocks & Willets, from the Valley Land Co., 178 acres adjoining his estate. It is midway between the Meadow Brook and Piping Rock Clubs.

LEASES.

Lease in Grocery Centre.

Austin, Nichols & Company have leased the ground floor and seventh floor of the Franklin-Hudson Building at 100 Hudson street for use as salesrooms and purchasing departments. The shipping and storage branches of the firm will be housed in its new buildings in Brooklyn. The lease is important in that it indicates that the neigh-

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If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

borhood of Franklin and Hudson streets will continue to be a center of the wholesale grocery trade. The brokers were William A. White & Sons and Asbury Lester.

Electrical Firm Moves Branch.

Dubois & Taylor leased for the Broadway and 146th Street Corp., Newmark & Jacobs, to the United Electric Light and Power Co. about 6,000 sq. ft. in the new building at the northwest corner of Broadway and 146th street. They will take possession on May 15, moving from their present Hamilton place quarters. Recent increases in business of the firm due to the growth of Washington Heights has necessitated the acquisition of more space.

Addition to Publishers' Colony.

M. & L. Hess, Inc., leased for ten years about 37,000 square feet on the 9th and 10th floors of the Hess Building, Fourth avenue, southwest corner of 26th street, to the Baker & Taylor Company, wholesalers of trade books of all publishers. This firm was founded in 1832 and had its first location in Bond street, from which section they moved to 742-4 Broadway. With the upward trend of business they located at 5-7 East 16th street, and then moved to 33 East 17th street, where they have been for the last fourteen years.

Printers to Pay Big Rent.

Martin B. Brown Printing & Binding Company leased for one of its departments the seventh floor, containing about 20,000 square feet, in the new sixteen-story Hallenbeck - Hungerford Building in Lafayette street, at an aggregate rental of about $100,000. The building is being rapidly tenanted by manufacturers and printers. The brokers were the Charles F. Noyes Company and M. & L. Hess, Inc.

Manhattan.

BASTINE & CO. rented for M. & L. Hess, Inc., in 22 and 24 West 27th st the front of the 4th loft to B. S. Black & Co., of 9 West 20th st, manufacturers of skirts; for the Marmac Construction Co. in 30 and 32 West 24th st the 6th loft to A. & S. Cohen, of 4 West 16th st, manufacturers of cloaks and suits, and in 226 5th av for Harris & Vaughn the 1st loft to A. Tatosina & Co., of 3 East 17th st, importer of rugs.

CHARLES BUERMANN & CO. leased 6 Gouveneur slip for 5 years to a blacksmith and wheelwright.

CROSS & BROWN CO. leased part of the 12th floor in 40 East 22d st to Harris Brothers, and office in 396 Broadway to Clarence Speicer.

CROSS & BROWN CO. leased for the Metropolis Securities Co. 132 West 18th st to Star Box & Lumber Co.; for Sailors' Snug Harbor 2d loft in 777 Broadway to Wishnevitz Bros., of 840 Broadway; and for Charles A. Gould a store in 396 Broadway to Thomas P. Wall.

DOUGLAS L. ELLIMAN & CO. leased apartments in 901 Lexington av, furnished, for Miss L. M. Williams to Henry W. Howe; furnished, in 123 East 53d st, for Mrs. E. H. Little to Mrs. L. F. Day, and in 20 East 48th st to Miss Helen Neat.

HORACE S. ELY & CO. and M. & L. HESS, INC., leased for Rogers, Peet & Co., a large portion of the 7th floor of their new building at the northeast corner of 5th av and 41st, to the E. L. Brady Co., of 22 West 34th st, importers of dressmakers' supplies.

J. B. ENGLISH leased for John S. Spencer to Ignazio Russo 234 West 49th st.

J. ARTHUR FISCHER leased to F. O'Hara the 4-sty building at 675 6th av. This building directly adjoins the southwest corner of 39th st., under a long lease to Mr. O'Hara and he contemplates using same in conjunction with the corner building; and for Mary H. O'Reilly the basement store in 643 6th av to P. Parthenon.

GOODALE, PERRY & DWIGHT rented the store in 12 West 19th st to Abe Siegel, of 33 West 19th st; a loft in 40 West 28th st to Landau & Simon and an office to the Uneeda Press; a loft in 402 6th av to N. Berman; the store in 400 6th av to Ben. F. Smith in conjunction with M. & L. Hess, Inc.; a loft in 139 West 22d st to Braf & Goldring, and to Ben. Shapiro; in 141 West 22d st, a loft to H. M. Lacher; in 49-51 West 24th st, lofts to I. Drab, Brooks & Forshay and with D. Birdsall & Co., a loft to William Schwartz & Sons.

GOODWIN & GOODWIN rented for Marie Antoinette Ruhl to Dr. Harris B. Adler the 3-sty dwelling, 134 West 118th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Katharine A. Kingsland the store and basement in 897 8th av to Frank Canavaciol.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Philip Rhinelander the westerly store in 48 and 50 West 21st st to L. Koch & Co., of 48 West 21st st, and in the same building the 10th loft to the Royal Dress & Costume Mfg. Co., of 82 Division st.

M. & L. HESS, INC., leased to the Thatcher Furnace Co, Inc., of 110-116 Beekman st, the store and basement in 131 to 137 West 35th st, for 10 years at an aggregate rental of about $75,000. The tenant has been located in the vicinity of Beekman st for the past 40 years.

M. & L. HESS, INC. leased the 3d loft in 164 5th av to the Louis Levin Cut Glass Co; the 6th loft in 40 East 20th st to Peerless Costume Co.; the 1st loft in 29 West 17th st to Paul Gumbinner Mfg. Co., of 20 West 22d st; the 6th loft in 122-30 West 27th st to Cohen & Brynes, of 39 East 12th st; the 9th loft to the Berlin Waist Co., of 71 Grand st; and the 5th loft in 9 West 20th st to Charles H. Herbst.

A. KANE CO. rented for George A. Yost the 3-sty dwelling at 263 West 121st st to Dr. Edwin G. Langrock.

CHARLES F. NOYES CO. leased for the Crex Realty Co. the building at 123 Park Row to Robert M. McDonald; for Robert Livingston to Reimer Brothers, of 89 Warren st, the store and basement in 94 Warren st; for W. C. Runyon to T. Gordon the store and basement in 113-115 Spring st; and for Miller, Watts & Miller to Sneider & Green, of 202 West Houston st, a floor in 253 and 255 Church st.

CHARLES F. NOYES CO. leased for the Jacob Ruppert Realty Corporation a portion of the 20th floor of the Madison Square Building to Rosengarten Bros.; space in 261 Broadway to Wiliam H. Hendrickson, of 261 Broadway, and to Myer Efros; in 46 West 24th st to Jos. Migliore, office on the 16th floor, and to the Thanhauser Syndicate Corporation offices on the 14th floor; for the Royal Insurance Co. the 5th floor of its building at Maiden lane and Wiliam st to Hartford Accident and Indemnity Co. for 5 years from May 1 at an aggregate rental of about $40,000; also offices on the 2d floor to Dayton & Bailey, of 149 Broadway.

PEASE & ELLIMAN leased for Vincent Astor a store in 2816 Broadway to Louis Tanewitz; as agents, the store in 1989 Broadway, to Henry Phillips; in the Astor apartments at 75th st and Broadway for Mrs. F. P. Leigh her apartment, furnished, to Dana H. McConnell; for Mrs. Lucy C. Thomas to E. W. Hopecraft the 3-sty dwelling at 135 East 56th st, and the apartment of Frank W. Garvin in 119 West 71st st to Richard Barry; and, as agents, an apartment in 56 West 11th st to B. E. Bronston.

PEASE & ELLIMAN leased apartments in 850 Park av to Lorenzo Semple, and in "Marquand House," at 68th st and Madison av, to Mrs. Howard Gibb.

PEASE & ELLIMAN rented furnished for Silas Wodell his 4-sty dwelling at 30 East 39th st to Mrs. W. Roscoe Bonsal, of Lenox, Mass.; as agents, in 46-48 East 41st st an apartment for C. E. Dickinson, furnished, to Colin M. Jones; and as agents for J. B. Duke, rented a store in 200 West 58th st to Mrs. Mary C. Ryder.

GEO. R. READ & CO. leased for B. Crystal & Son, the store in 78 Washington st; to Hamrah Bros, of 83 Washington st.

RICE & HILL leased for the Nadig Realty Co. to Joseph Shenk the 6-sty elevator apartment house at 619 to 625 West 127th st. This property, "Tieman Hall," contains 60 apartments and covers a plot 100x152.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for J. Nevett Steel, Jr., the 4-sty dwelling at 58 East 78th st to Frederick W. Jones, Jr., for the season.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the Empire Trust Co., the 2d loft at the northwest corner of 5th av and 47th st, for 8 years, to E. Twyeffort, merchant tailor, of 590 5th av.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the ground floor and basement in 30 Pine st to Edward B. Smith & Co., bankers, of 27 Pine st.

WILLIAM J. ROOME & CO., INC., leased an apartment for Madison Grant, as trustee, in 167 Madison av to George W. Kennedy, and in 178 Madison av to William A. Sherwood.

HERBERT C. SCHLEY leased to the J. R. Shoaff Co, salesroom on 10th floor of Victoria Building at Broadway, 5th av and 27th st.

SLAWSON & HOBBS rented for Mrs. E. T. Leonard the 4-sty dwelling at 19 West 82d st to M. A. Sands; for Chauncey M. Depew, Jr., 142 West 78th st, a 4-sty dwelling, to K. A Morse; and the 4-sty dwelling at 141 West 81st st for Leo G. Rosenblatt to F. W. Levy.

SLAWSON & HOBBS leased for the estate of M. H. Frank, the 4-sty dwelling, 158 West 73d st, to E. Y. Furniss; and furnished for the remainder of the winter for Mrs. E. L. Norton, 256 West 74th st, to Mrs. E. W. Sanderson; and for the estate of H. A. Flurscheim, the 4-sty dwelling, 131 West 77th st, to B. J. Joyce.

SPEAR & CO. rented for David Spero 10,000 sq. ft. in 19 to 27 West 21st st to the World Examining Works, of 137 Wooster st; with A. B. Ashforth, Inc., the 5th loft in 510 6th av to Levy & Auerbach, of 33 West 19th st; for the Franklin Savings Bank the 6th loft in 16 East 17th st to Louis Applebaum; for the Greenwich Savings Bank the 6th loft in 28 and 30 Waverly pl to the Carney Hat Co.; for the Durham Realty Co., the 3d loft in 31 and 33 East 31st st to the American Dress Co., of 101 Wooster st.

LOUIS SCHRAG leased for Bernard Courtney a store in 61 West 27th st to Feingold and Seigel, and for Louis A. Rubenstein, the store in 52 West 28th st to Hugo Werner.

STEPHEN H. TYNG, JR., & CO. leased the 8th floor in 19 to 25 East 24th st for Carlisle Construction Corporation to I. Schlesinger & Co., of 6 West 20th st; the 6th floor in 14 East 46th st for Ritz Realty Co. to Miss Ida M. Smith; the 6th floor in 43 and 45 West 23d st for L. J. Carpenter to the Pairpoint Corporation, of 38 Murray st; the 10th floor in 26 to 34 West 17th st for Philip Braender to Peltz & Biderman, of 44 White st; and the 12th floor in 19 Madison av for Carstein & Linnekin to Oscar Hofmann Corpoartion, of 229 4th av.

WORTHINGTON WHITEHOUSE rented for Mrs. Julian W. Robbins her residence at 33 East 74th st to Mrs. John W. Blodgett.

WORTHINGTON WHITEHOUSE rented for Mrs. Robert Dun Graham her residence at 163 East 64th st to William B. Rogers.

Brooklyn.

BURRILL BROTHERS leased the 4-sty dwelling at 862 Carroll st for C. E. Donnellon to William L. Smith, of Manhattan.

Suburban.

ARTHUR B. DECKER has rented to B. Libman of New York the 3d loft in the Stoutenburg Building, Newark, as a branch factory.

REAL ESTATE APPRAISALS.

There were no reports filed this week by the State appraisers in transfer tax proceedings affecting Manhattan holdings. A correction on the report of the estate of Pincus Lowenfeld in the issue of Jan. 9 should read 195 Av B, 6-sty ten., 39.4x93, $92,000, and 197-199 Av B, 6-sty ten., 39.4x93, $53,000.

OBITUARY

CHARLES F. BAUERDORF, of the law firm of Deyo & Bauerdorf, died on Tuesday at his home, 625 West End av, aged sixty-two. He was for many years attorney for the West Side Bank and was well known in real estate circles.

WILLIAM B. DRYSDALE, aged twenty-eight, died of pneumonia at his home in Cranford, N. J. He was in the real estate and insurance business.

FREDERICK L. HAHN, chief clerk in the Register's office of the Bronx, died of pneumonia at his home, 700 Morris Park av.

PETER J. RUDDEN, a retired real estate dealer, died at his home, 268 East 235th st, aged seventy-six.

REAL ESTATE STATISTICS

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

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

MANHATTAN

Conveyances.

	1915 Jan. 15 to 21	1914 Jan 16 to 22
Total No.	123	161
Assessed value	$7,388,100	$8,591,650
No. with consideration	13	18
Consideration	$399,450	$1,153,450
Assessed value	$446,300	$1,339,300
	Jan. 1 to 21	Jan. 1 to 22
Total No.	374	449
Assessed value	$20,217,010	$28.593.450
No. with consideration	37	49
Consideration	$1,186,200	$1,861,215
Assessed value	$1,258,050	$2,089,100

Mortgages.

	1915 Jan. 15 to 21	1914 Jan. 16 to 22
Total No.	66	75
Amount	$778.515	$1,449 579
To Banks & Ins. Cos.	13	21
Amount	$279.500	$810,500
No. at 6%	22	34
Amount	$205,232	$188.668
No. at 5½%	1	6
Amount	$10,000	$181,279
No. at 5%	15	15
Amount	$299,250	$339.500
No. at 4½%	.....	4
Amount	.....	$162,500
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	1	3
Amount	$1.864	$186,109
Interest not given	27	13
Amount	$262,199	$361,523
	Jan. 1 to 21	Jan. 1 to 22
Total No.	223	263
Amount	$3,121.315	$10.744.655
To Banks & Ins. Cos.	29	69
Amount	$738,000	$8,675,100

Mortgage Extensions.

	Jan. 15 to 21	Jan. 16 to 22
Total No.	38	45
Amount	$1,505,500	$1,703,750
To Banks & Ins. Cos.	12	10
Amount	$953,000	$1,090.000
	Jan. 1 to 20	Jan. 1 to 22
Total No.	108	140
Amount	$4,231,093	$4,546,950
ToBanks & Ins. Cos.	32	30
Amount	$2,373,000	$2,420,200

Building Permits.

	1915 Jan. 16 to 22	1914 Jan. 17 to 23
New buildings	3	8
Cost	$830,000	$860,100
Alterations	$50.515	$236,760
	Jan. 1 to 22	Jan. 1 to 23
New buildings	12	26
Cost	$1,345.100	$3,104,100
Alterations	$205,811	$506,575

BRONX.

Conveyances.

	1915 Jan. 15 to 21	1914 Jan. 16 to 22
Total No.	122	111
No. with consideration	10	12
Consideration	$105,680	$142,200

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	Jan. 1 to 21	Jan. 1 to 22
Total No.	337	318
No. with consideration	35	35
Consideration	$361,555	$352,700

Mortgages.

	1915 Jan. 15 to 21	1914 Jan. 16 to 22
Total No.	67	72
Amount	$325,818	$430,776
To Banks & Ins. Cos.	3	9
Amount	$16,500	$143,800
No. at 6%	32	34
Amount	$143,828	$79,765
No. at 5½%	11	9
Amount	$102,000	$75,500
No. at 5%	7	9
Amount	$19,800	$140,740
Unusual rates	1	1
Amount	$2,000	$14,000
Interest not given	16	19
Amount	$58,190	$120,771

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.

THOROUGHLY EXPERIENCED real estate agent, broker and appraiser, formerly with most prominent firms in city. Experienced in every branch of real estate business as manager of property, secretary or other executive capacity; references; surety bond furnished. BOX 478 Record and Guide.

ACTIVE and live awake man wanted for renting; experience necessary; if you are not a live wire do not apply. Box 476, Record and Guide.

PROMINENT and progressive real estate concern desires the services of 3 male stenographers; want men who have capacity for work and are good on details. Address, stating full particulars, to Box 472, Record and Guide.

RENTING and collecting; young man, 25, desires connection with established firm. Salary or commission. Experienced, 242 W 121st St.

WANTED in the mortgage department of a well known real estate concern, a live mortgage broker, Christian. In answering state qualifications. Box 474, Record and Guide.

WANTED used Atlases in good condition of Kings and Queens. Communicate with Mr. Geo. S. Hiltz, 26-28 Beaver St., New York City. Telephone Broad 3383.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number. This offer will expire on Jan. 29, 1915. Record and Guide Company, 119 W. 40th Street.

American Real Estate Company

Founded 1888

Owner of
Harriman National Bank Building, 44th St. and Fifth Ave.
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On these types of properties are based its 6% Bonds, offered to investors in Coupon form for direct investment, and in Accumulative form purchasable by installments.

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527 Fifth Avenue, New York

The Columbia Storage Ware-Houses

COLUMBUS AVE. 66TH TO 67TH STS. 90TH ST AND AMSTERDAM AVE.

VAULTS FOR VALUABLES

	Jan. 1 to 21	Jan. 1 to 22
Total No.	188	226
Amount	$1,314,288	$1,589,457
To Banks & Ins. Cos.	7	31
Amount	$85,000	$434,350

Mortgage Extensions

	Jan. 15 to 21	Jan. 16 to 22
Total No.	24	23
Amount	$262,525	$442,000
To Banks & Ins. Co.	9	4
Amount	$96,250	$79,500
	Jan. 1 to 21	Jan. 1 to 22
Total No.	53	69
Amount	$853,525	$1,251,500
To Banks & Ins. Cos.	13	9
Amount	$141.450	$169,500

Building Permits

	1915 Jan. 15 to 21	1914 Jan. 16 to 22
New buildings	9	10
Cost	$224,050	$351,850
Alterations	$3,400	$22,300
	Jan. 1 to 21	Jan. 1 to 22
New buildings	23	37
Cost	$705,650	$949,600
Alterations	$10,535	$43,825

BROOKLYN.

Conveyances.

	1915 Jan. 14 to 20	1914 Jan. 15 to 21
Total No.	401	517
No. with consideration	55	67
Consideration	$249,763	$392,410
	Jan. 1 to 20	Jan. 1 to 21
Total No.	$1,068	1,423
No. with consideration	130	153
Consideration	$583,676	$855,194

Mortgages.

	1915 Jan. 14 to 20	1914 Jan. 15 to 21
Total No.	269	286
Amount	$809,346	$1,027,905
To Banks & Ins. Cos.	26	50
Amount	$96,200	$427,350
No. at 6%	141	143
Amount	$290,368	$331,845
No. at 5½%	76	85
Amount	$318,770	$372,720
No. at 5%	22	40
Amount	$75,400	$296,900
Unusual rates	6	2
Amount	$31,300	$1,250
Interest not given	24	16
Amount	$93,508	$25,190
	Jan. 1 to 20	Jan. 1 to 21
Total No.	815	961
Amount	$2,606,445	$3,446,479
To Banks & Ins. Cos.	89	175
Amount	$451,250	$1,017,050

Building Permits.

	1915 Jan. 15 to 21	1914 Jan. 16 to 22
New buildings	54	59
Cost	$432,650	$581,750
Alterations	$56,550	$33,175
	Jan. 1 to 21	Jan. 1 to 22
New buildings	157	200
Cost	$1,088,050	$2,923,525
Alterations	$156,825	$110,925

QUEENS.

Building Permits.

	1915 Jan. 15 to 21	1914 Jan. 16 to 22
New buildings	40	67
Cost	$97,750	$311,340
Alterations	$14,255	$16,815
	Jan. 1 to 21	Jan. 1 to 22
New buildings	124	153
Cost	$289,880	$621,915
Alterations	$34,218	$53,260

RICHMOND.

Building Permits.

	1915 Jan. 15 to 21	1914 Jan. 16 to 22
New buildings	11	4
Cost	$23,800	$6,575
Alterations	$1,100	.....
	Jan. 1 to 21	Jan. 1 to 22
New Buildings	19	16
Cost	$36.490	$38,015
Alterations	$4,700	$7,550

REAL ESTATE NOTES.

SHAW & CO. have been appointed agents for 49 East 131st st.

J. B. ENGLISH has been appointed agent for 357 West 50th st.

MONOGRAM REALTY CO., Abraham Goldschmidt and Joseph Metzger, have moved their offices to 1790 Broadway, room 704.

CHARLES E. NUGENT, formerly manager of the mortgage department of Gibbs & Kirby, has opened offices at 55 Liberty st.

J. HERBERT MORGENSTERN has removed his office to the Victoria Building, 1150 Broadway.

HUBERTH & HUBERTH have been appointed agents for 210 East 103d st, 85 East 113th st, 210 West 121st st and 256 West 143d st.

WILLIAM KENNELLY, JR., former president of the Hibson Company, will hereafter be associated with Bryan L. Kennelly, Inc.

DUFF & BROWN CO. were the brokers in the recently-recorded sale of 565 West 183d st, for Alexander Duff to Eliphalet L. Davis.

AMES & CO., INC., has appointed as manager of its brokerage department C. Maxwell Kaeppel, long identified with Ogden & Clarkson and formerly manager for Ernestus Gulick.

FREDERICK SOUTHACK & ALWYN BALL, JR., were the brokers in the recently-recorded sale of 477-481 Broome st, for the Millard F. Cornwell estate to Pasquale Marquarella.

STATEN ISLAND Chamber of Commerce has taken an office in the New Corn Exchange Bank Building, St. George, which will be opened on Feb. 1.

LEWIS H. MAY CO. has opened a branch office on Woodmere boulevard, adjoining the railroad, at Woodmere, L. I., under the direction of Harold Levy, for the general transaction of a real estate business.

DANIEL M. MACDONALD, who has just completed twenty-five years of service with the firm of L. Tanenbaum, Strauss & Co., Inc., was tendered a dinner at the Hotel Martinque by his office associates, on Saturday evening last.

J. IRVING WALSH was the broker in the recently recorded sale of 333 West 69th st, for the St. Johns Park Realty Co. to George H. Budke. Mr. Walsh has been appointed agent by Josephine A. Budke for 315-325 West 69th st and 649-651 West 184th st.

MARK RAFALSKY & CO., for many years at 527 5th av, announce that increased demands for space have necessitated their removal to larger quarters. On and after January 25, the firm will be located at 56 West 45th st, where the entire sixth floor has been taken.

WILLIAM TOD WILCOX, for many years, vice-president and during the last three years, president of S. Osgood Pell & Co., has severed his connection with that company, and will be associated with L'Ecluse, Washburn & Co. Mr. Wilcox will give his attention to country estate selling and leasing, which has been his specialty during the last 15 years.

A. V. AMY & CO. have been appointed agents for the three 5-sty apartment houses, 145-149 Lenox av; also for the 7-sty "Century" apartment house, at the northeast corner of Lenox av and 119th st (correcting an error in the Record and Guide of Jan. 2, 1914, which reported the location of this building at Lenox av., northwest corner of 117th st).

BURTON THOMPSON & CO. announce that the business heretofore conducted by Burton Thompson has been incorporated. The firm name is now Burton Thompson & Co., Inc. The officers of the corporation are, Burton Thompson, president; Warren Murdock, treasurer; Caryl Sayre, secretary; A. P. Nestor, manager city sales department. The company will transact a general real estate business, including special departments for mortgage loans and insurance.

DOUGLAS L. ELLIMAN & CO. gave the annual dinner to their office force on Friday evening, January 15, at the Maison Arthur. 5 East 45th st. It was announced that the year had been the most prosperous in their history, the earnings having increased over 50 per cent., and also that a profit-sharing plan had been worked out so that everyone in the office would share in the profits, as has been done by other firms, such as Douglas Robinson, Charles S. Brown Co., Charles F. Noyes Co. and the M. Morgenthau, Jr., Co.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Choice properties were knocked down to plaintiffs in foreclosure sales this week. The one-time William B. Dinsmore property, at the northwest corner of Fifth avenue and 31st street, which was acquired by the Flemish Realty Company in a big trade last year, with the Dinsmore heirs, was sold to Max B. Warburg for $350,000. Claims against the Flemish Realty Company aggregated about $427,600. Paul M. Warburg, et al, as trustees, became the owners of the five buildings at 1959 to 1961 Madison avenue, northeast corner of 125th street, on a bid of $132,000 which was nearly $23,000 less than existing encumbrances. The eight dwellings near the grounds of New York University built several years ago by Richard M. Montgomery, with the idea of establishing a home community for professors, was sold to the Comity Mortgage Company for $75,500.

In the Gravesend section of Brooklyn along the line of the new Sea Beach subway the Jere Johnson, Jr., Company sold on Tuesday night sixty-nine lots for a total of $24,410. The highest price for a single lot was $600 paid by Howard Abel for a triangular parcel at the junction of 86th street, Avenue V and West 9th street.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 22, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Market st, 87 (*), ws, 40.6 s Cherry, 20x 51, 5-sty bk tnt & strs; due, $10,081.41; T& c, $96.65; Monash Eisig. 5,000

48TH st, 220 to 228 W, ss, 275.6 e 8 av, 99.6x100.5, 2 & 4-sty bk theater, right title, &c; due, $4,262.48; T&c, $2,592; Ralph Bloom. 4,700

58TH st, 227-9 E (*), ns, 230 w 2 av, 25 x100.4, 2-3-sty & b bk dwgs; due, $16,080.35; T&c, $428.54; Robt L Fisher et al exrs & trstes. 15,500

104TH st, 79 W (*), ns, 66.10 e Col av, 16.6x100.11, 4-sty & b stn dwg; due, $16,-242.81; T&c, $284.80; N Y Bible & Common Prayer Book Soc. 12,000

115TH st, 27-29 W (*), ns, 344.2 w 5 av, 76.4x100.11, 3-sty stn hall; due, $37,466; T &c, $1,200; sub 2 mtgs aggreagting $34,000; Rachel Herrman. 60,000

143D st, 256 W (*), ss, 225 e 8 av, 25x 99.11, 6-sty bk tnt & strs; due, $22,331.26; T&c, $584.88; Hermine Debrovsky. 22,000

Av B, 279, es, 42 n 16th, 20x93, 5-sty bk tnt & strs & 2-sty bk rear shop; due, $11,-166.18; T&c, $308.35; Fredk H Nadler Inc, party in int. 8,250

5TH av, 137 (*), es, 28.9 n 20th, 28.9x113, 12-sty stn loft & str bldg; due, $109,679.46; T&c, $——; Eugene Higgins. 50,000

SAMUEL MARX.

James st, see South, 187.

South st, 187 (*), nwc James sl (No 19), 36.2x21.11, 4-sty bk tnt & strs; due, $10,-680.81; T&c, $125; Adele L Colman. 9,500

9TH st, 218 E (*), ss, 329 w 2 av, 21x75, 4-sty bk tnt & strs, 1-sty ext; due, $15,-958.51; T&c, $795.07; Chas R Pelgram exr. 15,250

31ST st, 3 W, see 5 av, 302.

125TH st, 51-5 E, see Madison av, 1961.

Madison av, 1959-61 (*), nec 125th (Nos 51-5), runs n 119.5 x e89.6xs19.6xw16.10xs 99.11xw72.8 to beg, 4-3-sty bk & fr office & str bldgs & 4-sty & b stn dwg; due, $150,766.75; T&c, $3,628.03; Paul M Warburg et al trstes, &c. 132,000

5TH av, 302 (*), nwc 31st (Nos 1-3), runs n29.4xw100xn69.5xw25xs34.2xe0.1¾xs 56.9 x w0.2¼xs7.10xe125 to beg, 4 & 5-sty bk str; due, $416,803.26; T&c, $10,824.20; Max M Warburg. 350,000

HERBERT A. SHERMAN.

133D st, 115 W (*), ns, 166.8 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, $8,-649.52; T&c, $615.92; Jno C Wilmerding et al exrs. 6,000

133D st, 117 W (*), ns, 183.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, $8,-649.52; T&c, $552.49; Jno C Wilmerding et al exrs. 6,000

L. J. PHILLIPS & CO.

124TH st, 411 E (*), ns, 150 e 1 av, 25x 100.11, 5-sty bk tnt; due, $2,531.46; T&c, $750; sub to pr mtg $8,500; Giovanni Guglielmetti et al. 9,750

D. PHOENIX INGRAHAM.

29TH st, 319-21 (*), ns, 240 e 2 av, 35x 98.9, 5-sty bk tnt; due, $35,368.24; T&c, $1,-248.60; Saml Katz. 35,000

JACOB H. MAYERS.

106TH st, 302 W, ss, 283 e Riverside dr, 17x100.11, 5-sty & b stn dwg; adj Feb4. ——

Total	$740,950
Corresponding week 1914	717,635
Jan. 1, 1915, to date	3,105,166
Corresponding period 1914	4,264,854

Bronx.

The following are the sales that have taken place during the week ending Jan. 22, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Alexander av, 126 (*), es, 100 s 134th, 20 x89.6; 4-sty bk tnt & strs; due, $7,671.85; T&c, $200; College Point Savings Bank. 5,500

Alexander av, 128 (*), es, 80.6 s 134th, 19.6x89.6; 4-sty bk tnt & strs; due, $7,-671.85; T&c, $200; College Point Savings Bank. 5,000

Alexander av, 130 (*), es, 61 s 134th, 19.6 x89.6; 4-sty bk tnt & strs; due, $7,368.02; T&c, $200; College Point Savings Bank. 5,000

Alexander av, 132 (*), es, 41.6 s 134th, 19.6x89.6; 4-sty bk tnt & strs; due, $7,-368.02; T&c, $200; College Point Savings Bank. 5,000

Webb av, nec 188th, 105x33.4x99x33.10; also WEBB AV, sec Devoe ter, runs s150x e120xne59.8xn81xsw24.11xw119.1 to beg; due, $5,475.11; T&c, $11,259.24; sub to 2 first mtgs aggregating $75,000; Comity Mtg Co. 75,500

JACOB H. MAYERS.

White Plains rd (*), nwc 230th, 114.10x 80.1; on the premises at 12 o'clock noon; due, $9,398.27; T&c, $822.17; Philip A Sondheim. 11,000

JAMES L. WELLS.

Riverdale av, es, 130.4 s 259th, 35.4x100, 3-sty fr dwg; partition; H C Demorest. 2,200

CHAS. A. BERRIAN.

170TH st, 451-3 E (*), ns, 126.4 e Park av, runs n104xe23.4xs7.8xe24xs96.11xw48 to beg, 2-2-sty fr dwgs; due, $9,678.33; T&c, $175; Sarah C Doty. 10,000

Total	$119,200
Corresponding week 1914	91,700
Jan. 1, 1915, to date	300,025
Corresponding period 1914	483,837

Brooklyn.

The following are the sales that have taken place during the week ending Jan. 20, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

DEAN ST, ss, 121.4 e Stone av, 19x 107.2x irreg; also DEAN ST, ss, 49.9 s Stone av, 71.7x106.7x irreg; adj Feb 2 ——

NEWELL ST, ws, 225 s Nassau av, 64.3x100; Martin Geiger 13,175.00

PACIFIC ST, ns, 183.3 e Rockaway av, 16.7x100; People State N Y 350.00

BAY 10TH ST (*), ses, 120 sw Bath av, 40x96.8; Maggie Fitzpatrick 470.00

74TH ST (*), ns, 102.4 w 18 av, 18.4x 100; South Bklyn Savgs Instn 3,000.00

74TH ST (*), ns, 120.8 nw 18 av, 17x 100; same 3,000.00

74TH ST (*), ns, 171.8 w 18 av, 17x 100; same 3,000.00

BAYRIDGE AV (*), nwc Bay, —x290 to 68th x irreg; Dime Savgs Bank of Brooklyn 125,000.00

WILLIAM J. McPHILLIAMY & CO.

78TH ST, ns, 260 w 14 av, 20x100; Simon Kaiser 3,200.00

CROPSEY AV, nec Bay 20th, 100.7x 415x100.7x412; Jno Michel 16,100.00

9TH AV, 6205, es, 40 s 62d, 20x60; Geo T Forster 2,500.00

17TH AV (*), ws, 80 n 63d, 20x80; Milton J Vogel 2,950.00

17TH AV (*), sws, 380 se 81st, 20x90; South Bklyn Savgs Instn 3,750.00

JAMES L. BRUMLEY.

51ST ST, nes, 240 nw 3 av, 20x100.2; Jacob Kissinger 4,200.00

BEDFORD AV (*), ws, 161.10 s Myrtle av, 50x100; also BEDFORD AV, ws, 211.10 s Myrtle av, 25x100; Peoples' Trust Co. 15,500.00

NATHANIEL SHUTER.

5TH AV, es, 44.7 s 72d, 24x88.3; adj Feb 23. ——

5TH AV, es, 54.7 s 72d, 24x88.3; adj Feb 23. ——

5TH AV, es, 68.7 s 72d, 20.7x93.5; adj Feb 23. ——

JERE JOHNSON, JR., CO.

LAKE pl, sec W 11th, 69.3x73.7x22x 43.7; T Baker 640.00

W 9TH ST, ws, 100 n Av V, 180x100; M E McKernan 2,880.00

W 9TH ST, swc Lake pl, 35.6x100x 48.10x100.11; Jno A Dondero 640.00

W 9TH ST, sec Lake pl, 27.7x74x16.5x 74.9; J M Doremus 340.00

W 9TH ST, es, 27.7 s Lake pl, 180x 74; Mary Shea 2,160.00

W 10TH ST, swc Lake pl, 83.3x130.10x 90.8; Edw Underhill 550.00

W 10TH ST, sec Lake pl, 102.1x100x 88.10x100.10; Jno A Dondero 1,650.00

W 10TH ST, es, 102.1 s Lake pl, 40x 100; P G Courthill 690.00

W 10TH ST, es, 102.5 n 86th, 40x100; J H Dunn 690.00

W 10TH ST, es, 82.5 n 86th, 20x100; R J Kay 350.00

W 10TH ST, es, 42.5 n 86th, 40x100; Theo Baker 610.00

86TH ST, nes, 22 se W 11th, 40x100x 49.4x73.7; W H Howe 850.00

86TH ST, nes, at es W 9th, 64.1x94.4x 44x57.9; T J Morton 1,010.00

86TH ST, nes, 64.1 se W 9th, 29.1x 105.6x20x84.4; B H Houghton 540.00

86TH ST, nes, 62 se W 11th, 40x100; B J Sandborn 960.00

86TH ST, nes, 102 se W 11th, 40x100; Mrs M E Washton 940.00

86TH ST, nes, 109.3 nw W 10th, 40x100; N M Anachon 970.00

86TH ST, nes, at nws W 10th, 109.3x100 x148.11; E A Ellderton 1,200.00

86TH ST, nes, at es W 10th, 84.10x100x 60x42.5; Henry Lewis 1,230.00

AV V, ns, 100 w W 9th, 40x100; Jno Healy 800.00

AV V, ns, 60 w W 9th, 40x100; J R Martin 780.00

AV V, ns, 40 w W 9th, 20x100; C D Loraine 370.00

AV V, nwc W 9th, 40x100; J M Cohn 860.00

AV V, nec W 9th, 64x100; E Sanders 1,080.00

AV V, swc W 9th, 70x102x74.2; Howard Able. 600.00

AV V, sec W 9th, runs e64xs100xw20 xn—xw20xn—xw24xn80 to beg; G L Courtman 1,020.00

Total	$220,605.00
Corresponding week 1914	123,198.00

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

JAN. 26.

HOUSTON ST, 267, swc Suffolk (Nos 175-7), 24.10x80, 5-sty bk loft & 5-sty bk tnt (trstes).

RIVINGTON ST, 32-4, nwc Forsyth (Nos 165-7), 50x73.4, 3-5-sty & b bk tnts (trstes).

44TH ST, 350 W, ss, 175 e 9 av, 25x100.5, 3-sty fr bldg (vol).

84TH ST, 205-7 W, ns, 119 w Ams av, 54x 102.2, 2-5-sty & b bk & stn tnts (vol).

89TH ST, 37 W, ns, 351 w Central Park W, 19x100.8, 4-sty & b stn dwg & 3-sty ext (trste).

MADISON AV, 1296, nwc 92d, 20.4x73, 3-sty & b bk & stn dwg (exrs).

Brooklyn.

WM. P. RAE CO.

JAN. 25.

ATLANTIC AV, 1679, ns, 176.2 e Schenectady as, 25x99, 4-sty fr tnt (exrs).

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Manhattan.

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

JAN. 23 & 25.
No Legal Sales advertised for these days.

JAN. 26.
ORCHARD ST, 24, es, 178 n Canal, 24.11x88.x 25.1x88, 5-sty bk tnt & strs; Marks Kirshbaum—Israel D Shlachetski et al; Jos Gans (A), 140 Nassau; Wm C Arnold (R); due, $5,368.83; T&c, $15; J H Mayers.

34TH ST, 216 W; ss, 599.5 e 8 av, 16.5x98.9, 4-sty stn tnt; City Real Estate Co—Harold T Leake et al; Harold Swain (A), 176 Bway; Henry A Friedman (R); due, $34,883.92; T&c, $1,616.70; Joseph P Day.

54TH ST, 226-8 E, ss, 250 w 2 av, 50x100.4, 3-sty bk tnt & 1-sty fr stable; Bowery Savgs Bank—Jos Doelger et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Jas A Foley (R); due, $20,364.63; T&c, $2,012.29; Joseph P Day.

61ST ST, 145 W; ns, 458.4 w Col av, 13.10x100.4, 4-sty & b stn dwg; Cath S Hunter—Jno H Parry et al; Geller, Rolston & Horan (A), 22 Exchange pl; Lawrence S Greenbaum (R); due, $11,046.82; T&c, $255.65; L J Phillips & Co.

83D ST, 4 W, ss, 100 w Central Park W, 18x 102.2, 3-sty & b stn dwg; Mary J McCoy—Yosta Rosenberg et al; Henry M Bellinger, Jr (A), 135 Bway; Jos F McLoughlin (R); due, $16,013.59; T&c, $790; Joseph P Day.

113TH ST, 85 E; ns, 25 w Park av, 25x100.11, 5-sty bk tnt & strs; Emma C Matthewson—Christiana Ogle et al; Truman H & Geo E Baldwin (A), 41 Park Row; Jas W Hyde (R); due, $17,021.03; T&c, $3,230.00; Joseph P Day.

7TH AV, 1961-9, nec 118th (No 159), 100.11x 100, 3-5-sty bk tnts, strs on cor; United Hebrew Charities of City N Y—Jacob H Loewenstein et al; Cardozo & Nathan (A), 128 Bway; A S Gilbert (R); due, $123,918.98; T&c, $425.00; Joseph P Day.

JAN. 27.
WATER ST, 614-6, ns, 52.11 w Gouverneur, 46.11 x64.3x46.3x65.11, 2-6-sty bk tnts & strs; Annie M Diehl—Betsey Krulewitch et al; Stoddard & Mark (A), 128 Bway; Gordon S P Kleeberg (R); due, $20,512.31; T&c, $907.97; M Morgenthau, Jr, Co.

124TH ST, 538-40 W, ss, 175 e Bway, 50x100.11, 6-sty bk tnt; Irving Savgs Instn—Aaron M Janpole et al; Deyo & Bauerdorf (A), 111 Bway; Jos McCloskey (R); due, $59,530.41; T&c, $4,209.40; Samuel Marx.

177TH ST, 600 W, see St Nicholas av, swc 177th.

BOLTON RD, es, whole front bet Prescott av & Seaman av, 128.6x114.2x 164x138.8, vacant; Trsts of the Dyckman Library—Geo B Hayes et al; Benj G Bain (A), 176 Bway; N Taylor Phillips (R); due, $12,433.34; T&c, $1,729.-03; Henry Brady.

ST NICHOLAS AV, swc 177th (No 600), 99.11x 100, vacant; Wm Rankin—Octav Land Co et al; Wm B Adams (A), 25 Broad; Abr Stern (R); due, $50,192.87; T&c, $1,145; Joseph P Day.

JAN. 28.
IRVING PL, 55, ws, 53 n 17th, 26x100, 4-sty & b stn dwg; Thos W Strong et al—Wm R O'Brien et al; Finck, Cobb & Hubby (A), 26 Liberty; Lester Lazarus (R); due, $3[illegible],-506.19; T&c, $3,404.46; Joseph P Day.

11TH ST, 515 E, ns, 195.6 e Av A, 25x103.3, 5-sty bk tnt & strs; Annie Kaplon—Max Sulken et al; Isidor Cohn (A), 299 Bway; Abr B Keve (R); due, $5,055.03; T&c, $681.37; sub to mtg $15,000; Joseph P Day.

58TH ST, 5 W, ns, 575 e 6 av, 20x100.5, 7-sty bk office & str bldg; Wm F Donnelly—Wm W McLaughlin et al; Franklin Bien (A), 5 Beekman; Arthur M Levy (R); partition; Samuel Goldsticker.

128TH ST, 47 W, ns, 410 e Lenox av, 12.6x 99.11, 3-sty & b stn dwg; Mathilde A Moller—Marcus Nasanowitz et al; Miller & Bretzfelder (A), 55 Liberty; Chas C Marrin (R); due, $6,493.64; T&c, $288.45; M Morgenthau, Jr, Co.

JAN. 29.
10TH ST, 81 E, ns, 200 w 3 av, 25x94.6, 4-sty bk loft & str bldg; Otto Schmidt, Sr——Abr Schwab et al; Appell & Taylor (A), 51 Chambers; Edw D Dowling(R); due, $8,660.81; T&c, $448.70; Bryan L Kennelly.

133D ST, 9 W; ns, 160 w 5 av, 25x99.11, 5-sty bk tnt; V Everitt Macy et al, trsts—Jos B Peck et al; Davison & Underhill (A), 50 Court, Brooklyn; Denis A Spellissy (R); due, $14,756.78; T&c, $555.50; mtg recorded Oct 23, 1888; Chas J Dunn.

131ST ST, 854 W; sec Northern av (Nos 85-93), 114.4x114.11x112.10x97.5 6-sty bk tnt & strs; Wm H Jaffers—Fort View Constn Co et al; Rose & Paskus (A), 128 Bway; Alexander Thain (R); due, $196,966.74; T&c, $3,814.00; Henry Brady.

JAN. 30 & FEB. 1.
No Legal Sales advertised for these days.

Bronx.

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

JAN. 23 & 25.
No Legal Sales advertised for these days.

JAN. 26.
140TH ST, 491-3 E, ns, 762.6 e Willis av, 37.6 100, 5-sty bk tnt; Beekman Constn Co—Aurora Investing Co et al; Action 1; Morrison & Schiff (A), 320 Bway; Jno J Hynes (R); due, $4,172.12; T&c, $835.15; Henry Brady.

140TH ST, 495-7 E, ns, 800 e Willis av, 37.6x 100, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, $4,153.12; T&c, $835.15; Henry Brady.

140TH ST, 499-501 E, ns, 837.6 e Willis av, 37.6 x100, 5-sty bk tnt; same—same; Action 3; same (A); same (R); due, $4,211.37; T&c, $835.15; Chas A Berrian.

140TH ST, 503-5 E, ns, 975 e Willis av, 37.6x 100, 5-sty bk tnt; same—same; Action 4; same (A); same (R); due, $3,616.37; T&c, 835.15; Chas A Berrian.

MORRIS AV, 988, es, 137.6 n 164th, 37.6x104.10, 5-sty bk tnt Wm Rankin—David Holstein et al; Wm R Adams (A), 25 Broad; Emanuel B Cohen (R); due, $25,193.49; T&c, $285; Jacob H Mayers.

RIVER AV, es, 100 s 150th, 100x100, 1-sty fr factory; City Real Estate Co—Wm L Dale et al; Harold Swain (A), 176 Bway; Jno J Hynes (R); due, $17,151.63; T&c, $1,374.80; James J Donovan.

JAN. 27.
BRISTOW ST, ws, 55.3 n 170th, see 170th st, E, ns, 15.11 w Bristow.

170TH ST, E, ns, 15.11 w Bristow, runs w23.10x ne153.5 to Bristow xs92.10xse57.7 to beg, vacant; Wm A Martin—Chas H Sproessig, Jr, et al; Lachman & Goldsmith (A), 35 Nassau; Peter L Mullaly (R); due, $5,785.88; T&c, $481.15; M Morgenthau, Jr, Co.

CEDAR AV, 1799, ws, 386.5 s 177th, 18.9x83.4, 2-sty bk dwg; Annie C Haley—Plymton Constn Co et al; Marshall S Marden (A), 31 Liberty; Robt H Bergman (R); due, $4,920.80; T&c, $155; James L Wells Co.

JAN. 28.
175TH ST, E, sec Grand blvd & Concourse, see Grand blvd & Concourse, 1770.

EASTBURN AV, swc, 175, see Grand blvd & Concourse, 1770.

GRAND BLVD & CONCOURSE, 1770, sec 175th, runs sw59.1xs83.10xs10xe50 to Eastburn av xn126.8 to 175th, xw9.5 to beg, 5-sty bk tnt; Geo W Dibble et al, exrs—Winton Realty Co et al; Thos F Keogh (A), 90 West Bway; Geo B Hayes (R); due $59,754.66; T&c, $2,-362.28; Bryan L Kennelly.

BLACKROCK AV, ns, 305 e Castle Hill av, see Watson av, ns — e Castle Hill av.

WATSON AV, ns, — e Castle Hill av, 100x108; also WATSON AV, ss, 305 e Castle Hill av, 50 x216 to Blackrock av; Jennie G Buckley et al trstes—Colorado Realty Co et al; Eugene Berry (A), 258 Bway; Jos Kaufmann (R); due, $11,592.80; T&c, $1,800; J H Mayers.

WATSON AV, ss, 305 e Castle Hill av, see Watson av, ns, —e Castle Hill av.

JAN. 29.
BRIGGS AV, 2578, es, 471.9 s 194th, 19.2x88.4x 19.1x86.10, 2-sty bk dwg; Newell Bent, aux gdn —Browline Realty Co et al; Merrill & Rogers (A), 100 Bway; Jos R Truesdale (R); due, $7,436.58; T&c, $——; Joseph P Day.

WATSON AV, 2110, ss, 105 e Olmstead av, 25x 108; Geo A Devermann—Alfred J Robinson et al; Neier & Van Derveer (A), 141 Bway; Wm W Penfield (R); due, $1,034.04; T&c, $13; sub to pr mtg $5,000; Joseph P Day

JAN. 30.
No Legal Sales advertised for this day.

FEB. 1.
CORNELL AV, ns, 135 e Old Road, 50x100; Maurice S Hyman—Louise D Burke et al; G Arnold Moses (A), 145 Nassau; Henry K Davis (R); due, $431.80; T&c, $141.42; James J Donovan.

Brooklyn.

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

JAN. 23.
No Legal Sales advertised for this day.

JAN. 25.
NASSAU ST, swc Pearl, 27x100; Michl Greco et al—Rose Becker et al; Litchfield Moynahan (A), 231 Bway, Manhattan; Ellery O Phillips (R); Wm P Rae.

LOT 9, blk 3754, sec 12; Dora Pines—Sadie Novick et al; Theo I Schwartzman (A), 44 Court; Jesse Fuller Jr (R); Nathaniel Shuter.

LOT 51, blk 7344, sec 22; Murray Hurwitz—Wm J Sullivan et al; Schwartzman & Schwartzman (A), 44 Court; Harry E Lewis (R); Nathaniel Shuter.

JAN. 26.
DECATUR ST, ns, 97.6 e Reid av, 17.6x100; Mary M Post—Petra de la Cova et al; Geo W Pearsall (A), 49 Court; Eugene F O'Connor (R); Wm J McPhilliamy & Co.

GROVE ST, ses, 450 sw Central av, 75x100; Williamsburg Savgs Bank—Wm Gambert et al; S M & D E Meeker (A), 217 Havemeyer; David Hirshfield (R); Wm J McPhilliamy & Co.

MARION ST, ns, 250 e Patchen av, .6x100; also MARION ST, ss, 275.6 e Patchen av, 24.6x 100; also MARION ST, ss, 300 e Patchen av, 25x100; Jno Beck—Mary M Robinson et al; S M & D E Meeker (A), 217 Havemeyer; Jesse Fuller, Jr (R); Wm J McPhilliamy & Co.

SMITH ST, ws, 40.9 s Nelson, 20x80; First National Bank of Freeport, N Y—Fannie G Lynch et al; Edgar Jackson (A), Freeport, N Y; Chas E Hunter (R); Wm J McPhilliamy & Co.

37TH ST, ns, 277 w 5 av, 18x100.2; Andrew J H Onderdonk—Chas Cameron et al; Eastman & Eastman (A), 277 Bway; Walter W Friend (R); Wm J McPhilliamy & Co.

E 100TH ST, nes, 100 nw Av J, 80x100; Anna W Abbot, admtrx—Cora J Rose et al; Wm H Good (A), 44 Court; Wm A Dempsey (R); Wm J McPhilliamy & Co.

CLINTON AV sec Greene av, 47.6x110; Savgs Bank of Utica—Jno C Kluber et al; Miller & Fincke (A), Utica, N Y; Jas M Fawcett (R); Wm J McPhilliamy & Co.

JAN. 27.
BALTIC ST, ss, 200 e Smith, 25x100; Jno F Saddington—Caroline H Kellock et al; Henry J Davenport (A), 375 Pearl; Wm R A Keohl (R); Wm J McPhilliamy & Co.

BERGEN ST, ss, 231.4 e Nevins, 18.7x100; Hannah M Singleton—Jane Hanrahan et al; Henry J Davenport (A), 375 Pearl; Eugene Sherk (R); Wm J McPhilliamy & Co.
MYRTLE AV, ss, 200 e Nostrand av, 25x100; Jno Hoffman et al—Andrew Schmitt et al; Jacob Schauf (A), 898 Park av; Max Rosenbaum (R); Nathaniel Shuter.
ST MARKS AV, ns, 20 w Nostrand av, 20x100; Industrial Savgs & Loan Co—Susanna A LeRoy et al; Carmody, Blauvelt & Kellog (A), 61 Bway; Chas Y Van Doren (R); Wm J McPhilliamy & Co.

JAN. 28.
BUTLER ST, ss, 175 e Hoyt, 25x100; Fredk Pape—Herbert A O'Brien et al; Nathan D Shapiro (A), 808 Bway; Fred G Milligan, Jr (R); Nathaniel Shuter.
DEAN ST, ns, 300 e Grand av, 16.8x110; N Y Mtg & Security Co—Mary Nicholson et al; Henry M Bellinger (A), 135 Bway, Manhattan; Llewellyn A Wray (R); Wm P Rae.
SEDGEWICK ST, ss, 300 w Columbia, 25x100; Sheriff's sale of all right, title, &c, which Eugenio Fortuna had on Oct 28, 1913, or since; Lewis M Swasey, sheriff; Wm P Rae.
NOSTRAND AV, ws, 100 n Av H, 20x90; Mary E Peck—Henry W Ellison et al; Harry L Thompson (A), 175 Remsen; Wm J Pape (R); Wm J McPhilliamy & Co.

JAN. 29.
BOND ST, nws, 80 sw Baltic, 20x50; Frances I I Reed—Oscar Hammann exr, et al; Theodore M Hill (A), 111 Bway, Manhattan; Harry E Lewis (R); Wm P Rae.
E 8TH ST, ws, 120 s Montgomery, 20x100; The Thrift—Mary Smith et al; Francis Jordan (A), 207 Ryerson; Edw P Lyon (R); Wm J McPhilliamy & Co.
CENTRAL AV, sws, 25 nw Linden, 25x100; Jno Steinmetz—Mary Seyfried et al; Chas Weisshaupt (A), 320 Bway; Fredk M Ahern (R); Nathaniel Shuter.
WYTHE AV, ws, 40 s Clymer, 20x60; Interboro Brewing Co, Inc—Abr Kruman et al; Henry A Rubino (A), 50 Broad, Manhattan; Almet R Latson, Jr (R); Wm P Rae.

JAN. 30 & FEB. 1.
No Legal Sales advertised for these days.

FORECLOSURE SUITS.

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

Manhattan.

JAN. 5.
BROADWAY, sec 69th, 161.8x113.4; Spencer Realty Co—Mary P Satterlee et al; W F Wund (A). Corrects error in issue of Jan. 9, when property was Broadway, sec Broadway.

JAN. 16.
103D ST, 113 E; N Y Investors' Corpn—Leah Cohn et al; H Swain (A).
103D ST, 115 E; City Real Estate Co—Leah Cohn et al; amended; H Swain (A).
3D AV, swc 80th, 25.2x90; Stanley G Harris et al—Jacob Corday et al; E Bittiner (A).

JAN. 18.
RIVINGTON ST, ss, 74.1 w Mangin, 25x75; Charlotte M Howard—Henry Nodell et al; A A Spear (A).
101ST ST, 106 E; Frank G Bossey—Louis Newman et al; Kramer, Cohn & Meyer (A).
125TH ST, ss, 332.6 e Bway, 26.8x100.11; 4th Universalist Society in City of N Y—Edwin F Walton et al; Cary & Carroll (A).
BROADWAY, 520-22; Equitable Life Assurance Society of U S—Jos Guinet et al; Alexander & Green (A).

JAN. 19.
61ST ST, 203 W; Israel Winer—Saml Liebovitz et al; J J O'Grady (A).
103D ST, 113 E; N Y Investors' Corpn—Leah Cohn et al; amended; H Swain (A).
103D ST, 115 E; City Real Estate Co——Leah Cohn et al; amended; H Swain (A).
119TH ST, 125 W; Mary S Porter—Westman Realty Co et al; H Swain (A).
136TH ST, 161 W; Kath S Galbraith—Ernestine M De Lyons et al; J C Ten Eyck (A).
1ST AV, 340; Metropolitan Savgs Bank—Jno Vanderveer et al; A S & W Hutchins (A).

JAN. 20.
ELIZABETH ST, 287-9, 293-5; 2 actions; Banned Friend—Maud B Barclay et al; Kantorwitz & Esberg (A).
16TH ST, 5-7 E; Emigrant Industrial Savgs Bank—Carrie M Butler et al; R & E J O'Gorman (A).
28TH ST, 229-39 W; United States Savgs Bank of the City of N Y—Chas Weinstein et al; Merrill & Rogers (A).
50TH ST, 315 E; Anna M Underhill—Ada Olenin et al; A S Underhill (A).
98TH ST, ns, 100 e Madison av, 50x100.11; Mollie Hershfeld—Standard Healty Corpn; C L Hoffman & H A Friedman (A).
105TH ST, ns, 175 e Columbus av, 25x100.11; Fredk Wertz Jr et al—Edw H Kruse et al; J T Booth (A).
111TH ST, 253 W; Henry F Schwarz—Sarah H Greenblatt et al; Rounds, Hatch, Dillingham & Debevoise (A).

JAN. 21.
17TH ST, 29 W; Bklyn Savgs Bank—Richard I Brewster et al; Schenck & Punnett (A).
19TH ST, 427 E; Horace Porter et al—Nome Realty Co et al; A R Kellegrew (A).
119TH ST, ss, 184.5 w Madison av, 15.8x100.11; Elizabeth S Harvie—Beke Schneider et al; J F Stier (A).
MADISON AV, 2102; Henry H Jackson et al—Emil Christensen et al; amended; S H Jackson (A).

JAN. 22.
50TH ST, 514 W; Chas L Lawrance—Adolph Schlesinger et al; R W Candler (A).
50TH ST, 512 W; Chas Lanier et al—Adolph Schlesinger et al; R W Candler (A).
56TH ST, 418 W; Jeanette Neil et al; Patk McGinn et al; C D Ridgway (A).
68TH ST, 26 W; City Real Estate Co—Danl H Shea et al; H Swain (A).
89TH ST, 70 W; Marcus M Marks—Louis H Abenheimer et al; Wolf & Kohn (A).
120TH ST, 117 W; City Real Estate Co—Randegg Realty Co et al; H Swain (A).
158TH ST, 522-8 W; Saml Wacht—Rose Simon et al; S Wacht Jr (A).
BROADWAY, sec 124th, 100.11x100; Surety Realty Co—Grace H Howell et al; Eisman, Levy, Corn & Lewine (A).
6TH AV, 151; Helena Berk—Margt Brown et al; Frees & McEveely (A).

Bronx.

DEC. 31.
LOTS 353 & 360, map of village of Mott Haven, Manor of Morrisania, Town of West Farms; Louis Finkelstein——Gertrude K Graham; S S Kogan (A). Corrects error in issue of Jan. 9, as to description of property.

JAN. 15.
148TH ST, ss, 121.4 w 3 av 30x141.3; Lincoln Mtg Co—Bronx Publishing Co, Inc, et al; H A Blumenthal (A).
BRONX PARK AV, es, 75 s Lebanon, 25x100; Conrad Muller as exr—Fanny Shapiro et al; E A Acker (A).
HERSCHEL AV, 103; Jane M Hicks—Walter L Shulman et al; J G Quinn Jr (A).
HERSCHEL AV, 106; Jane M Hicks; Norwood Heights Realty & Constn Co et al; J G Quinn (A).
HOUGHTON AV, ss, 279.9 w Castle Hill av, 24.9x108; Eliz K Dooling—Mitchell-McDermott Constn Co et al; Knox & Dooling (A).
HOUGHTON AV, ss, 254.9 w Castle Hill av, 24.9x108; Eliz K Dooling—Jane Henderson et al; Knox & Dooling (A).
MORRIS AV, swc 150th, 50x100; Jacob L Markel et al—Tuoti, Hatch & Co Inc; I Hershfield (A).
TREMONT AV, ns, 44.8 e Washington av, 23.2x93.4; German Savgs Bank in City of N Y—Moses Lowenstein et al; M Auerbach (A).

JAN. 16.
BROOK AV, es, 46.6 s St Paul's pl, 31x100.6; Wm R Wilder et al—North Bronx Bldg & Holding Co et al; W M Patterson (A).

JAN. 18.
167TH ST, nec Washington av, 29x127.5; Henry H Jackson—B W R Realties, Inc; S H Jackson (A).
CHATTERTON AV, ns, 405 w Havemeyer av, 25x108; Minnie Becker—Kate Reichwein et al; Elfers & Abberley (A).
CHATTERTON AV(ns, 430 w Havemeyer av, 25x108; Minnie Becker—Henry Bohlen et al; Elfers & Abberley (A).
PROSPECT AV, ws, 100.2 n 180th, 66x35; Dietrich Niemever et al—Antonio Galiani et al; Elfers & Abberley (A).
WARREN AV, ws, 285.2 s Spuyten Dpyvil pkway, 104.2x181.9; First National Bank of Remsen, N Y—Wm H Yale et al; Pritchard & Deecke (A).

JAN. 19.
PROPERTY at nwc City Island, adjoining land of Mary A Booth; Louis F W Seifert—Mary A Byles et al; Frees & McEveety (A).
LOT 29, revised map of Seneca Park; Louise Schwalbe—Domenico Casmassimo et al; I Auerbach (A).

JAN. 20.
GARDEN ST, ns, 315.2 w Southern blvd, 50x100; Carl R Spaney—Vertrees R Edwards et al; Tausch & Hamilton (A).
152D ST, ns, 75.3 e Morris av, 100x100; Peter Wynen—Arthur F Krause et al; A Glatzmever (A).
EASTCHESTER RD, ns, 42.6 e Walker av, 25.6 x126.7; Michael Ganly—Cecilia F Brenan et al; J Kadel (A).
PROSPECT AV, nwc 167th, 50x100; Greenwood Cemetery—Isaac Brown et al; Miller, King, Lane and Trafford (A).
PROSPECT AV, nwc 181st, 29x100; Gertrude Schiffer—Wirth Realty & Constn Co et al; Wilson & Van Wagoner (A).
LOT 30 & 31, Parcel 10, map of subdivision of Estate of Wm B Ogden, at Highbridge; Charity Fund of N Y Association of the New Church—Jas McCann et al; P Huntingdon (A).
LOT 138, 139, 140, map of Sec A, Vyse Estate; Noah Fells—Terrence Smith et al; Reiss & Reiss (A).

JAN. 21.
152D ST, ns, 75.3 e Morris av, 100x100; Peter Wynen—Arthur F Krause et al; Glatzmayer & Kalt (A).
RYER AV, es, 181.5 n 180th, 103.2x103.6; Farmers Loan & Trust Co as trste—Mary Bauer et al; Geller, Rolston & Horan (A).
LOTS 128, 129, 130 & 131, map of Bruner Estate at Jerome av & Gun Hill rd; Francesca C Nesbitt as extrx—Annie E Delaney et al; E C Dusenbury (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

JAN. 14.
23D ST, 151-3 E; Christian D Meyer—East 23d St Realty Co; Gustav Frey (A); Francis W Pollock (R); due 29,593.37
119TH ST, 10 E; Caroline M Child et al—Margo Gordon et al; Saml Riker Jr (A); Richd Steel (R); due..... 7,877.05

JAN. 15.
112TH ST, 106 E; Anna Schneiders—Annie Frankfort; Adolph & Henry Bloch (A); Michl J Daly (R); due 6,627.58

JAN. 16.
No Judgments in Foreclosure Suits filed this day.

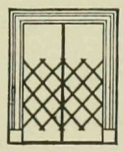
JAN. 18.
42D ST, 229 E; Sarah A Kerr—Henry Weiss; Woodford, Bogee & Butcher (A); Wm Arrowsmith (R); due...18,722.50
CENTRAL PARK W, swc 99th, 25.2x100; Benj C Faulkner et al—Geo W Meyer et al; Thompson, Koss & Warren (A); Jno De W Warner (R); due 36,523.96

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(Judgments in Foreclosure Suits, Continued.)

JAN. 19.
131ST ST, ss, 267.6 e 8 av, 17.6x99.11; Jno S Bussing—Harold B Abrams; Stitt & Phillips (A); Wm D Sporborg (R); due 8,937.98

JAN. 20.
CLINTON ST, 177; Sol H Kohn—Barnet Lernor; Bayliss & Sonborn (A); Standish Chard (R); due.....27,851.25

Bronx.

JAN. 15 & 16.
No Judgments in Foreclosure Suits filed these days.

JAN. 18.
OAK TER, ss, 100 w Beekman av, 24.6x100; Mary E Elstner—Sigmund Honig et al; H C Kudlich (A); Arthur N Giegerich (R); due 5,461.46

JAN. 19.
12TH ST, swc Av C, 108.6x105; Ebling Brewing Co—Martha Buttner et al; E Cohn (A); Isidor Wels (R); due. 2,229.42

JAN. 20.
141ST ST, ss, 859 e Willis av, 37x100; Eliza Dunham et al as extrx—Lena Pahls et al; W B Chamberlin (A); J C Brady (R); due 29,691.66

JAN. 21.
141ST ST, ss, 859 e Willis av, 37x100; Eliza Dunham—Lena Pahls et al; W B Chamberlin (A); J C Brady (R); due 29,691.66
3D AV, 4058-60; Jacob A Wolf—Nathan Greenberg et al; W L Levy (A); J J Hynes (R); due..... 7,587.09
3D AV, 4062; Jacob A Wolf—Nathan Greenberg et al; W L Levy (A); J J Hynes (R); due..... 7,587.09

LIS PENDENS.

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

Manhattan.

JAN. 16.
No Lis Pendens filed this day.

JAN. 18.
GREENWICH ST, 200; Manhattan Railway Co—Henry A. Wingert et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 212; same—Anna A Gillies et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 219; same—Rector, Church Wardens, &c, of French Church Du Saint Esprit et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 225; same—same; action acquire title; J L Quackenbush (A).
GREENWICH ST, 231; Manhattan Railway Co—Anna Ostrander et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 270-72; same—Antonett Grashorn et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 274; same—Jas S Coward et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 342-46; same—Wilhelmina Bultmann et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 360-62; same—Kenneth S Weeks et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 385; Manhattan Railway Co—Carrie O Foster et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 428-36; same—Esther A Pyle et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 448; same—Josiah H DeWitt; action acquire title; J L Quackenbush (A).
GREENWICH ST, 457-69; same—Henry A Welsh et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 454; same—Chas W Prolle et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 473; same—Edwin A Ely; action acquire title; J L Quackenbush (A).
GREENWICH ST, 491-93; Manhattan Railway Co—Greenwich Realization Co et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 488-506; Manhattan Railway Co—Edwin A Ely; action acquire title; J L Quackenbush (A).
GREENWICH ST, 546; Manhattan Railway Co—Susman F F Benton et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 617; same—Jno H Vogt et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 644-54; same—Julius Kayser et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 708-10; same—Canebrake Realty Co et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 712; same—Canebrake Realty Co et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 762; same—Carl Ernst et al; action acquire title; J L Quackenbush (A).
GREENWICH ST, 799; same—Mary E Plummer,trsts, &c; action acquire title; J L Quackenbush (A).
GREENWICH ST, 812-14; same—Jno W Ferguson et al; action acquire title; J L Quackenbush (A).
MONROE ST, 137; Jacob Pawel—Julia Thorn et al; partition; J P Joachimsen (A).
108TH ST, 108-10 E; Jacob Pawel—Bernard D Thorn et al; partition; J P Joachimsen (A).
8TH AV, 2104; Manhattan Railway Co—Henry Kensing et al; action to acquire title; J L Quackenbush (A).
8TH AV, 2110; Manhattan Railway Co—Emil Bachmann et al; action acquire title; J L Quackenbush (A).
8TH AV, 2113; same—Lazare Bader et al; action acquire title; J L Quackenbush (A).
8TH AV, 2119; same—Siegfred Kraus et al; action acquire title; J L Quackenbush (A).
8TH AV, 2123-25; same—Florence Mayer et al; action acquire title; J L Quackenbush (A).
8TH AV, 2131-39; same—Premier Holding Corpn et al; action acquire title; J L Quackenbush (A).
8TH AV, 2154-68; same—Peter Doelger Brewing Co, Inc—action acquire title; J L Quackenbush (A).
8TH AV, 2173; same—Rose Cohen et al; action acquire title; J L Quackenbush (A).
8TH AV, 2184; same—Peter Doelger Brewing Co; action acquire title; J L Quackenbush (A).
8TH AV, 2309-15; same—Jas R Roosevelt et al; action acquire title; J L Quackenbush (A).
8TH AV, 2317-25; Manhattan Railway Co—Jas R Roosevelt et al; action acquire title; J L Quackenbush (A).
8TH AV, 2310-32; same—Geo Ehret; action acquire title; J L Quackenbush (A).
8TH AV, 2329-59; same—Michl J Adrian Corpn; action acquire title; J L Quackenbush (A).
8TH AV, 2359-61; same—Janos Kolb et al; action acquire title; J L Quackenbush (A).
9TH AV, 95-97; Manhattan Railway Co—Jacob Levy et al; action acquire title; J L Quackenbush (A).
9TH AV, 98-100; same—Chas S Gutman et al; action acquire title; J L Quackenbush (A).
9TH AV, 472; Manhattan Railway Co—Ida Kempner et al; action acquire title; J L Quackenbush (A).
9T HAV, 474; same—Albert Haase et al; action acquire title; J L Quackenbush (A).
9TH AV, 475; same—Carrie B Rubb et al; action acquire title; J L Quackenbush (A).
9TH AV, 729-31; Manhattan Railway Co—Aaron Buchsbaum et al; action acquire title; J L Quackenbush (A).
9TH AV, 725-27; same—Chas O Foster et al; action acquire title; J L Quackenbush (A).
9TH AV, 737-9; same—Wm F Dornbusch; action acquire title; J L Quackenbush (A).
9TH AV, 741-43; same—Margt C Tiejen et al; action acquire title; J L Quackenbush (A).

JAN. 19.
No Lis Pens filed this day.

JAN. 20.
No Lis Pendens filed this day.

JAN. 21.
CANAL ST, 67-71; Saml A Krulewitch—Louis D Livingston et al; action to declare trust; Morrison & Schiff (A).
71ST ST, 342-44 W; Barnet Marotsky—Sadie Bonwit et al; action to foreclose mechanic's lien; B H Sandler (A).

JAN. 22.
ORCHARD ST, 74; Bank of U S—Morris Goldstein; action to set aside deed; J Sanders (A).
111TH ST, 122 W; Equitable Life Assurance Society of the U S—Emilie Sahb De Hierapolis et al; reformation of mtg, &c; Alexander & Green (A).
CENTRAL PARK W, nwc 90th, 201.5x100 to 91st; Clarence F Birdseye—Secured Holdings Corpn et al; injunction, &c; Rosenblatt & Tachna (A).
MADISON AV, 310-14; also 42D ST, 18-26 E; also 41ST ST, 19-21 E; Aymar Embury, 2—42d St & Madison Av Co et al; action to foreclose mechanics lien; Milne, Blake & McAneny (A).

Bronx.

JAN. 15.
No Lis Pendens filed this day.

JAN. 16.
No Lis Pendens filed this day.

JAN. 18.
No Lis Pendens filed this day.

JAN. 19.
LOTS 112, 113, map of 126 lots of Estate of Geo Faile, 24th ward; Benj Benenson—Byron A Beal; action to compel specific performance of contract; Elfers & Abberley (A).

JAN. 20.
CASTLE HILL AV, ws, being Lot 34; Land & Lien Co—Annie Harris et al; action to foreclose lien; M Frank (A).
SOUTHERN BLVD, ws, being Lot 38; Saml Goldsticker—Denver Realty Co et al; action to foreclose transfer of tax lien; E Jacobs (A).

JAN. 21.
No Lis Pendens filed this day.

Brooklyn.

JAN. 14.
BAY VIEW PL, nes, 153.2 se Bay pkway, 20.5x114.4; Chas S Ougheltree—Frank A Slocum et al; G J Goldberg (A).
BAY VIEW PL, nes, 173.2 se Bay pkway, runs ne114.4xse20.1xsw114.4xnw20.1 to beg; Margt McCambridge—Frank A Slocum et al; G J Goldberg (A).
BEADEL ST, nwc Porter av, 20x90; Thos A Howell—Rae Brode & ano; W J Vreeland (A).
BEADEL ST, ns, 20 w Porter av, 20x90; same—same; same (A).
BEADEL ST, ns, 40 w Porter av, 20x90; same—same; same (A).
BEADEL ST, ns, 60 w Porter av, 20x90; same—same; same (A).
DEAN ST, ns, 220 w Ralph av, 20x107; Rose Gilbert—Helen Gardner et al; G W Pearsall (A).
HERZL ST, 109-113; Barnet Cohen—Dewey Realty Co & ano; to create a lien; Simon & Weinstein (A).
LIVONIA ST, es, 80 s Richardson, 20x75; Nicola Caprio—Lizzie Italia et al; J E Finegan (A).
PENN ST, ses, 388 sw Bedford av, 20x100; Eliz Donnelly—Annie Deitchman et al; D Siegelman (A).
REEVE PL, ns, 420.10 w Coney Island Plank rd, 21x100; Henry J Samuel—Chas J Samuel et al; M B Hatch (A).
WARREN ST, ss, 98 e Columbia, runs s74.6xe2.9 xs24.11xe25xn99.10xw27.9 to beg; Terence Brady—Gabriele Delmonico et al; P A Kapke (A).
55TH ST, nwc 4 av, 95x100; Thos H Heffron—Marcus Bldg Co & ano; Suffren, Humphreys & O (A).
71ST ST, nwc 14 av, 100x100; Fannie M Campbell—Cath B Fraser et al; H L Thompson (A).
75TH ST, ss, 100 w 13 av, 60x100; Thos H Heffron—Rio De Janiero Realty Co, Inc; Suffren, Humphreys & O (A).
86TH ST, ss, 279.6 e N Y & Sea Beach R R, 100x195.7; Emanuel Sternberg—Sadie Frank et al; A S Galitzka (A).
CANARSIE AV, ns, 60 e E 29th, 20x92.10x20x92.3; Bklyn Children's Aid Soc—Abr Brodsky et al; H M Bellinger, Jr (A).
DRIGGS AV, es, 60 n Division av, 20x75; W Elmer Payntar—Florence A Scheftel et al; G De Witt (A).
DRIGGS AV, ses, 80 ne Division av, 20.6x75x21.6x75; W Elmer Payntar—Otto Behrens et al; F G De Witt (A).
WOODRUFF AV, swc St Paul's pl, 145.3x125x127.3x126.3¼ Thos H Heffron—Marcus Bldg Co et al; Suffren, Humphreys & O.
22D AV, nws, 105.4 ne E 2d, 18.4x42.4x17x49.2; Lucy W Peck—Edwin M Meeker et al; G F Alexander (A).

JAN. 15.
HERKIMER ST, swc Sherlock pl, 20x100; Philomena Scherger—Christian Sohm et al; W Wills (A).
PRESIDENT ST, sec 3 av, 150x100; Max Israel—Caterina Gallo et al; S E Klein (A).
WARWICK ST, ws, 120 s Dumont av, 20x100; Hyman Bogin—Chimie Breitman et al; specific performance; I Solomon (A).
EASTERN PKWAY, sec Schenectady av, 100x100; Sexauer & Lemke—Luke A Burke & Sons Co et al; foreclosure of mechanic's lien; J H Banton (A).
HAMILTON AV, ss, 141.6 e Columbia, 40.8x59.5x37.6x75.2; Bessie Bassewitz—Bloch Realty Co; to create a lien; M H Latner (A).
JEFFERSON AV, ss, 230 e Bedford av, 16x100; Jennie Melnick—Louis Fischer et al; J H J Schwartz (A).
OCEAN PKWAY, es, 100 n Beverly rd, 150x100; Lancastershire Realty Co—Comet Constn Co et al; Jonas, Lazansky & N (A).
ST MARK'S AV, nec Vanderbilt av, 21.1x80; Francis R Simmons—Wm A A Brown et al; Manning & Buechner (A).
WOODRUFF AV, swc St Paul's pl, 145.3x125x127.3x126.3; Thos H Heffron—Marcus Bldg Co et al; Suffren, Humphreys & Orr (A).

JAN. 16.
BERGEN ST, ss, 133.4 w Bedford av, 16.8x100; Francis H Macy—Mary A Gally et al; Cary & Carroll (A).
COLUMBIA HTS, nws, 100 ne Cranberry, 25x100; FURMAN ST, ses, 125 ne Cranberry, 1.7x50; Augusta B MacIntyre—Ella W Mantonya et al; D A MacIntyre (A).
RODNEY ST, ns, 100 ne S 3d runs ne40xnw 61.11 to beg; Halpern & Mestel, Inc—Bertha Long et al; foreclosure of mechanic's lien; J Solomon (A).
UNION ST, ns, 115 w 7 av, 20x90; Maria H Rider—Gustav Spiegel et al; J M Rider (A).
WAVERLY PL, ns, 60.7 e Forrest pl, 50x100; Concetta P D'Andrea—Angelo D'Andrea et al; P A Laurice (A).
WEST ST, swc 52d, runs w109xs100.2xe80xn32xne79xnw26 to beg; also WEST ST, nwc 53d, runs w90.8xne62.9xse65.11 to beg; Tudor Realty Co—Bklyn Realty Sellers & ano; F M Sanders (A).
42D ST, ss, 120 w 13 av, 20x100.2; Mary B Francisco—Thos J Mac Farlane et al; J J Hood (A).
42D ST, ns, 140 w 13 av, 20x100.2; Mary B Francisco—Thos J MacFarlane et al; J J Hood (A).
42D ST, ns, 220.8 w 9 av, 100x100.2; Rolstar Painting & Decorating Co—16 Av Realty & Bldg Co et al; foreclosure of mechanic's lien; S A Telsey (A).
E 48TH ST, ws, 120 s Av L, 20x100; Jas S Alexander—United Realty Alliance et al; H J Davenport (A).
AV L, ns, 40 e E 46th, 20x100; Carrie E Hosford—United Realty Alliance et al; H J Davenport (A).
BATH AV, sc Bay 17th, 43.11x100.4x39.10x—; Louis Solomon—Antonio Di Candia et al; S Solomon (A).
ST MARK'S AV, nec Troy av, 25.1x83.9; Henry M Baird, Jr—Daniel L Donohue et al; H L Thompson (A).
ST MARK'S AV, ns, 199 e Ralph av, 19.6x127.9; Jas S Lawson—Thos P Wilson et al; J S Lawson (A).
TROY AV, ws, 80 n Av L, 20x100; Eugene Tollner—United Realty Aliance et al; H J Davenport (A).
WILLIAMS AV, es, 200 n Livonia av, 100x100; Anna Miller—Wallan & Hoffman, Inc, et al; J G Abramson (A).

JAN. 18.
UNION ST, ss, 126.11 e 3 av, 25x129.10; Alois Lazansky—Louise Hoff et al; Jonas Lazansky & N (A).
WARREN ST, nes, 140 sw Hoyt, 20x100; Epsilom Assn, Inc—Emil Baar et al; Cary & Carroll (A).
E 9TH ST, ws, 319 s Beverly rd, 20x100; Rosa Jakubec—Henry F Jackubec; to reform a deed; L Kronfeld (A).
74TH ST, nes, 346.6 se 6 av, 20x100; So Bklyn Savgs Instn—Richmond Mtg Co et al; Coombs & Whitney (A).
79TH ST, sws, 174 nw 14 av, 18.6x100; Eliz C Whittier—Rosina Realty Co et al; J D Armstrong (A).
79TH ST, sws, 155.6 nw 14 av, 18.6x100; Jno G Price—same; same (A).
EAST N Y AV, ns, 306.2 sw Buffalo av, runs nw111.4xnw237.2x s e 104.9 x s e 173.11 to beg; Amelia Singer—Alex Clancy et al; W J Mahon (A).
GLENWOOD RD, ss, 40 w E 34th, 40x107.6; Frank D Hurtt—Jack Levy et al; H L Thompson (A).
JOHNSON AV, 247; Sarah Helfand—Marie T Miller & ano; recover damages; P A Katske (A).
OCEAN AV, es, 78.7 n Foster av, runs e100xn 80xe10xn120xw110xs200 to beg; Audley-Clarke—Hartman Bldg Co et al; W Y Hallock (A).
OCEAN AV es, 140 s Av S, 60x110; Isaac C Yawger—Jno G McDonald et al; L Dennis (A).

JAN. 19.
DEAN ST, ss, 49.9 e Stone av, 19.4x128.8x90.7x107.2; Excelsior Bwg Co—Carlo Corrado et al; Holm Whitlock & S (A).

HULL ST, ns, 135 e Rockaway av, 15x100; Susan C Kiernan—Anna Barnes et al; Hirsh & Newman (A).
MINNA ST, ss, 200 w Chester av, 100x200; Marion Mount—Mary L Behrens et al; R T Griggs (A).
WALLABOUT ST, ss, 491.6 w Marcy av, 50x100; Annie Elias—Morris Band et al; S J Liebeskind (A).
14TH ST, sws, 100 nw Prospect Park W, 19.11x100; Abr Levy—Caterina Gallo et al; Jones McKinny & S (A).
E 26TH ST, es, 220 s Newkirk av, 40x100; Anna P See—Nellie R Shevlin et al; H J Davenport (A).
58TH ST, sws, 100 se 11 av, 40x100.2; Harold D Watson—Lottie Bermas et al; R S Kristeller (A).
58TH ST, sws, 120 se 3 av, 20x100.2; Kitty Carpenter—Bertha Geisman et al; Cary & Carroll (A).
DEKALB AV, ns, 196.8 e Bway, 130x170.4; DeKalb Holding Co—Madison Theatre Co et al; to reform a lease; Fluegelman & Trosk (A).
ROCKAWAY AV, es, 75 s Glenmore av, 25x100; Leah Kotcher—Sarah Wolf et al; partition; M S Feiler (A).
ROCKAWAY PKWAY, sws, 100 nw Av K, runs sw125xse10xsw100xnw80.3xne225xse70.5 to beg; Fredericka Benz—Uhlhorn Realty Co et al; F L Gross (A).
LOTS 1291 to 1295, Map land of heirs of Nicholas Schenck, Jr; Jno Vanderveer—Jno Whittaker et al; H S Lott (A).

JAN. 20.
HENDRIX ST, ws, 260 s Blake av, 20x100; Saml Gitlin—Michl Gordon et al; A Rockmore (A).
MAPLE ST, ss, 160 e Nostrand av, runs s100xw 60xs100xe200xn200xw140 to beg; Ella A Timony —Henrietta Hamblin et al; foreclosure of mechanic's lien; J A Timony (A).
OSBORN ST, ws, 100 n Livonia av, 25x100; Abr L Jaffe—Samson Falk & ano; L N Jaffe (A).
VAN BUREN ST, nec Throop av, 50x100; Margt A Grogan—Jas Pritchard et al; W Murray (A).
E 10TH ST, es, 273.4 s Av K, 17.4x100; Jennie Rockmore—Sam Lebowitz et al; A Rockmore (A).
22D ST, ss, 100 w 6 av, 25x100; Lena Schuler—Adolph R Tillmann et al; partition; A F Tuozzo (A).
72D ST, ss, 240 w 1 av, 20x100; Celia Tishman —Angus Darroch et al; C J Belfer (A).
CLASSON AV, nwc Lefferts pl, runs w36.8xne 59xn56.2xe7.4xs124.11 to beg; Stephen H Jackson—Jno J McKenna et al; S H Jackson (A).
FOSTER AV, ns, 20 w 3d, 20x100; Blanche F Elliott—Jas R Gormly et al; G W Pearsall (A).
FOSTER AV, ns, 40 w 3d, 20x100; Jno H Kenny—same; same (A).
HEGEMAN AV, nec Hinsdale, 20x90; Michael Garlick—Wolf Tipper et al; M H Newman (A).
LIBERTY AV, swc Alabama av, 25x100; Bank for Savgs at Ossining—Brown Realty Co et al; H L Thompson (A).
NEW YORK AV, es, 210 n Av D, 20x100; Wm S Stewart—Mamie G Wichmann et al; J Brenner (A).
PARK AV, ns, 131.8 w Bway, runs n11xne85.3x nw107.1xsw91.5xnw27xn7.4xw9.3xs100 x e 114.3 to beg; also LAFAYETTE AV, sec Patchen av, runs e68.9xse76.8xsw64.8xse27xw86.10xn125 to beg; First Natl Bank of Bklyn—Edw T Jenkins et al; Coombs & Wilson (A).
ST MARK'S AV, ns, 197 e Schenectady av, 50x 127.9; Melvin Brown—Saml Dunaif et al; Hovell, McChesney & C (A).
LOTS 174 to 185, map land of Asa W Parker at New Utrecht; Bank of Flatbush—Chas F Lutz; Hovell, McChesney & C (A).

MECHANICS' LIENS.

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

Manhattan.

JAN. 16.
TRINITY PL, 18-20; Motta Cont Co—Miss Ellen R Murphy; Jno T Martin (82) 34.42
86TH ST, 158-60 E; Sam Cohen—Herman Bachrach & Geller & Co; Jacob Shapiro (84) 128.00
110TH ST, 5-7 W; Eichenbaum Bros —Louis W Morrison; Meyer Stein (81) 395.44
110TH ST, 5-7 W; Borgia Levenson Co —Louis W Morrison, Aaron Rosenstein & Rosewin Amusement Co, Inc; David Levine (79) 417.60
AUDUBON AV, sec 171st, —x—; Jno Charles—Gustav Boehne; renewal (83) 69.00
CENTRAL PARK W, 265-67; Wm Williams & Co—Estate of Fredk W Jockel; Fredk W Jockel renewal (80)... 60.00

JAN. 18.
DIVISION ST, 242; Abr Sacks—Altar Gottlieb; Rosenberg & Son (93)..... 150.00
44TH ST, 15 W; S H Pomeroy Co, Inc —15 West 44th St Co, Inc (88)..... 739.50
44TH ST, 15-17 W; E J Electric Installation Co—15 West 44th St Co, Inc (91) 1,420.75
89TH ST, 326 W; Tile Constn Co, Inc— Chas E Warren; J Plunkitt & Co (87) 32.00
135TH ST, 14-28 E; H A Berger's Metal Ceiling & Fire Proofing Co—Jas Everard, Farmers' Loan & Trust Co & Mary M Everard, trsts; Harper Richardson & Palace Casino Co (85) 935.00
145TH ST, 543-45 W; Damm House Moving Co—Fred L Martin; Otto & Hans Rudolph; Rosen Bldg Co (86).. 125.00
145TH ST, 543-51 W; National Sash & Door Co, Inc—Fred L Martin; Rosen Bldg Co & Louis Rose (89)..... 55.50
PARK AV, 25; Silberman-Schampain Co—Chas Chetwood (90) 936.14

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(Mechanics' Liens, Manhattan, Continued.)

JAN. 19.

DOWNING ST, 39-41; Gelband Cont Co, Inc—Lillian B Koetke; R Tassi (101) 330.00

4TH ST, 31-35 E; Attilio Frassinetti et al—Martin Grossman Estate; Giovanni Ragozzino (103) 800.00

13TH ST, 335 E; Ezzy Kamen—Israel Brill; Paul A McGolrick (104) 18.20

14TH ST, 413-19 W; Gelband Cont Co, Inc—Estate of Jno J Astor; renewal; Long & Hagen (99) 148.51

44TH ST, 15-17 W; N Y Window Shade Co—15 W 44th St Co (110) 250.00

44TH ST, 15-17 W; Liberty Sheet Metal Works—15 W 44th St Co, Inc (106) 859.40

44TH ST, 15-17 W; Sargent & Co—15 West 44th St Co, Inc (95) 577.95

44TH ST, 15-17 W; M L Callahan Co—15 W 44th St Co, Inc (100) 2,505.83

44TH ST, 15-17 W; Standard Arch Co—15 W 44th St Co, Inc (105) 1,600.00

49TH ST, 153-5 W; Superior Cornice & Skylight Works, Inc—Chas R Hopkins; Libman Cont Co (102) 278.70

108TH ST, 234-36 W; Winthrop L Jenison—Manchester Garage Co (96) 80.55

116TH ST, 234-38 W; Lenox Sand & Gravel Co—Thos J S Flint, Jessie F Morgan, Fredk W Flint & Wm H Flint; Rosen Bldg Co (108) 50.00

129TH ST, 114 E; Klosk Cont Co—Bernard Brindze; Henry Greenblatt & Henry Hauer (97) 97.50

145TH ST, 543-51 W; Lenox Sand & Gravel Co—Fred L Martin; Hans & Otto Rudolph & Rudolph Bros; Rosen Bldg Co (98) 48.00

145TH ST, 543-51 W; Knickerbocker Metal Ceiling Co—Fred L Martin; Hans & Otto Rudolph (109) 143.00

151ST ST, 446 W; Richmond Radiator Co—B M & Simon Schey, Estate of Simon Schey; B Shapiro (107) 204.00

JAN. 20.

MACDOUGALL ST, 20-22; Frooks Engine Co—Constanza Parrello & Moe Levy (123) 55.00

SUFFOLK ST, 46-8; David Greene—Eliz Anger, Jacob Hurwitz & Harry Hurwitz (116) 115.00

9TH ST, 43 W; Rubin Kruger—Mary E & Cleveland Moffett (114) 2,125.00

44TH ST, 15-7 W; American Kalamein Works—15 W 44th St Co (120) 505.00

44TH ST, 15 W; Impervious Products Co—15 W 44th St Co (113) 500.00

44TH ST, 15-7 W; La Sala & Castro—15 W 44th St Co, Inc (111) 875.00

86TH ST, 158-60 E; Sam Cohen—Geller Co, Herman Bachrach & Jacob Shapiro (115) 128.00

126TH ST, 371 W; Louis Sonkin—Fredk S Justice & S Wolis Iron Works Co (122) 35.00

135TH ST, 14-28 E; Indiana Flooring Co—Jas Everard's Breweries, Inc, Farmers Loan & Trust Co, Mary M Everard extrx, Harper Richardson & Palace Casino Co, Inc, & Julius M Schwartz (112) 1,045.41

BROADWAY, 1482-90; City Wire Works—Mary A Fitzgerald & Webster Iron Works (121) 40.00

CENTRAL PARK W, ws, whole front bet 90th & 91st, 201.5x100; Wm Williams & Co—Secured Holdings Corpn (119) 75.00

MADISON AV, 167; M J Callahan Co—Madison Grant & Libman Contracting Co (117) 380.00

1ST AV, 479; Jas F Gillespie Co—Myles Realty Co & Ely J Rieser Co (118) 15.85

JAN. 21.

GREENE ST, sec Prince, 20x50; Chas Jasenhaus—Mrs Doris Eckhoff (125) 182.55

13TH ST, 635 E; Sam Saritzky—David Moskowitz; Louis Golden (130) 30.00

27TH ST, 145-47 W; Mugler's Iron Works—P Biasetto; G A Cirri & Biasetto (126) 66.50

44TH ST, 15-17 W, A Pardi Tile Co—15 W 44th St Co, Inc (127) 388.00

95TH ST, 3 E; Peter McKay, Inc—Mrs Amory S Carhart; Jno T Brayd & Co (132) 125.00

145TH ST, 543-51 W; A Pardi Tile Co—Fred L Martin; Rosen Bldg Co (129) 60.00

AV A, 361-73; Northern Waterproofing Co—Mid Crosstown Realty Co; Auto Truck Garage Co; Eagle Concrete Arch Engineering Co (131) 512.44

BROADWAY, 1367; Jacob Rubin—Mary B Averill — Jno J Bradley; Wolfstein & Stein (133) 64.65

BROADWAY, 3585-95; Oberg, Blumberg & Bleyer—Louis, Alice M & Edw Morrison, exrs; 147th & 148th Sts Corpn; Keystone Constn Co (128) 1,320.80

JAN. 22.

DUANE ST, 52-8; Saml Epstein Inc—Hollywood Hotel & Cottage Co & United Metal Covered Sash & Door Co (134) 253.17

49TH ST, 153-5 W; American Hardware Corpn—Chas Hopkins & Libman Contracting Co (136) 422.81

POST AV, sec 207th, 75x50; Jno J Wallace—Edw A Cruikshank, Alex List Sons & Jno H MacDonald (135) 276.00

Bronx.

JAN. 15.

PROSPECT AV, ws, whole blk front bet 166th & 167th, —x—; Isidore Cristaldo—Angel Constn Co (36) 1,346.59

JAN. 16.

BAILEY AV, 3472; Victor Zambetti—Morritz Raab (39) 272.26

JAN. 18.

224TH ST, 642 E (**), Sarah A Nolan —Mary A O'Neill; renewal (42) 57.50

PARK AV, 4077; U S Factory Equipment Co—Emil Pallmann; H & I Feldman Cont Co (40) 360.00

JAN. 19.

ELSMERE PL, nec Crotona pkway, 192.6x109.9; Underpinning & Foundation Co—Edw Francis Realty Co; Albert S Hartcom, Edw Francis Realty Co (42) 12,170.87

BRIGGS AV, 2705-7; Enell Chandelier Co, Inc—Mitchell & McDermott Realty Co; Mitchell & McDermott Constn Co (41) 500.00

CONCORD AV, 470-72; North Sand Co—B & B Constn Co; Saml Corucci, B &B Constn Co (43) 102.00

3D AV, swc 182d, 80x102.9; Muglers' Iron Works—Corgil Realty Co; renewal (44) 1,526.84

JAN. 20.

BRIGGS AV, 2705-7; Lippe Fire Proofing Co—Mitchell & McDermott Realty Co, Inc, Mitchell & McDermott Constn Co; Mitchell & McDermott Constn Co, P J Mitchell, Jno J McDermott (45) 325.00

JAN. 21.

136TH ST, ns, 100 w Southern Blvd, 100x100; H E Astheimer Co Inc—Bullesbach Constn Co; renewal (46) 503.75

168TH ST, 801 E; Saml Burstein—H M Denton (48) 92.00

207TH ST (**), sec Post av, 75x50; American Hardware Corpn—Edw A Cruikshank; Jno H MacDonald (124) 331.85

ELY AV, es, 116 s Boston Post rd, 25x95; Henry Koehler—Fred Byron & Jno Marx (47) 50.00

**Recorded in N. Y. County.

Brooklyn.

JAN. 14.

COOPER ST, ns, 100 w Knickerbocker av, 50x200; Fred Roeder—Mayer Silver 1,858.00

HINSDALE ST, es, 100 s Blake av, 100x100; Gaynor & Rosenblum, Inc—W F S Constn Co & Morris Walerstein 900.00

55TH ST, sec 16 av, 90x100.2; Paladino & Bros—Jos Schultz 950.00

BENSON AV, nc 22 av, 96.8x100; L Greenberg — Pacific-Bedford Co & Harry A Kressh 325.54

CHURCH AV, 2504; National Sash & Door Co—Robt A Holcke & Barnett Stern 102.00

RIVERDALE AV, swc New Jersey av, 100x100; Chestnut Ridge White Brick Co—New Lots Constn Co 800.00

WILLIAMS AV, ws, 300 s Dumont av, 100x100; Chas H Parsons Marble Co—Rockford Holding Co 450.00

WOODRUFF AV, swc St Pauls pl, —x—; Union Stove Works—Marcus Bldg Co 1,076.00

JAN. 15.

BARBEY ST, 619-25; M Epstein—Plotkin & Gottlieb & Arvintz Bldg Corpn 65.90

GRAND ST, 528-30; M Grossman—H Lineke & Louis F Krimko 88.59

KOSCIUSKO ST, ns, 150 e Reid av, 50 100; G Rasmussen—Tinton Impt Co 540.00

STOCKTON ST, 167; M Grossman—Emma Roth & Jaffe Roth Co 348.68

63D ST, 1870; N Sulsky—Emil Held & Mrs Emilie Held 80.00

JAN. 16.

BARBEY ST, es, 60 s Dumont av, 80x100; E Plotkin—Arvintz Bldg Corpn 126.00

E 29TH ST, ws, 220 s Av K, 40x100; S Nathan—Minnie Fanshaw 85.00

E 38TH ST, 907-9; J P Duffy Co—Martha & Wm Wingerath 303.04

42D ST, ns, 220.8 w 9 av, 100x100.2; Rolstar Painting Co—16 Av Realty & Bldg Co & David Becker 1,025.00

WYTHE AV, c Penn, 24.10x69.9; H Beskin—Saml Cohen 450.00

JAN. 18.

KOSCIUSKO ST, ns, 150 e Reid av, 50 x100; B Goetz—Tinton Impt Co 172.86

9TH ST, ns, 125 e 5 av, 125x180; T E Edmonds Co—B F Keith's N Y Theatres Co & Libman Cont Co 40.00

9TH ST, ns, 175 e 5th av, 125x180; Thos C Edmonds Co—B F Keith's N Y Theatres Co & Libman Cont Co 265.00

E 22D ST, nec Ditmas av, 100x168.8; Columbia Metal Box Co—Marcus Bldg Co 127.50

OCEAN AV, 1029-47; Audley-Clarke Co—Hartman Bldg Co 3,599.33

WASHINGTON AV, 230-38; J S Taglor —Norris Realty Constn Co & Francis A Norris 400.00

JAN. 19.

UNION ST, ns, 224.8 w Smith, 53.4x100; H C Ibbatson—Marba Realty Corpn 275.00

9TH ST, ns, — e 5 av, 125x180; Wm Buess, Inc—B F Keith's N Y Theatres Co & Libman Cont Co 600.00

9TH ST, ns, 150 e 5 av, 125x200; Fenimore Iron Works—B F Keith's N Y Theatres Co & Libman Cont Co 140.95

9TH ST, ns, 175 e 5 av, 125x180x131.3x180; Superior Cornice & Skylight Co—Libman Cont Co & B F Keith's Enterprises 144.38

E 38TH ST, 907-9; A Schmidt—Wm & Martha Wingerath 415.00

61ST ST, ss, 200 w 16 av, 40x100; J Patiky—Jno Zatelli 65.00

HEGEMAN AV, 1074; M Margolies—Mariano & Maris Vitrano & Mariadonia Vitrone 25.00

OCEAN AV, 1029-47; N Paris—Hartman Bldg Co 1,270.00

WILLOUGHBY AV, nwc Tompkins av, 72.6x125; S I Acken, Jr—Cong Ohel Mashe Chena Tilin 1,420.00

JAN. 20.

HINSDALE ST, es, 100 s Blake av, 100x100; Schwartz & Son—Morris Wallerstein, as president, W F S Constn Co & Williams Realty Co 1,900.00

HINSDALE ST, es, 200 s Dumont av, 150x100; Etta Waters — Willmont Realty Corpn 200.00

9TH ST, ns, 175 e 5 av, 125x180x131.3x180; General Komnolitz Co—Bklyn Theatre & Realty Corpn & Libman Cont Co 400.00

GREENPOINT AV, 226-34; also NEWELL ST, 243-55; W Fetner—Sydney J Friden & Israel Kostill Standard Fireproof Sash & Door Co 1,603.00

KNICKERBOCKER AV, 395-7; A Baltheshofer—Sola Roth & Chas Schneider 135.00

KNICKERBOCKER AV, 416; G Zerngle —Saml & Gussie Saltz & Chas Schneider 135.00

OCEAN AV, 1029-47; J Barba—Hartman Bldg Co 1,840.00

WASHINGTON AV, 230-38; G Morch—Francis A Morris Realty & Constn Co. 90.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

JAN. 16.

No Satisfied Mechanics' Liens filed this day.

JAN. 18.

68TH ST, 62 W; Israel Ackelsberg—Emily S Weed et al; Dec7'14 115.00

BROADWAY, nwc 96th; Essie Constn Co—Estate Chas F Hoffman et al; Dec22'14 500.00

MORNINGSIDE AV, 32 E; Barnet Miringoff—Saml F Prager et al; Nov 29'13 165.50

8TH AV, 930; Richard S Brown—Jno Doe et al; July13'14 1,155.00

JAN. 19.

BROAD ST, 41; H Krantz Mfg Co—Broad Exchange Co et al; Sept18'13. 306.76

WEST END AV, 166; Chas A Bruhns—Francis L Leland et al; Oct19'14 65.00

6TH AV, 411; Sandhop Cont Co, Inc—Pauline Kuhlke et al; Oct31'13 307.50

SAME PROP; Roof Maintenance Co, Inc—same; Sept16'13 1,381.50

SAME PROP; Herman Droge—same; Sept15'13 110.00

SAME PROP; Sandhop Cont Co, Inc—same; Sept5'13 3,360.00

SAME PROP; Harry Klein—same; Aug 26'13 495.00

JAN. 20.

[3]54TH ST, 153 W; Jacob Portman—Jacob Efron et al; Oct14'14 55.93

[3]57TH ST, 329 W; Jacob Portman—Jacob Efron et al; Oct14'14 1,150.05

67TH ST, 251-5 W; Tillie Raskin—Francis L Leland et al; Aug18'14 375.00

85TH ST, 332-4 W; Klosk Contracting Co—Alderbaron Co et al; Sept28'14 180.00

3D AV, 1555; Frank E Wise & Son, Inc Louis H Reinig et al; Dec18'14 56.00

JAN. 21.

30TH ST, 8-14; City Wire Works—Isaac A Hopper et al; Jan18'15 75.00

87TH ST, 302 W; Genl Gas Appliance Co—Coast Constn Co et al; Dec29'14 176.60

JAN. 22.

HUDSON ST, 279-81; Wm Huenberg—Estate of Eliza M Bailey et al; Nov19'14 10.00

46TH ST, 63-9 W; Michl A Lyons—Helenta Realty Co et al; Mar28'14 194.50

WADSWORTH AV, 200; Alex Burgers —Aug V H Ellis et al; June9'14 37.39

[2]7TH AV, swc 59th; Hydraulic Press Brick Co—Sol Bloom et al; Jan6'15. 2,086.05

Bronx.

JAN. 15.

INTERVALE AV, 993-5; Jos P Barone —Angel Constn Co et al; Jan13'15 1,566.00

SAME PROP; Mathew D Kennedy—same et al; Jan14'15 2,828.00

JAN. 16.

WEBSTER AV, swc 166th, 194x100; Bklyn Foundry Co—Sheffield Farms Slawson Decker Co et al; Jan29'14 187.00

JAN. 18.

No Satisfied Mechanics' Liens filed this day.

JAN. 19.

163D ST, 880-908 E; Tompkins Kiel Marble Co—Grossman Bros & Rosenbaum et al; Jan12'15 940.97

[3]180TH ST, 1023-25 E; Jas Criscuolo—Jos Loweth et al; Jan15'14 1,405.50

JAN. 20.

KINGSBRIDGE TER, es, 103 n 229th, 75x100; Victor Zambetti & Bros—Arlington Constn Co et al; Dec18'14 375.00

[3]158TH ST, nwc Union av, 50x114; Jos Borella—173d St Improvement Co et al; June2'14 375.00

INTERVALE AV, 993-5; Jas T Byrne —Angel Constn Co Inc et al; Jan16'15 725.00

INTERVALE AV, 993-5; Max Brenner—Angel Constn Co Inc et al; Jan16'15 550.00

VAN NEST AV, 789; Henry H Meise & Son, Inc—Katharina Rieger et al; Dec16'14 35.00

Brooklyn.

JAN. 14.

BARRETT ST, ws, 100 n Sutter av, 100x99.11; Empire City Lumber Co—Regal Holding Co, Inc; Dec17'14 1,013.78

ERASMUS ST, ns, 100.8 e Bedford av, —x—; L A Olsen—Michl Henry; Nov 18'14 168.33

41ST ST, swc 4 av, —x—; Cohen Bldg Co—Wayfourth Constn Co; Dec29'14. 620.00

OCEAN AV es, 78.1 n Foster av, 200x100; Metal Ceiling Co—Hartman Bldg Co; Dec 21'14 35.04

OCEAN AV, es, 174.11 s Newkirk av, 200x110; M R Dowdeswell Co—Hartman Bldg Co; Nov 11'14 300.00

OCEAN AV, es, 174 s Newkirk av, —x—; H Rosenberg—same; Nov 2'14. 1,500.00

JAN. 15.
WYONA ST, es, 180 s Pitkin av, 20x 100; Saml Schlossman—Morris Shulman; Dec31'14 ..... 28.75
SAME PROP; same—Morris & Annie Shulman, Benj, Klara & Bennie Sobel; Jan 4'15 ..... 28.75
E 51ST ST, ws, 97.6 s Av N, 120x 100; Victor Torson—Maquki Realties, Inc; Jan4'15 ..... 51.25

JAN. 16.
BARBEY ST, nec Livonia av, 50x100; M Mater—Wm & Mary Harker; May 20'14 ..... 155.00
BARBEY ST, nec Livonia av, 40x100; Graff Furnace Co—Wm Harker; May 2'14 ..... 425.00
SAME PROP; J Samlowitz—same; Oct16'14 ..... 75.00
SAME PROP; C Ferrano—same; Apr 17'14 ..... 1,545.00
UNION ST, ns, 189 w Nostrand av, 200x100; Square Lumber Co—Adolph Realty Co & Adolph Levine; Sept 1'14 ..... 401.14
SAME PROP; F D Creamer Co—Adolph Levine; Sept1'14 ..... 1,228.39
LIVONIA AV, ns, 20 e Barbey, 40x80; Realty Supply Corpn—Wm Harkee; Apr30'14; release..... 307.80
OCEAN AV, 1029-47; Empire City Lumber Co—Hartman Bldg Co; Nov20'14. 1,038.58

JAN. 18.
E 8TH ST, es, 220 s Av K, 80x100; Bloom & Nitzberg—Dinnerstein Bldg Co, Inc; Dec19'14 ..... 140.00
SAME PROP; Geo Rasmussen—same; Dec17'14 ..... 33.00
E 8TH ST, es, 200 s Av K, 80x100; Louis Sandler—same; Oct24'14..... 35.00
E 8TH ST, es, — s Av K, 80x100; M & S Savedoff—same & U S Title Guar Co; Aug13'14 ..... 45.00

JAN. 19.
HANCOCK ST, 138; Wm F King—Wm Heeve & Walter Ryan; Dec28'14..... 25.00
SIEGEL ST, 258; Kalman Katz & ano —Madeline J Oswald & E D Iron Wks; Dec3'14 ..... 105.00
STOCKTON ST, 240; Jos Layman & ano —Benj Silver & Minnie & Hyman Rosenberg; Dec28'14 ..... 133.50
SUTTER AV, 900; Benj Weisinger—Benj Weisinger—Benj Friedman & H Halperin; Jan8'15 ..... 44.75

JAN. 20.
[2]MONTAGUE ST, ns, 175 w Henry, 50x 100; Gust Seaberg—Chelsea Realty Co & Isner Elevator Co, Inc..... 100.00

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

ATTACHMENTS.

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

Manhattan.

JAN. 14.
NATIONAL EXPORT & COMMISSION CO; Horace W Calef, Inc; $2,430.63; S L Chess.
ELECTRIC CABLE CO; International Bank; $2,602.25; Alexander & Green.
TREISE, Josiah H; Calaveras Copper Co; $5,-502.25; Davies, Auerbach & Cornell.

JAN. 15.
H J FELDHEGE SILK MFG CO, Inc; Raw Silk Trading Co; $2,696.63; Olcott, Gurber, Bonynge & McManus.

JAN. 16.
LANE-RINCON MINES, INC; Sultpec Electric Light & Power Co; $2,607.91; H W Goodrich.

JAN. 18.
FRONTERA, Bernardo et al; C E Riley Co; $1,203.40; D McCurdy.
COLLOSEUS CEMENT CO; Luther Kountze; $10,410.64; Krauthoff, Harmon & Mathewson.

JAN. 19.
No Attachments filed this day.

JAN. 20.
CITIZENS BANK, a Georgia corpn; Harry M Durning; $2,143.65; Simpson, Thacher & Bartlett.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JAN. 15, 16, 18, 19, 20, 21.

Athens Hotel Co, 42d st, E Angelo A Negris, vendor. Bill of sale of barber shop ..... nom
Nudelman, Bernard, 9th av, 282.. Fairbanks Co. Machinery 315.00
Pollaccia, Giuseppe. 3d av, 1145..E Esposito. Barber Fix..... 652.00
15 W 44th St Co, Inc. 44th st, 15-7 W ..Reedy Elevator Co. Elevators....10,000.00

Bronx.

JAN. 15, 16, 18, 19, 20, 21.

Lowenstein, M. 475 Tremont av.. Automatic Refrigerating Co of Hartford, Conn. Compressors. 1,960.00

Brooklyn.

JAN, 14, 15, 16, 18, 19 & 20.

Atlake Bldg Co. Atkins av, s Blake av ..Colonial Mantel & Refrigerator Co. Consols. 192.00
Conrad Bldg Co. Clarendon rd, nr Bedford av..Raisler Heating Co. Heating Apparatus. 1,050.00
Dellon-Watnik Co. E 22d st, bet Newkirk & Foster avs..Louis Greenberg. Plumbing Supplies, &c. 3,096.00
F J Ashfield & Sons. Rogers av, nr Tilden av..Union Stove Wks....(R) 650.00
Grissler, Louis. E 39th st, nr Church av..Bayside Chandelier Co. Gas Fix. 90.00
Interborough Sash & Door Co. 350 Junius st..Godfrey, Keeler Co. Bldg Material. 608.00
Kirknew Bldg Corpn. Newkirk av, c Ocean av..General Iron Wks. Iron Work. 3,400.00
Norris Realty Constn Co. 230-38 Washington av Staines, Bunn & Taber Co. Gas Fix..... 305.00
Ph Levy Contracting Co. 252-4 S 4th st..Union Stove Works. Ranges.... 343.00
L W Beveridge, Inc. 53d st, nr 11th av..Union Stove Wks.....(R) 250.00
Lyn Realty Co. Union st, nr Nostrand av..Union Stove Wks .....(R) 273.00
Lyn Realty Co. Union st, nr Nostrand av..Union Stove Wks .....(R) 14.00
Moulton, Chas. 86th st, c 3 av..Union Stove Wks .....(R) 625.00
Safe Realty Corpn. E 37th st, c Flatbush av..Wm Kerby Co.....(R) 330.00
Stone Av Bldg Co. Stone av, c Riverdale av..Michl Durmey, Inc. Plumbing Supplies 2,400.00
Up-To-Date Bldg Co. 5804-14 20th av ..Robt Findlay Mfg Co. Gas Fix.... 240.00
Weiss & Demer. Nostrand av c Kosciusko..Daru & Huffman. Gas Fix.... 90.00
Willimant Realty Corpn. Hinsdale st bet Dumont & Livonia avs..Eastern Mantel Co. Consols..... 307.00

BUILDING LOAN CONTRACTS.

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

Bronx.

JAN. 16.
WHITEHALL PL, ns, 200 e Byron st, 25x125; Hannah Swanton loans Nicola Guarino to erect 2-sty building; 3 payments 2,000.00

JAN. 19.
LOT 118, map of 327 lots known as Hunter Estate, prop of Hudson P Rose Co; Guiseppa Tedesco loans Antonio G and Maria Iscaro to erect a 1-sty frame dwelling; 2 payments... 500.00

JAN. 20.
178TH ST, swc Marmion av, 50x100; Morris Osmansky loans Eifel Constn Co, Inc, to erect one 5-sty apartment; 7 payments 35,000.00

ORDERS

Brooklyn.

JAN. 19.
NEWKIRK AV, sec Ocean av, 124x46; Kirknew Realty Co on Williamsburgh Savgs Bank to pay Harlem Cut Stone Works 300.00
SAME PROP; same on same to pay same 300.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION

Municipal Building.

ORDERS SERVED.

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

Key to Classifications Used by Bureau of Fire Prevention.

A...Auxiliary Fire Appliance (hose, hose reels, extinguishers, call boxes, watchmen's report boxes, etc.)
B....Fire Escape (smoke towers, balconies, alterations, exit windows and doors, etc.)
C....Fireproofing and Structural Alteration (partition blocks, concrete, fireproof windows, fire doors, etc.)
D....Electrical Installation (fire alarms, fire detectors, etc.)
E....Obstruction of Exit (shifting machinery, reconstruction of floors and windows, etc.)
F....Exit and Exit Sign (illumination.)
G....Fireproof Receptacles and Rubbish (cans, chutes, incinerators and paper compressors.)
H....No Smoking (signs.)
I....Diagrams on Program and Miscellaneous (printing and draughting.)
J....Discontinue Use of Premises (possible demolition and reconstruction.)
K....Volatile, Inflammable Oil and Explosive (precautions against explosion or escape of gases, tanks, subterranean systems, intakes and outlets, sewer filters, etc.)
L....Certificates and Miscellaneous.
M....Dangerous Condition of Heating or Power Plant (new boilers, structural alterations and shifting of piping.)
O....Discontinue Use of Oil Lamps (gas and electric wire.)
DR...Fire Drills (fire doors, installation of fire alarms, fire escapes, widening stairs, change swing of doors, etc.)
SS..Standpipes and Sprinklers.
W...Interior Alarms (special installations.)

Week ending Jan. 16.

MANHATTAN ORDERS SERVED.

Named Streets.

Bleecker st, 410-12—John Bradley Est...DR-W
Broome st, 265-9—Samuel Barkin.....E
Broome st, 334-36—Regal Mtge & Security Co.G
Canal st, 336-40—Kalman Haas.....DR-W
Cannon st, 8—Mitchel Smoleroff.....DR-W
Centre st, 180-82—Henry T Schutte.....DR-W
Chambers st, 96—Alexander Reiman.....DR-W
Chambers st, 197—J Hull Browning Est.....C
Chrystie st, 131—Josua Herzog.....W-DR
Chrystie st, 133—Abraham E Bamberger.DR-W
Chrystie st, 195-97—Max D Steur.....DR-W
Church st, 295—Wm G Hackstaff.....DR-W
Church st, 315-17—Ess Eff Realty Co....DR-W
Church st, 316—Solomon Hecht.....W-DR
Church st, 323—Sarah B McAdams.....W-DR
Church st, 325—Amanda B Manee.....DR-W
Cliff st, 19-21—The Wyleys Co.....DR-W
Clinton st, 66—Sol Henig.....E-C-G-J
Fulton st, 114-16—114-116 Fulton St Co..DR-W
Grand st, 437—Schreiber Press.....G-E-C
Greene st, 163—Gabriella Engle.....DR-W
Irving pl, 46-64—Hill Bros.....C
Jefferson st, 82-4—Cily Wolfson.....C
Mercer st, 112—Alexander & Co.....G-C
Mercer st, 112—Jacob Propos.....G-A
Mercer st, 127-31—Max Freund.....W-DR
Mercer st, 169—Estate of Adolph Beinheimer W-DR
South st, 92-93—Harriet Duer Potter Est.....B
Thompson st, 91-3—Katherine F Wadsworth.W
Union sq, 42—Thomas J Powers, Jr.....DR-W
Washington st, 303—H Heller & Co.....G
William st, 200-04—John V Black.....DR-W
Wooster st, 133—N Y Public Library.....C-SS

Numbered Streets.

4th st, 393 E—Est Jno H White.....C
10th st, 28 E—406 West 31st St Co.....SS
18th st, 154-8 W—Chas Hellmuth, Inc.....SS
18th st, 439-41 W—Consolidated Gas Co.....J
18th st, 501 E—Angelo Capes.....C
19th st, 51 E—Ellinor Pittis.....DR-W
21st st, 29 W—Mrs Agnes E Poirier.....W-DR
21st st, 302-4 E—N Y Post Graduate School..F
23d st, 10-12 E—Laura F Dudley.....W-DR
23d st, 148-56 W—Chas Hirschhorn.....SS-E-C
25th st, 151-55 W—Wiegold Realty Co.....C
34th st, 126 W—Mary C Tappin.....DR-W
38th st, 253 W—Harriet Plati.....C
40th st, 306 E—Jennie Brown.....DR-W
47th st, 306-10 E—Isaac Untermyer.....DR-W
48th st, 9 E—Mary N Perkins.....DR-W
49th st, 21 E—Mary Seaton.....DR-W
51st st, 511-13 W—Benjamin Schneider..DR-W
52d st, 214-16 E—Michael Harrison.....DR-W
55th st, 74 E—James Armstrong.....DR-W
57th st, 10 E—Annie Douglass.....W-DR
57th st, 44 E—Samuel H Valentine.....DR-W
57th st, 460 E—Richard H Handley.....DR-W
62d st, 311-21 E—Benito Rovira.....W-DR
62d st, 403-5 E—Thomas E Crimmins....W-DR
64th st, 319-25 E & 316-24 E—Sloane & Muller, Inc. .....DR-W
71st st, 339 E—Herschman & Bleir, Inc..DR-W
74th st, 502-6 E—Anna A Kenly.....SS
76th st, 216 W—Aeon Garage Corp....K-L-A-C
86th st, 255-57 W—W 86th St Studios.....SS
94th st, 319-23 E—Julia F Karsch.....DR-W
95th st, 320-22 E—Central Spar Verein..DR-W
100th st, 202-4 E—Edwin L Kahner.....DR-W
102d st, 130 W—James McIntosh.....J
102d st, 430 E—George W Grote.....DR-W
104th st, 402 E—Moses Schwartz.....DR-W
107th st, 204-6 E—Elizabeth McManus Est...C
124th st, 107-109 E—James M Horton....DR-W
181st st, 562-66 W—Bierman & Meyer.....C-A

Named Avenues.

Bowery, 125-27—Consolidated Gas Co.....C
Bowery, 138—Callahan Estate, Inc.....C
Bowery, 161—Wm G Willman.....W-DR
Bowery, 300—Geo W Humphrey's Est....C-F-B
Broadway, 190—David & Philip Lustic.....M
Broadway, 253—Est John W Mackey.....SS
Broadway, 395-99—Equitable Life Assurance Society of U S.....W-DR
Broadway, 414—Civic Centre Co.....SS
Broadway, 539-41—Alexander & Co.....C-G
Broadway, 539-41—Jacob Propos.....G-A
Broadway, 598—Edith M Ruland.....C
Broadway, 740-44 & 808—Orlando B Potter, Inc. .....DR-W
Broadway, 806-08—O B Potter Properties....C
Broadway, 818—Mary Morss.....DR-W
Broadway, 1263—Mrs Amanda B Manee.....C
Madison av, 72-74—David Shaff.....DR
Madison av, 72-74—Arthur R Wormrath, Inc. DR
Madison av, 72-74—Cox Sons & Vining.....DR
Madison av, 72-74—W D Harper, Inc.....DR
Madison av, 72-74—Desconrs Genthon & Co..DR
Madison av, 72-74—Bonwit Costume Co.....DR
Madison av, 72-74—Monroe Froehlich, Inc..DR
Madison av, 72-74—A Lewis & Co.....DR
Madison av, 72-74—Zimet, Wolff & Co.....DR
Madison av, 72-74—Alexander & Harris Co..DR
Madison av, 72-74—B Muchnick & M Trager.DR
Madison av, 72-74—Meyer Bros.....DR
Park av, 1881—Est Chas C Schildwachter....C
Park Row, 125-27—Theodore Reimer.....L-F
West End av, 310—Hallett H Carpenter.C-E-B-A
West End av, 345—Louise H Goddard.....E-C
West End av, 345—N Y Collegiate Institute..E-A

Numbered Avenues.

2d av, 47—Max Gerber.....C
5th av, 139—Cecelia C D'Andigne.....W-DR
6th av, 93-5—Michael P Rich.....C

BROOKLYN ORDERS SERVED.

Named Strets.

Beaver st, 53—Minck Bros & Co.....I
Bergen st, 38—Chas A Freed.....L-A-K-C
Degraw st, 266—Louis B Enton.....A-C
Degraw st, 411—C G Thompson.....H-G-A-C
Grace Court Alley, 10—E J Knowlton...G-D-C
Himrod st, 330-36—Nicholas Dannenhoefer...C
Humboldt st, 55-7—Oscar Fichtenbaum....C-G
Humboldt st, 91-95—Jacob W Werbelovsky Est.C
Humboldt st, 333—Ainslie Knitting Machine Co. C
Jay st, 389—Archie H Ellis.....I
Madison st, 780—Arthur Muller.....C
Quincy st, 595-97—Soden Bros.....L-A-C
Taaffe pl, 282-98—Joseph Beecham.....C

Numbered Streets.

8th st, s e c 2d av—Thos Roulston, Inc.....C
10th st, 213 N—Simon S Hill.....H-A-G-M-C
56th st, 471—Geo Molatach, M.D.....A-G-K-C

Named Avenues.

Atlantic av, 1287—Rulef Van Brunt.....C
Bedford av, 900—W C Geismann.....C
Bedford av, 1505—Chevrolet Motor Co of N Y, Inc. C

BUILDING MANAGEMENT

MANAGING A CITY OFFICE BUILDING

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

APPROXIMATELY a year ago this city opened the first broad gauge office building in the world. Its inauguration was featured by censure. Experts said that no city could attempt to house all its various departments and do it economically. Building managers shook their heads and said that there were problems involved in the management of such a building that would make it doubtful whether it would pay.

When asked this week whether in his opinion the building had proved itself a success, Marcus M. Marks, President of the Borough of Manhattan, who has supreme command over the management of the structure, said:

Building a Success.

"Success? Why this building is the greatest municipal department clearing house in the world! I have proved what I said when others predicted that it was doomed to failure. We have succeeded in running it quite as economically as any other public building of proportionate size here or elsewhere and we have solved building management problems that hitherto had never even been dreamed of. Not only have we succeeded in bringing down a good sized saving to the city in actual dollars and cents as the annual report soon to be made public will show, but we have accomplished even more. We have put the city in the way of serving its people better and we have made a great step forward in the conservation of the health of its great army of workers. They now have bright and light rooms to work in. In this alone the city has saved not only dollars and cents in the receipt of fuller value for wages paid, but on the grounds of efficiency in handling city business."

Some idea of the magnitude of the task handled by the Borough President and John C. Wolf, who is the detail man on the job at the Municipal building, may be gained by the mere statement that 35,000 persons enter and depart from the structure in a single business day. Catering to the comfort and convenience of these people are 225 employees of one sort or another all under the oversight of the Borough President, Mr. Wolf and a corps of two assistants.

There are 4,200 city employees in the building who pass in and out via the elevators four times a day, entering in the morning, leaving for luncheon, returning and departing at night. This leaves a total of about 18,000 persons to be conveyed by the elevators who have business to transact with the city.

Space Allotment.

The only semblance of a soft snap that either the President of the Borough or Mr. Wolf have is that the space allotment in the building is taken care of by the Sinking Fund Commission, but the pleasure of this possible surcease from trouble vanishes when it is discovered that both these men are now trying to unravel the space tangle created by the fact that in making their specifications for space some departments spoke for more than they needed while others did not speak for enough. This little problem is being happily straightened out now so that when all is finished there probably will be room for some other departments not now included within the convention of city departments at the Municipal Building.

It would take a volume to tell the story of how the Municipal Building is managed, but there are some details that go a long way in helping the imagination to grasp something of what it means to keep house for Father Knickerbocker.

It requires a squad of 135 men to nightly chase the dirt out of the building. Of this number only two are women. All work on an eight hour basis, but even so the Borough President has been able to bring the per square foot cost of cleaning down to a figure at or below those reported by managers of some other large building.s. Besides the cleaners there are men who make dirt, such as the carpenters, the electricians, the plumbers, firemen, engineers and plasterers. The personnel of the building staff is arranged with an idea to efficiency.

First comes the President of the Borough. Then comes his immediate staff in charge of John C. Wolf, a civil engineer. He has two assistants who compile records of the building and cost data. The mechanical side of the structure is taken care of by a practical mechanical engineer who has three assistant engineers, nine firemen and three oilers. The plumbing division consists of only one plumber, but as the building increases in age this department will be increased as the plumbing depreciates. The electrical supply department has a staff of men to take care of the annunciators, inter-phone system and the dictaphones.

Private Police Force.

There probably is not another office building in the world that has its own police force. There is a chief and a regular army of four uniformed men. These police officers are in uniform, one in each hall and two to patrol the building. Their chief duty is to keep a constant eye upon cranks or other dangerous persons who might seek entre into the offices of officials, solicitors, peddlers and venders of any kind. Besides they have to handle the crowds at the Coroner's offices and to lend a hand in preventing panics when accidents occur. On the first day and the middle of the month when the city employees are paid off and cash their checks at the Comptroller's office this police force is added to by officers detailed from police headquarters in view of the fact that there is a great sum of money distributed in that building every month.

When it comes down to actual management the efficiency of the operation of the Municipal Building is shown in the fact that the entire building can be emptied of practically every one of its 4,200 employees in 12½ minutes by elevators alone. This fact has been demonstrated repeatedly. If the stairs were used in the last ten floors this time might possibly be cut down considerably.

All the elevators are controlled by two dispatching boards located in the tower bases, one on each side of the cupola at the twnety-sixth floor. Two operators have full control of each elevator. They are, in effect, fulfilling the same duties that train despatchers do. They keep the cars on schedule so as to give the greatest possible accelleration commensurate with safety to the vertical traffic in the building. Even the elevator men work on a schedule on an eight hour basis.

Down in the fifth floor office of the building manager is one of the most complete office building directories imaginable. There are approximately 5,000 names in this catalogue. It is open to the use of the public, letter carriers and visitors who are in search of certain people whose department, however, is not known. In addition to the number of his room, his telephone number and the floor he or she is on, the directory also gives the employee's home address and the telephone number if there is a telephone in the building.

Time Card System.

There are some departments that work all night, but the entire building is policed twenty-four hours in the day. In addition to the day police force there is an extra force of watchmen who remain on duty all night. These men are all controlled by time cards and clocks just as in any other building, excepting that Mr. Wolf has developed a system whereby any laggard in the building's service is quickly detected.

When an employee gets to be habitually late his card shows it and it is taken from the rack and put upon the desk of the building manager. That man may be due to begin work at 5 A. M., but he is automatically suspended until he sees the manager who may not arrive until 9 o'clock. If conditions warrant it the manager may commute the forfeiture of time, but business is business down at New York's Departmental Clearing House and the habitual laggard gets the hook, sharp, sure and decisively.

Departments Under One Roof.

"Before this Municipal Building was erected," said the Borough President, "it was necessary for a citizen to pay four different carfares in order to obtain a permit to do certain things. All the departments of the city with which it was necessary for him to do business were scattered in many parts of the borough. Now he can transact all his business in one building and in comfort. That alone bespeaks the success of the Municipal Building. You cannot measure that sort of a success in dollars and cents, but we actually can show that the investment already has been economically profitable to the city."

The Mortgage Tax Bureau at the Register's Office.

This bureau collects the one-half of one per cent. mortgage tax, which is divided equally between the City and State. The bureau is under the supervision of the State Tax Commission.

The Register is liable for the faithful and diligent discharge of the duties of his office relative to the taxation of mortgages. One of his predecessors was lately held personally liable to the State of New York by the Court of Appeals in the sum of $20,033.50 for failure to collect a mortgage tax where it was due.

The Register is responsible for the net amount of money he collects. As the apportionment money has to remain in his possession for an indefinite time (till it is properly apportioned among the several counties entitled to a share, by the State Board of Tax Commissioners), and as the regular current mortgage tax receipts for any given month remain in his possession until paid to the City Chamberlain on the first of the following month the Register, as a matter of business, wants to get as much interest for the City as he can for the use of this money while it is in his hands. Yet, unlike the City Chamberlain, the Register is personally responsible for the money he collects. If a bank in which the Register deposits the money fails, he is held personally responsible.

The amount collected during 1914 was	$1,998,530.95
Interest obtained	21,225.34
The cost of the office for salaries, supplies, etc., was	11,800.65

So that the bureau's expenses were paid out of the interest, and in addition, $9,424.69 of the interest over and above the net amount collected will be turned over to the City authorities.

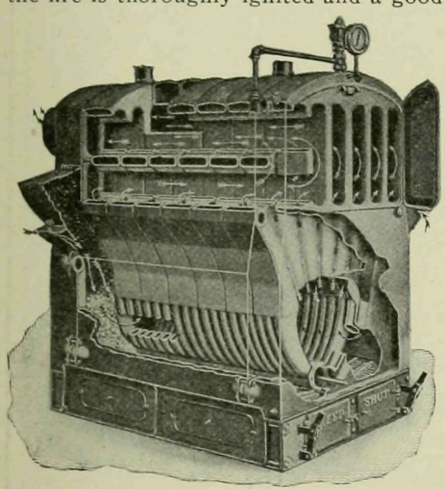
USEFUL APPLIANCES

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

A Down Draft Cast Iron Boiler.

VARIOUS theories have been tried out in the attempt to achieve a one hundred per cent. efficiency boiler for steam, vapor and water heating. What appears to be a practical solution of the problem is found in a boiler being manufactured and put upon the market. The manufacturer makes the startling assertion that various grades of fuel can be burned in this furnace, from pea coal to the larger sizes of anthracite, except furnace coal. Soft coal may also be burned without changing the grates. In other words, the apartment house manager, by the use of this furnace, may use soft coal when hard coal is high and without expense and inconvenience, and change back to anthracite when the price is lowered. It may be used in all systems, including direct steam, indirect steam, direct and indirect water, overhead steam, or water, one or two pipe steam or water, vapor, vapor vacuum or vacuum.

The cut shows a sectional view of this heater, showing large heating surfaces, fire and water travel, water grate and combustion chamber. The furnace involves the application of a new method of firing. The fire is started in the usual way by putting kindling on the grate, and coal on top of the kindling, when the fire is thoroughly ignited and a good



live bed of coals obtained, the magazine can be filled and the lower drafts closed, taking all air to support combustion through the regular draft doors at the top of the fire chamber. The fire pot at once becomes a gas producer, and a bed of incandescent fuel lays against the outer water sections and the water grate, which lays between the fire and combustion chamber, making an intensely hot flame, the burning gases filling the combustion chamber and the boiler flues.

The fires are controlled by means of dampers, it being unnecessary to bank the fire at night, as the dampers and automatic control will maintain an even temperature for long hours, and the magazine assures the house being heated when you rise in the morning, carrying an unvarying temperature, high or low, as required. The boiler requires only slight and infrequent attention by an unskilled person. No stoking or poking is required, only an occasional shaking of the grate. No clinkers are formed.

Ninety per cent. efficiency is claimed for this furnace in that the boiler has the ability to supply the desired heat, whether of steam or water system, with the smallest consumption of coal and with the least attention and operation.

Use of Lime in Mortar.

USE of lime as binding material for mortar originated in the remote past. It is probable that some savages when using limestone rocks to confine their fire noticed that the stones were changed by the action of the heat, says a report of the U. S. Geological Survey. A passing shower may have slaked the lime to a paste, and they discovered that the paste was smooth and sticky and was a better material than clay to fill the crevices in their crude dwellings. From this discovery it was only a step to add sand to the paste in order to produce a mortar.

Boiler Protection.

FEW persons realize that a boiler is more delicate than the human stomach, yet such is the fact, as far as the effect of water upon it is concerned. That which ordinarily is called pure and good drinking water, clear and palatable, does no marked injury to the human stomach, but that same water may easily ruin a boiler. All pure waters contain a certain amount of gas, vegetable and harmful mineral matter. Scientific experiments have proved that it takes heat as long to be transmitted through one-tenth (1-10) inch layer of grease or oil, or one inch coating of scale, as through a ten-inch plate of steel. The bearing this has on the coal question, and on the actual efficiency of boilers compared to their rated efficiency, is evident.

To realize just how positive is the danger of the thinnest coating of this grease on the heating surfaces in a boiler, it may easily require 650 degrees F. or more to penetrate it, and yet at 650 degrees F. the tensile strength of steel begins to disappear, and by the time the temperature has reached 1300 degrees F. this tensile strength has vanished altogether.

This briefly explains why boilers suddenly bulge and burst, even before the water is streaming in the boiler, and it makes simple the reason for tubes collapsing under low pressures. Having, then, briefly reviewed the two great and grave factors of dangers in all feed waters, let us take up in brief detail their real elemental dangers and the treatment necessary to overcome them.

Having shown that all natural waters contain more or less mineral waters contain matter in solution, the question is: Has it been determined by science that there are any particular elements in all natural waters which tend to produce scale; i. e., the hard, rock scale that cannot be blown or easily scraped out?

It has been proved beyond question of doubt that magnesium, carborate of lime, and sulphate of lime are the elements of danger and that the latter—sulphate of lime—is most dangerous of all, since the scale it produces is hardest of all and most difficult to remove.

The big question is how to eliminate these three elements—manganese, carbonate of lime, sulphate of lime; particularly the latter. The ideal method with a new boiler and the ideal method is to protect the heating surface.

The action of magnesium, carbonate of lime and sulphate of lime must be neutralized. The corrosive tendencies of the gases must be overcome. The tendency of oil to sludge and skim the heating surfaces must be defeated. And whatever the combination of chemicals may be the formula must not contain hydrochloric acid as a base, as this "will not only remove scale, but also everything metallic with which it comes in contact; nor graphite, which acts as does hydrochloric acid; i. e., it corrodes the iron under the scale, freeing the scale from the metallic surface. In addition it must so treat the water as to absolutely prevent injury to any metal with which it may come in contact, such as valves, injectors, gaskets, etc.

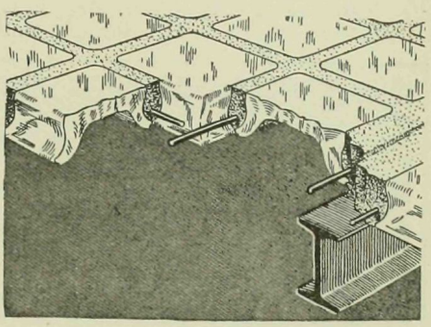
Such a chemical combination has been discovered. In new boilers it will not only neutralize the limes, magnesium, silicates, etc., in the feed water, but will prevent oil or grease from cohering and settling in the form of sludge; and will at once form a thin skin over all heating surfaces, less than 1-128 of an inch thickness, of the same conductivity as the iron to which it has adhered, and it will absolutely prevent corrosion or pitting.

In old boilers it will gradually work through all cracks in the scale, ultimately removing it completely. It will counteract the action of oil by changing its physical condition to that of a fluid which readily circulates with the water and is, therefore, blown off.

Mechanical cleaning means only partial efficiency immediately following the cleaning and inefficiency between cleanings, and is only a subterfuge at best, for there are many places, particularly around couplings, the water-legs in water tube boilers, around braces, rivet heads, etc., which mechanical cleaners cannot reach. Incidentally hammering weakens the metal, injures baffles and tube ends and leaves the metal rough and more than ever attractive to scale forming deposits.

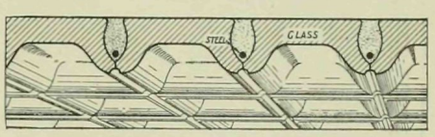
Latest Glass Construction.

IN the Dec. 5 issue, page 932, there were shown details of the Keppler glass construction, with a statement that the sections shown were used on the Chase National Bank in this city. This



statement is in error, as the units shown are for use in fireproof windows and glass partitions. The units employed in the Chase National Bank under the direction of Messrs. Kimball & Roosa, architects, are vault or rooflight units.

These units have a large flat surface on top, are cement reinforced and, as the section indicates, have a larger glass area at the bottom than on top, making it possible, as in the Chase National Bank, to secure an all-glass under surface for roof, floor and vault light construction. In this way forty per cent. more light is said to be obtained than is



possible under the old method of vault lighting and also a much better appearance from below is presented.

The first figure shows that the Keppler floor, roof and vault light constructions are composed of translucent glass units supported by reinforced concrete. They have a large glass area above and an all-glass under surface which admits and distributes the maximum light. The concrete framework, reinforced with rods, gives great support without cutting off the light. All parts are in stock, which makes possible quick and simple constuction. No special frames or castings are needed.

In the second cut a cross section of a Keppler floor light is shown, revealing reinforced construction and all-glass under surface. The concave sides of the glasses are painted white to secure total reflection of light rays striking the concrete ribs.

Dress Suit Case Fire Escape.

"SAFETY FIRST" has come to be the watchword of American industry, transportation and business, and now an ingenius inventor has even put it into the vocabulary of that carefree factor in the human race, the Commercial Traveler. That individual may now tuck away in his bag a complete fire escape that will not take up much room and at the same time give him easy and quick delivery from that constant menace, the midnight blaze. It is in the form of a steel ladder that folds up compactly, yet gives a substantial foot and hand hold so that a person may clamber down an incline or a precipitous side of a house in comfort. There are larger sizes that are suitable for hotel, tenement and apartment house rooms.

CURRENT BUILDING OPERATIONS

Herald Square's Latest Business Structure to Occupy Block Front and Contain Every Device for Comfort and Convenience

UNLESS all present signs fail, the new structure, which will occupy the block front in the west side of Broadway, between 35th and 36th streets, will be under construction by May 1, and the work will be pushed to completion. The owners of record are the Thirteen Thirty-Seven Broadway Corporation, William H. Barnum and William Everdell, Jr., and the site was acquired, last June, from Charles E. Johnson and others, the purchase price being reported as about $6,000,000.

Clinton & Russell, architects, 32 Nassau street, have prepared designs for a twelve-story fireproof mercantile building, of the most modern type of construction, the general contractors being the Thompson-Starrett Company, 49 Wall street.

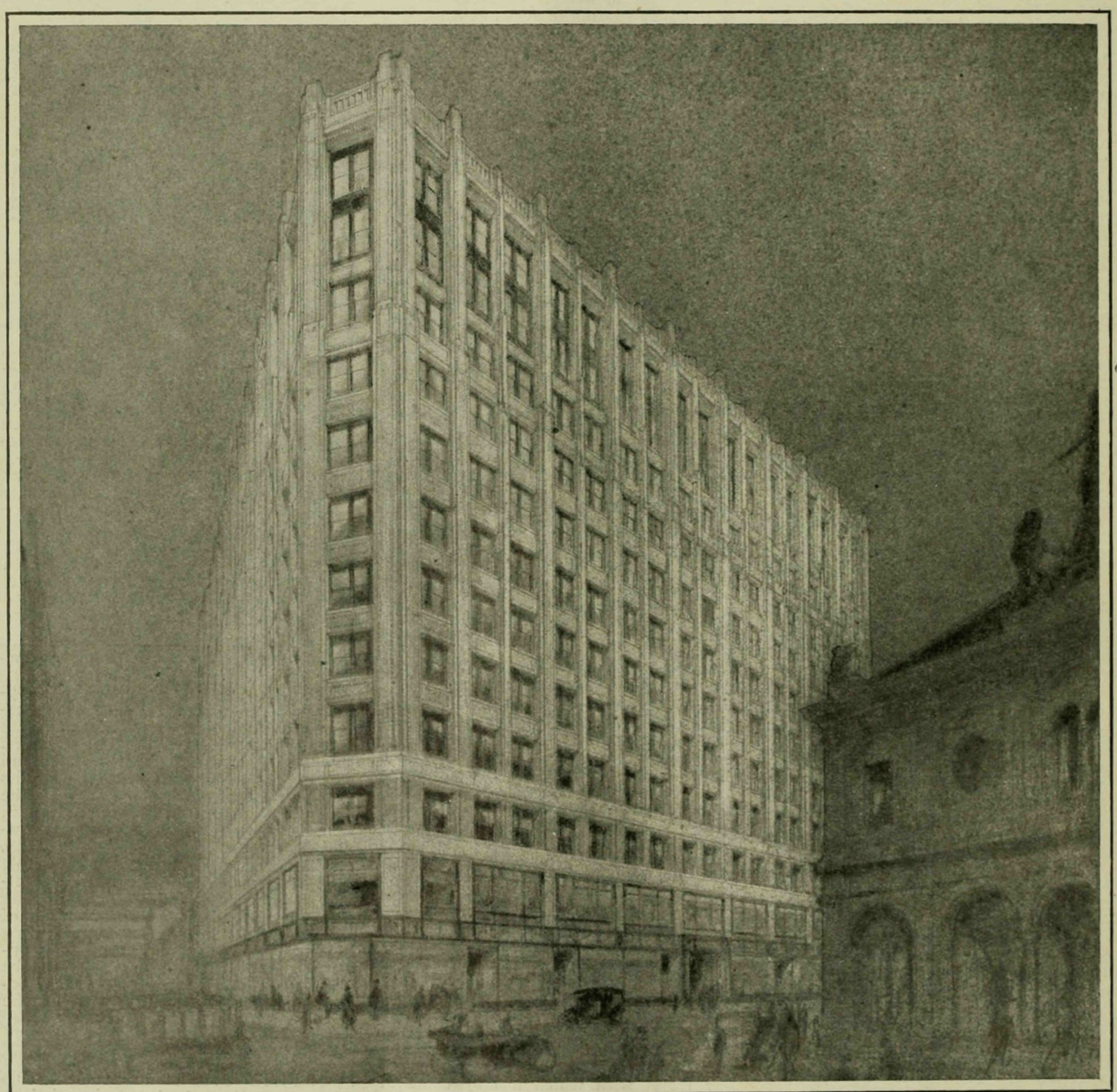
The building construction will be of skeleton steel frame type, resting upon steel grillage and concrete foundations, the floor construction being of reinforced concrete. The three street fronts will be of Indiana limestone, from sidewalk to the third-story window sills, and, from there to the top, a rough texture buff brick will be used, relieved by limestone bands and other embelishishments. The general style, however, will be one of substantial simplicity, in keeping with the mercantile purpose of the building.

There will be three sets of elevators, comprising two for freight, five combination freight and passenger and two exclusively for passengers, making a total of nine elevators, all of which, excepting the two exclusively used for freight, will be high speed.

The first floor will be devoted to stores, all of which will have the maximum amount of show window space. The second story will also be left open and can be used for store purposes, as large windows on all the frontages have been provided. These are made specially for the display of goods. Above the second floor, all the floors will be left as open lofts, susceptible of such later sub-division as may be desired.

There will be four lines of broad fireproof stairs, enclosed in fireproof shafts, from top to bottom, and entered on each floor by fireproof doors; the whole construction complying in all respects with the latest fire protective requirements. Every floor will be provided with ample toilet accommodations for men and women. The best type of modern plumbing will be used. The toilet rooms will be finished in marble and tile and will be well ventilated and lighted.

The finished floors generally will be of cement, but those of the toilet rooms will be vitrified tile and of the first story stores, comb grain yellow pine. The windows of the three street fronts will be of pine, and those of the court and rear walls of hollow metal construction. The doors and trim of stair and elevator enclosures will be of heavy hollow metal construction with baked



Clinton & Russell, Architects.

NEW STRUCTURE TO OCCUPY BROADWAY BLOCK FRONT, 35TH TO 36TH STREET.

enamel finsh. All other doors and trim of oak. The basement will contain convenient sized rooms, to be rented with the first-story stores for the storage of goods.

The building will be heated from low-pressure boilers, located in the basement and completely protected by a standard sprinkler equipment. There will be ample provision for electric lighting throughout the premises, the current for light and power to be taken from the street service.

The plot has a frontage of 211 feet on Broadway, 207 feet in 35th street and 81 feet in 36th street, containing about 28,500 square feet, and is at present covered with several old buildings, including the Herald Square Theatre, all of which will be demolished on May 1, when the existing leases expire.

Messrs. Barnum & Everdell recently purchased the northwest corner of Madison avenue and 44th street, for improvement with a ten-story business building for Brooks Brothers, now located at Broadway and 22d street. Other important operations Barnum & Everdell have been connected with are the Longacre Building, which stands on the Astor property, at the northeast corner of Broadway and 42d street, the Underwriters Buildings, covering the Dutch Reformed Church leasehold, Nos. 123 to 133 William street, and the Schneider-Anderson Building, a twelve-story structure, at Nos. 16 to 18 West 46th street.

ARCHITECTURAL PRIZES.

To Be Awarded to House Owners By New York Chapter of Architects.

Annually New York Chapter of the American Institute of Architects awards medals for the best designed tenement houses with the hope and expectation of encouraging owners to erect meritorious buildings that will enhance the good appearance of the city. The houses are judged not for interior plan, equipment or finish, but simply from the standpoint of the man in the street, the private citizen, who has a pride in the good looks of the city. Nor are they judged by what they cost, or by the expensive material used in their construction. If the owner has been able to get a really handsome facade by simple means, so much the better.

The prizes are divided into two classes. One is for houses of more than six stories, and the other class for houses of six stories or less. For each class there is one medal and two honorary mentions. The recipients of the prizes are to be the owners of the houses, as the individuals or corporations entitled to the most credit for giving the community buildings worthy to serve as examples of good design and construction.

The members of the committee in charge this year are Messrs. Walter B. Chambers, D. E. Waid, J. H. Freelander, Burt J. Fenner, Robert D. Kohn, Ernest Flagg and Egerton Swartwout. Robert W. de Forest, as president of the Municipal Art Commission, and Hon. John J. Murphy, as Commissioner of the Tenement House Department, act with the committee.

The awards will be announced as heretofore at the annual dinner of New York Chapter, which takes place in a few weeks. Last year no awards were made, as comparatively few apartments were erected. In the past, medals have been awarded, among others, to Francis L. Leland for erecting the Verona apartment house on Madison avenue, and to F. J. A. Clark for the house at 144 East 40th street. Honorable mentions have been awarded to the owners of the Hendric Hudson, the Britannia, in West 110th street, the house at 140 Wadsworth avenue, and to the owners of the Medford apartment houses, at Broadway, 163d and 164th streets.

Conference Concerning Fireproof Law.

The Building Code Committee of the Advisory Council of Real Estate Interests, consisting of Messrs. Henry W. Hodge, chairman, and Otto M. Eidlitz and Julius Franke, has examined Ordinance 1073 promulgated by the Board of Aldermen, which proposes to establish an intermediate zone between the fire limits and the frame building limits, in which zone it shall be required that buildings of certain classes shall be built of brick, whereas other buildings may be built of frame. The Advisory Council is of the opinion that this ordinance will be to the advantage of real estate people, and recommends its adoption. However, there has been some question raised as to whether the provisions of the law are just when applied to conditions in Queens. Appreciating this situation, the Advisory Council has arranged for a conference between the members of the Building Code Committee and those officials in the Borough of Queens who are particularly concerned with the framing of this ordinance.

As to Thickness of Walls.

The Committee on Buildings of the Board of Aldermen has under consideration a communication addressed to the Board of Aldermen from A. J. Waldron, chairman of a committee of the Brooklyn Board of Brokers, saying:

"In the interest of the three-family house particularly, but also in the interest of the two-family house, with either inner or outer court, I would ask your honorable body to take into very careful consideration the right to build a wall 60 feet in depth with 8-inch walls for a building not more than three stories in height.

"The demand for good light and airy rooms in either two or three-family houses is now the universal demand, and in order to get light rooms with suitable sized outer or inner courts, it is necessary to build a house at least 60 feet in depth and builders cannot afford to build these in two or three stories with 12-inch walls, and hope that you will see that we have a right to build an 8-inch wall 60 feet in depth in the new building code."

Carpenters' Complaint Dismissed.

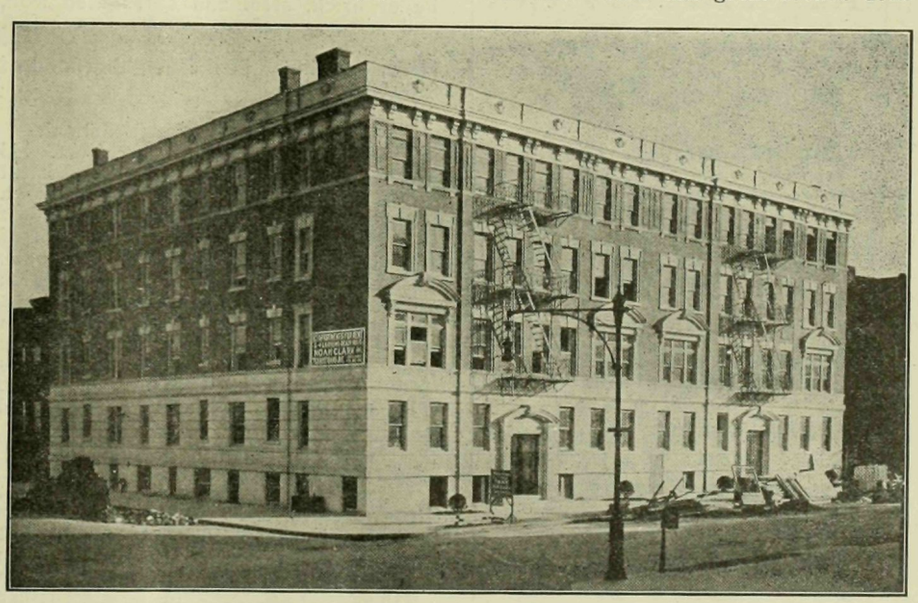
The Public Service Commission dismissed the complaint of the Brotherhood of Carpenters against the Bradley Contracting Company, alleging a violation of the Labor Law in failure to pay the prevailing rate of wages to carpenters. The work involved was that of constructing and setting into position wooden forms for concrete construction. The Bradley Contracting Company was having this work done by a class of men known as "handy laborers," who were paid $2.50 per day. The carpenters claimed that it was carpenter work and should be done by men receiving carpenter's wages, or $5 per day. The same question was decided in 1913 by William C. Rogers, Acting Commissioner of Labor, who held that $2.50 per day was the prevailing rate of wages for this kind of work. The commission's decision followed that of the Acting Commissioner of Labor. At the same meeting the commission refused to adopt a motion to the effect that only one helper be allowed to each journeyman electrician engaged in city subway work. It was one of the complaints of the Electrical Workers' Union that electricians work in connection with subway construction was being performed by helpers and that the contractors would employ six or eight helpers to one journeyman electrician. While the commission indicated that this practice is an evasion of the law, it held that it had no power to specify the number of helpers to be allowed to each electrician, but it instructed its chief engineer to see that the spirit of the law be obeyed.

TYPICAL NEW APARTMENTS IN BROOKLYN

BROOKLYN is passing through the successive stages of building construction that have passed over Manhattan in years gone by, though modified by the new ideas which the intervening era has brought to the fore, and by the lower cost of land in Brooklyn.

Brooklyn architecture has always had an individuality which has distinguished it from contemporaneous work in Manhattan. Just now, Brooklyn, since the new subway system. Apartments rent for $45 and $50 through Noah Clark as agent.

Ever since it became assured that a spur of the Brooklyn subway system would be constructed under the Eastern Parkway building operations in and adjacent to the parkway have been gathering force. The height of the movement is, of course, some years off, but the improvements so far made have been considerable. That this great avenue dominates what will be a great speculative field is apparent.



FIFTY-FOUR PER CENT. OF ALL THE AP ARTMENT HOUSES ERECTED IN BROOKLYN IN 1913 WERE IN THE FOUR-STORY CLASSIFICATION.

it has turned strongly to apartment house work, is developing particularly the non-elevator type, and is producing a very inviting and livable house. Ordinarily it covers more ground than its Manhattan relative, and most often it is only four or five stories high.

The house in the picture is at the southeast corner of New York avenue and Union street, adjacent to Eastern Parkway, in a section which is yet but sparsely settled, but which is well thought of and will be well served by

Although many private houses have been erected in the section in the past, especially on the north side, the later work has all been for apartment houses. Suites in the apartment houses which line the Eastern Parkway rent at the rate of $5 to $8 a room a month. These houses are all of the highest type, have all the latest improvements and even with present transit facilities are within convenient reach of Manhattan.

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Cauldwell-Wingate Co. Awarded Contract.

The general contract for the construction of the Arcade building to be erected by the Standard Oil Co. at 50 Broadway has been awarded to Cauldwell-Wingate Co., 381 Fourth avenue. The plans were prepared by Severance & Van Allen, architects, 4 West 37th street.

Site for Long Island Post Office.

Contracts are reported signed by the Treasury Department for the purchase of the site at the northwest corner of Van Alst avenue between Ninth and Tenth streets, Long Island City, for a new post office to be erected there. The plot is 170x200 feet. Oscar Wenderoth, Washington, D. C., is supervising architect.

Building in Yonkers.

Plans filed for new buildings and alterations in Yonkers, N. Y., for 1914 totaled in cost $1,401,500, as against $4,262,800 for 1913. This decrease for 1914 would appear to be a serious blow to the hopes of the local builders who are optimistically looking for a busy year. The apparent decrease for 1914 can be traced, however, to the fact that many plans were prepared and filed during 1913, to evade the drastic measures of the new housing law. Many of these buildings were never erected and a number will, no doubt, be started during the current year.

Rumor of New Long Island Factory.

According to an announcement made on Friday, a manufacturing concern whose name is for the present withheld, contemplates the erection of a twelve-story fireproof factory building at Long Island City, fronting 150 feet on Jackson avenue and extending west 175 feet in Tenth street, which comprises approximately 25,000 square feet. The Everett Realty & Construction Company, Flatiron Building, Broadway and 23d street, represents the company who will erect the building.

New Factories for Paterson.

McClintic Marshall Co., 13-21 Park Row, Manhattan, have received the general contract for the construction of two factory buildings at East 37th street and Twenty-first avenue, Paterson, N. J., for the East Jersey Pipe Co., 50 Church street, Manhattan. The structures will be of brick, steel and corrugated iron, and will cover about 100,000 square feet of ground. The estimated cost of construction will be in the neighborhood of $100,000.

Staten Island Parochial School.

Frederick L. Metcalf, architect, 143 North avenue, Plainfield, N. J., is at work on plans and specifications for a parochial school to be erected at West New Brighton, S. I., by the Church of the Sacred Heart, Rev. W. C. Poole, pastor. The structure will be of brick with limestone and terra-cotta trimmings and will be two stories in height on a plot 130x190 feet. Construction will be fireproof throughout. Accommodations will be provided for about 600 pupils. The cost of the operation is estimated at $100,000.

Loft for Brooklyn's Business Center.

Plans have been completed by Parfitt Bros., architects, 26 Court street, Brooklyn, for a seven-story store and loft building to be erected in Brooklyn on part of the site of the old Central Branch of the Y. M. C. A. The new structure will have frontages in three thoroughfares—Fulton and Bond streets and Hanover place. The building will be of brick and reinforced concrete and will be owned and occupied by Jason S. Bailey, 615 Washington street, Boston, Mass., who operates a chain of 5 and 10-cent stores. The structure will cost over $100,000.

New Fifth Avenue Office Building.

Warren & Wetmore, architects, 16 East 47th street, are preparing the plans and specifications for an eleven-story store and office building to be erected at the northeast corner of Fifth avenue and 37th street. The owner of the proposed building is the Murray Hill Investing Company, care of Olney & Comstock, attorneys, 68 William street. The building will complete the improvement of the block on the east side of Fifth avenue between 37th and 38th streets, and in design will harmonize with the other structures on the block. It will cover a plot 74.1 feet on Fifth avenue and will be 125 feet deep. The facades will be of brick and ornamental terra-cotta, designed in the style of a modified French Renaissance. The cost of the improvement is estimated to be in the neghborhood of $800,000.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—J. &. J. Realty Corporation, James Q. McCarthy, care of E. Osborne Smith, Jerome and Burnside avs, contemplates the erection of a 7-sty apartment at the northeast corner of Walton av and 179th st. No architect retained.

BRONX.—A client of E. Osborne Smith, Jerome and Burnside avs, contemplates the erection of a brick and stone taxpayer on the east side of Jerome av, 100 ft. south of 175th st. No architect selected.

LANCASTER, N. Y.—The Village of Lancaster, Frank A. Schaefer, president, contemplates the erection of a village hall, to include lock-up, council chambers and police court. No architect selected.

ILION, N. Y.—St. Augustine Episcopal Church, Rev. Lloyd R. Benson, 7 West North st, Ilion, pastor, contemplates the erection of a brick and stone parish house at 2d st and 1st av. Work will be started this spring. No architect selected.

BUFFALO, N. Y.—The City of Buffalo, Louis P. Fuhrman, mayor, contemplates the erection of a fireproof brick municipal building on the site of the present municipal building. No architect selected. No appropriation has been made.

JERSEY CITY, N. J.—The Zerman Construction Co., 582 Newark av, contemplates the erection of an apartment at Glenwood av and Boulevard. No architect selected.

UTICA, N. Y.—The Utica Board of Education, Frank R. Winant, president, contemplates the erection of a grade school here, to cost about $140,000. No architect selected.

LARCHMONT, N. Y.—Thos. Mandeville, Boston rd, contemplates the erection of a 2-sty garage and apartments, 50x50 ft., on Boston rd. No architect selected.

PLANS FIGURING.

APARTMENTS FLATS AND TENEMENTS.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, N. J., has completed plans for five 4-sty apartments in Courtlandt st, between Clinton and Palisade avs, for the National Building Co., Chas. N. Gardner, 74 West st, West Hoboken, president. Total cost, about $70,000. The owner is taking bids on all sub-contracts and materials.

CHURCHES.

MANHATTAN.—The John J. Hearn Construction Co., 69 West 46th st, desires sub bids for the synagogue at 24-28 West 114th st for the Congregation Kol Israel Anshi Poland. Sommerfeld & Steckler, 31 Union sq, architects. Cost, about $75,000.

RIDGEFIELD PARK, N. J.—The John J. Hearn Construction Co., 69 West 46th st, Manhattan, desires sub bids for the school and church building for St. Francis R. C. Church, Rev. J. M. McDonald, rector. Fred J. Schwartz, Paterson, N. J., architect. Cost, about $50,000.

DWELLINGS.

SCARSDALE, N. Y.—Plans are being figured for the 2½-sty frame and stucco residence, 23x53 ft., for A. S. Fedde, 55 Liberty st, Manhattan. Slee & Bryson, 154 Montague st, Brooklyn, architects. Cost, about $8,000.

LONG ISLAND CITY.—Ignatz Wohl, 1221 3d av, Manhattan, owner, is taking bids on general contract for a 2-sty residence and private garage on the east side of 12th av, 175 ft. north of Vandeventer av, from plans by Frank Braun, 585 9th av, Long Island City. Cost, about $15,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Bids on sub contracts are desired by the John J. Hearn Construction Co., 69 West 46th st, for alterations to the factory southeast corner of 54th st and 2d av for the United Cigar Manufacturers' Co. Sommerfeld & Steckler, 31 Union sq, architects. Cost, about $20,000.

HALLS AND CLUBS.

BRONX.—Plans are being figured for the 4-sty Y. M. C. A. building at the southwest corner of Washington av and 161st st, for the Y. M. C. A. of the Bronx, 215 West 23d st. Louis E. Jallade, 37 Liberty st, architect. Weiskopf & Burroughs, 68 William st, steel engineers. Cost, about $225,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Sub bids are desired by the John J. Hearn Construction Co., 69 West 46th st, for the 4-sty addition to the hospital at the southeast corner of 150th st and St. Nicholas av for the Audubon Sanitarium, Dr. H. W. Lloyd. George J. Hardway, 347 5th av, architect. Cost, about $18,000.

MUNICIPAL WORK.

MANHATTAN.—The John J. Hearn Construction Co., 69 West 46th st, desires sub bids for the city prison addition to warden's quarters at the tombs for the City of New York. F. B. & A. Ware, 1170 Broadway, architects. Cost, about $15,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education, 59th st and Park av, Manhattan, is taking bids for P. S. 100, in West 1st st, between Sheepshead Bay rd and Sea View Elevated R. R., from plans by C. B. J. Snyder, 59th st and Park av. Bids close January 25 at 3 P. M., for the general construction; also for plumbing and drainage. Cost, about $180,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The John J. Hearn Construction Co., 69 West 46th st, desires bids on subs for alterations to the 7-sty loft building at 497-501 East Houston st for the City of New York. Frank H. Hines, Municipal Building, architect. Cost, about $25,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

EDGECOMBE AV.—Samuel Katz, 1 Madison av, is preparing plans for a 5-sty apartment on the west side of Edgecombe av, 150 ft. south of 150th st, for the Podgur Realty Co., Southern Boulevard and 163d st.

139TH ST.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 6-sty apartment, 50x87 ft., in the north side of 139th st, 330 ft. east of Lenox av, for The 48th St Co., Henry Cleman, 325 West 43d st, owner and builder.

19TH ST.—Chas. B. Meyers, 1 Union Square West, has completed plans for a 6-sty apartment 144-146 West 19th st, for Chas. I. Weinstein Realty Co., 17 West 20th st. Cost, about $45,000.

8TH AV.—Robert E. Kelly, 219 East 39th st, has completed plans for alterations to the 5-sty apartment 2493-2495 8th av, for the Henry G. Peters Estate, 99 Nassau st. Cost, about $3,000.

STABLES AND GARAGES.

209TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 2-sty stable and dwelling, to cost about $8,000, in the south side of 209th st, 225 ft. east of 10th av, for Max Just, 612 West 207th st.

STORES, OFFICES AND LOFTS.

5TH AV.—W. B. Tuttle, 287 4th av, has completed plans for alterations to the 8 and 14-sty loft, at 516 5th av, for Henry G. Trevor, 15 William st. Cost, about $7,500.

THEATRES.

DIVISION ST.—Louis Brooks, 449 West 41st st, has nearly completed plans for a 1-sty moving picture theatre, 64x109 ft., at 271-275 Division st, for Aaron Cohen, 247 East 68th st. Cost, about $35,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

FEATHERBED LANE.—Foundations are under way for a 5-sty apartment, 50x86 ft., on the north side of Featherbed lane, 233 ft. east of Nelson av, for Henry Cleland, 1849 Anthony av, owner and builder. The Tremont Architectural Co., 401 East Tremont av, architect. Dominick LaSala, 4310 Richardson av, brick mason. Cost, about $50,000.

CRESCENT AV.—M. W. Del Gaudio, 401 East Tremont av, has completed plans for a 5-sty apartment, 69x79 ft., at the northeast corner of Crescent and Hughes avs, for the Farago Construction Co., 2409 Beaumont av. Cost, about $40,000.

ARTHUR AV,—Plans have been completed by M. W. Del Gaudio, 401 East Tremont av, who will take bids about January 28 for two apartments, 50x95 ft., on the west side of Arthur av, 439 ft. south of 187th st, for the Vico Realty Co., P. Carjulo, president, 47 Jay st. Cost, about $100,000.

AV ST. JOHN.—Samuel Katz, 1 Madison av, has completed plans for a 5-sty apartment, 50x88 ft., on the west side of Av St. John, 50 ft. north of Fox st, for the Podgur Realty Co., 1029 East 165th st, owner and builder. Bids will be called by owner about February 2.

BAYCHESTER AV.—Louis Allmendinger, 926 Broadway, Brooklyn, is preparing plans for nine 3-sty tenements, 27x68 ft., on Baychester av, south of Boston rd, for Henry J. Crawford, 5-7 East 42d st. Cost, about $72,000.

CROTONA PARK EAST.—The Tremont Architectural Co., 401 East Tremont av, will start plans about February 5 for the 5-sty apartment, 175 ft. south of Crotona Park East, in rear of 174th St Subway Station, for the Benenson Realty Co., 407 East 153d st. Cost, about $50,000.

ALBANY CRESCENT.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty apartment, 112x95 ft., on the east side of Albany Crescent, 100 ft. north of Bailey av, for Michael J. Martin, 1123 Broadway, to cost about $75,000.

FOX ST.—The Howala Construction Co., Inc., 1029 Tremont av, will erect a 5-sty apartment, 50x90 ft., at the northwest corner of Fox st and Avenue St. John, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, about $50,000.

HOME ST.—Harry T. Howell, 148th st and 3d av, is preparing plans for two 5-sty apartments, 50x90 and 50x88 ft., at the southeast corner of Home st and Vyse av for the Vyse Building Co., Peter Sinnott, president, 967 East 165th st, owner and builder. Cost, about $117,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PROSPECT PL.—Slee & Bryson, 154 Montague st, are preparing plans for a 4-sty apartment, 60x100 ft., on the south side of Prospect pl, near New York av, for W. B. Greenman, 350 Fulton st, owner and builder. Cost, about $60,000.

18TH ST,—W. T. McCarthy, 16 Court st, has completed plans for two 4-sty tenements, 52x95 ft., in the east side of East 18th st, south of Church av, for the C. A. Holding Co. Cost, about $40,000. Also for a tenement in the east side of East 18th st, 142 ft. south of Church av, to cost about $45,000.

47TH ST.—Chas. M. Straub, 147 4th av, Manhattan, is preparing plans for a 6-sty apartment, 50x76 ft., at 402 South 4th st, for the Samuel Kraus Construction Co., 217 Havemeyer st, owner and builder.

HOWARD AV, E. M. Adelsohn, 1776 Pitkin av, has completed plans for a 3-sty tenement, 23x76 ft., on the west side of Howard av, 133 ft. south of Blake av, for Louis Horowitz, 750 Howard av, owner and builder. Cost, about $15,000.

43D ST.—The owner of the 4-sty tenement to be erected at the northeast corner of 43d st and 15th av, is the Sherman Building Corporation, 3702 15th av. M. A. Cantor, 373 Fulton st, architect. Cost, about $15,000.

15TH AV.—The Sherman Building Corporation, 3702 15th av, is the owner of the six 4-sty apartments to be erected on the east side of 15th av, between 42d and 43d sts, from plans by M. A. Cantor, 373 Fulton st. Owner builds. Total cost about $120,000.

63D ST.—M. W. Del Gaudio, 401 East Tremont av, Bronx, is preparing plans for a 4-sty tenement, 40x78 ft., in the south side of 63d st, 220 ft. west of 14th av, for Dominick Cosenzo, 1365 63d st, owner and builder, who will take estimates about January 28. Cost, about $32,000.

2D ST.—Samuel Sass, 32 Union sq, Manhattan, is preparing plans for a 6-sty apartment, 50x120 ft., in the south side of South 2d st, 98 ft. west of Hughes av, for the South 5th Av. Construction Co., Morris Katlowitz, 686 Willoughby av, owner and builder, who will soon take bids on materials and subs.

DWELLINGS.

RIDGEWOOD.—William C. Winters, 106 Van Siclen av, is preparing plans for twelve 2-sty residences, 20x50 ft., in the Ridgewood section, for S. Kellner, 1538 Union st, owner and builder. Cost, about $4,000 each.

18TH ST.—Slee & Bryson, 154 Montague st, have completed plans for three 2½-sty frame residences at 1080-4-8 East 18th st, for the Midwood Associates, 805 Flatbush av, owners and builders. Cost, about $12,000.

CARROLL ST.—Albert Thompson, 338 16th st, has completed plans for a 2-sty brick residence, 20x45 ft., in the south side of Carroll st, 200 ft. west of Kingston av, for the Carroll Construction Co., on premises. Cost, about $7,000.

CHURCH AV.—W. T. McCarthy, 16 Court st, has completed plans for two 3-sty residences on the south side of Church av, 90 ft. east of East 18th st, for the C. A. Holding Co., E. Liberman, 241 East 26th st, owner and builder. Cost, about $6,000 each.

25TH ST.—Frank Schulze, 252 Kings Highway, has completed plans for a 2-sty residence, 20x60 ft., in the west side of West 25th st, 100 ft. north of Mermaid av, for Gussie Link, 2889 West 15th st.

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New Buildings—Continued.

WEST END AV.—W. T. Moore, 35 East 42d st, Manhattan, has completed plans for a 2-sty frame residence on the west side of West End av, 340 ft. south of Oriental boulevard, for Ida E. Dietrich, 1410 Av J. Cost, about $4,000.

WEST ST.—M. A. Cantor, 373 Fulton st, is preparing plans for ten 3-sty residences at the northeast corner of West st and Church av for the Veneer Building Co., A. Lack, president, 44 Court st, owner and builder. Cost, about $10,000.

78TH ST.—Chas. A. Olsen, 1209 68th st, has completed plans for two 2-sty frame residences, 17x52 ft., in the north side of 78th st, 200 ft. east of 13th av, for Mrs. Hilda Nelson, 19th av, between 69th and 70th sts, owner and builder. Cost, about $3,500 each.

THEATRES.

WEBSTER AV.—J. M. Debus, 529 Gates av, is preparing plans for a 1-sty brick moving picture theatre, at the southeast corner of Webster and Myrtle avs, for Albin Wagner, 421 Dill pl, Glendale. Cost, about $27,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

ASTORIA, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for an apartment house in the north side of Lockwood st, 350 ft. west of Broadway, for the Academy Investors Corporation. Work will start immediately.

DWELLINGS.

RICHMOND HILL, L. I.—H. E. Haugaard, Hillside Bank Building, Richmond Hill, is preparing plans for two 2½-sty frame residences on the north side of Belmont av, 40 ft. west of Jefferson av, for Mrs. Mary A. Sticklin, 679 Driggs av. Total cost, about $10,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for a 3-sty brick residence on Kingsland av, between Central and Myrtle avs, for Speciale Bros., Kingsland av. Cost, about $6,000.

RICHMOND HILL, L. I.—Geo. E. Crane, 2706 Jamaica av, has completed plans for six 2½-sty frame residences, 16x37 ft., on Guion av, south of Jamaica av, for Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owners and builders. Total cost, about $15,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for two 1½-sty brick residences in South av, near Fairview st, for Bizzigotti Bros., 75 Oak st. Total cost, about $5,000.

MASPETH, L. I.—Edward Rose & Son, Elmhurst, L. I., have completed plans for a 3-sty store and residence at Claremont av, near Hull av, for Julia Winkiel, Claremont av. Cost, about $5,000.

STABLES AND GARAGES.

BROOKLYN HILLS, L. I.—Ole Harrison, Jamaica, L. I. is preparing plans for a 1-sty brick garage, 100x100 ft., in the north side of Poplar st, near Union pl, for the Dillman Baking Co., on premises. Cost, about $10,000.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—John Davies, 177 Castleton av, has completed plans for a 2½-sty frame residence, 22x45 ft., on the north side of Cost av, 500 ft. west of Portland pl, for Karlson Bros., Brighton Heights, S. I. Cost, about $4,000.

STABLES AND GARAGES.

NEW DORP, S. I.—Grunert & Tenenman, this place, are preparing plans for a 1 and 2-sty brick and hollow tile garage, 45x80 ft., on Richmond rd, near New Dorp la, for Thos. Venditte, this place, owner and builder. Cost, about $4,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Jas. A. Watson, Reevs Building, has completed plans for a 3-sty frame apartment, 44x37 ft., at 23 Spruce st, for Alex A. Dawson, 73 Van Cortlandt Park av, owner and builder. Cost, about $10,000.

YONKERS, N. Y.—Jas. A. Watson, 34 Warburton av, has completed plans for a 4-sty apartment at the corner of Franklin av and Pursey pl, for Rev. G. W. McPherson, 34 St. Andrews pl. Cost, about $35,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, has about completed plans for a 3-sty apartment, 18x36 ft., on South Terrace av, between Bronx and Putnam avs, for Harry Gamzon,, 421 North Terrace av, owner. Cost, about $4,500.

DWELLINGS.

YONKERS, N. Y.—William Katz, 12 North Broadway, Yonkers, is preparing plans for a 2½-sty frame and stucco residence, 27x30 ft., at 25 Bailey av, for Joseph D. Archard, 540 Van Courtlandt Park av. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

PORTCHESTER, N. Y.—Harry Mertz, East Portchester, is preparing plans for a 3-sty addition to the factory, northwest corner of Irving av and Factory pl, for the Simons Mfg. Co., E. Simons, president. Russell G. Cory, 39 Cortlandt st, Manhattan, consulting engineer. Torrington Building Co., Torrington, Conn., general contractor. Cost, about $10,000.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—William Katz, 12 North Broadway, is preparing plans for a 1-sty brick store, 16x60 ft., at 173 Riverdale av, for Phillip Pollak, care of architect. Cost, about $3,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—W. J. Yennie & Co., 45 East 42d st, have received the general contract to make alterations to the 5-sty tenement, 2782 8th av, for Mrs. Sophie Stern, 36 West 77th st. Henry Hofmeister, 523 East 89th st, architect. Cost, about $10,000. Herrmann & Grace Co., 673 Bergen st, Brooklyn, have the kalamein work; Weisz & Co., 449 West 41st st, iron; Benjamin Riesner, 28 East 85th st, sheet metal; A. N. Mendelson, 276 West 143d st, plumbing; Matthew Byrnes & Co., 300 West 51st st, plastering, and Herman A. Schrieber, 136 East 3d st, electrical work.

CHURCHES.

JERSEY CITY, N. J.— (sub.) Edward J. Alquist, 312 West 42d st, Manhattan, has received the mason contract for the 1-sty church, north side of Harrison av, near Bergen av, for the First Church of Christian Scientist, 651 Bergen av. Oscar S. Teale, 35 Broadway, Manhattan, architect. Alex. C. Murison Co., Flatiron Building, Manhattan, carpenter. Cost, about $8,500.

DWELLINGS.

SCARSDALE, N. Y.—Benjamin Edwards, this place, has received the general contract to erect a 2½-sty frame residence, 30x35 ft., on Antenrieth rd, for Henry W. Korndorfer, 3006 Perry av, Manhattan. Cost, about $7,000.

NEWARK, N. J.—Davis Bender, 821 South 17th st, has received the general contract to erect a 2½-sty frame residence, 22x50 ft., at 125 Hedden Terrace for Gustave Frommelt, 13 3d st. Cost, about $5,000.

FAR ROCKAWAY, L. I.—C. & G. Parks, Inwood, L. I., have received the general contract to erect a 2½-sty frame and stucco residence at Windsor Park for John F. Reid, 114 West 39th st, Manhattan. Cost, about $12,000. T. O'Kane, O'Kane Building, Far Rockaway, architect.

WOODMERE, L. I.—John P. Streifler, Edgewater Crest, Far Rockaway, L. I., has received the general contract to erect a 2½-sty hollow tile and stucco residence and garage, 35x42 ft., on Central av, between Pine and Oak sts, for Benj. Vanderwater, care of architect, Clarence Brazer, 1133 Broadway, Manhattan. Cost, about $9,000.

BABYLON, L. I.—Curtis & McGarrity, this place, have received the general contract to erect a 2-sty stucco and terra cotta block store and residence in Main st, near Deer Park av, for H. B. Smith, Main st. Cost, about $5,000.

BROOKLYN.—Freeman & Gates, 139 West 24th st, Manhattan, have received the general contract to erect a 3-sty brick residence, 40x50 ft., at the northeast corner of President st and Brooklyn av, for A. E. Horn, 9 Lynch st. Willtam Van Allen, 4 West 37th st, Manhattan, architect. Cost, about $30,000.

BROOKLYN.—A. Olsen, 1330 62d st, Brooklyn, has received the general contract to erect a 2-sty frame residence, 25x40 ft., at East 16th st and Av Z, for the T. E. Brady, 341 East 36th st, Manhattan. Koch & Wagner, 26 Court st, architects. Cost, about $4,500.

SPRING LAKE, N. J.—H. Grant, Spring Lake, has received the general contract to erect a 2½-sty frame residence, 28x30 ft., on Brighton av, near 3d av, for John Woolley, Warren av, Spring Lake. Warren H. Conover, 114 Liberty st, Manhattan, architect. Cost, about $4,000.

TENAFLY, N. J.—C. M. Giesner Co., Tenafly, has received the general contract to erect a 2½-sty hollow tile and stucco residence on Grand View Terrace, 600 ft. north of Highwood av, for Mrs. Alfred Stubbs, this place. Cost, about $7,000.

GREENWICH, CONN.—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan have received the general contract to erect a 2½-sty terra cotta block residence, 40x58 ft., for W. C. Parsons, 357 Ovington av, Brooklyn. Slee & Bryson, 154 Montague st, architects. Cost, about $12,000.

FACTORIES AND WAREHOUSES.

DETROIT, MICH. (Sub.).—The Cement-Gun Construction Co., 914 South Michigan av, Chicago, Ill., has received the contract to encase all the structural steel work on the new powerhouse being erected by the Ford Motor Co.

BROOKLYN.—The Doehler Die Casting Co., 187 9th st, Brooklyn, has awarded the contract to the Turner Construction Co., 11 Broadway, Manhattan, for two additional stories to its present building. Construction will be of reinforced concrete and work will go ahead at once.

SCHOOLS AND COLLEGES.

NEWARK, N. J. (Sub.).—E. M. Waldron & Co., 84 South 6th st, Newark, have received the mason and carpenter work; Chas. Arny, High st, Elizabeth, steel and iron work; Jacob Steinberg, 229 Belmont av, roofing and sheet metal; Chas, Stopper, 944 Broad st, painting; J. F. Hauley & Co., 231 Ferry st, heating and ventilating; Jaehnig & Peoples, Inc., 221 13th av, plumbing; Schenck Bros., electric work; Jaehnig Gas Fixture Co., 221 13th av, lighting fixtures, and the Richmond Radiator Co., 1480 Broadway, Manhattan, vacuum cleaning, for the McKinley School, at 8th and Factory sts, for the Board of Education.

STABLES AND GARAGES.

MIDDLETOWN TOWNSHIP, N. J.—Quackenbush & Leonard, 36 Hudson st, Red Bank, N. J., have received the general contract to erect a 2-sty hollow tile and stucco private garage on Pringle rd, at Robbins Point, for Everett Brown, 100 Madison st, New Bedford, Mass. E. A. Arend, Kinmouth Building, Asbury Park, N. J., architect. Cost, about $8,000.

BROOKLYN.—(Sub.).—The Cosmento Roofing Co., 103 Park av, Manhattan, has received the roofing contract; A. Klein, 210 East 38th st, Manhattan, sheet metal work, for the 1-sty brick garage, 20x191 ft., on the west side of Albany av, south of Herkimer st, for J. W. Sullivan, 156 Howes st. Albany Garage Co., Jas. B. Schenck, 64 Albany av, lessee. Rhode & Harvie, 406 9th st, architects. Louis Principe, 898 Gravesend av, mason. Cost, about $18,000.

STORES, OFFICES AND LOFTS.

LONG BEACH, L. I.—John Auer & Son, 648 Lexington av, Brooklyn, have received the general contract to erect a 2-sty drug store and residence on the Boardwalk, near Riverside boulevard, for Dr. Julius Bierwith, 253 Henry st, Brooklyn. Kirby & Petit, 103 Park av, Manhattan, architects. Cost, about $10,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

STORES, OFFICES AND LOFTS.

5TH AV, 453-459, 6-sty brick and concrete stores, cellar and storage, 82x715; cost, $500,000; owner, Fredk. W. Vanderbilt, Room 3020 Grand Central Terminal; architect, Joseph Bartley, 15 Broad st. Plan No. 12.

5TH AV and 37th st, n e cor; 5th av, 411-13; 37th st, 1 East, 11-sty brick, fireproof stores and lofts, 74x125; cost, $300,000; owner, Murray Hill Investing, Thos. G. Durkam, president, 68 William st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 10.

STORES AND TENEMENTS.

BROADWAY, 2494, stores and janitors' apartments, 201x80, 1-sty, brick; cost, $30,000; owner, Wm. Waldorf Astor, London, England; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 11.

Bronx.

FACTORIES AND WAREHOUSES.

NEWBOLD AV, s s, 128 w Castle Hill av, 1-sty frame storage, 22x18; cost, $250; owner, Jacob Weinheimer, on premises; architect, B. Ebeling, 135 Westchester sq. Plan No. 16.

STABLES AND GARAGES.

WALLIS AV, e s, 97.3 s 151st st, 1-sty frame stable, slag roof, 25x15.8; cost, $300; owner, Geo. Vairo, on premises; architect, Eugene Vairo, on premises. Plan No. 18.

STORES AND DWELLINGS.

VYSE AV, e s, 175 s 172d st, 1-sty brick stores and dwelling; tin roof, 25x65; cost, $4,500; owner, John Kroog, 1496 Vyse av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 17.

STORES AND TENEMENTS.

ARTHUR AV, w s, 439.8 s 187th st, two 5-sty brick stores and tenements, 50x114.16, 50x95, tin roof; cost, $100,000; owner, Vico Realty Co., Pasquale Garguilo, 47 Jay st, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 15.

JEROME AV, n w cor 183d st, 1-sty brick stores, 50x100, slag roof; cost, $12,000; owner, American Real Est. Co., 527 5th av; architect, Geo. A. Sumner, 989 Southern blvd. Plan No. 14.

CROTONA AV, n w cor 187th st, 5-sty brick stores and tenements, 75x68, slag roof; cost, $60,000; owners, Cosenzo Bldg. Co., Saverio Scalzo, 724 East 187th st, president; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 13.

BROOK AV, e s, 92.65 s 178th st, 1-sty brick stores, tin roof, 19x33; cost, $2,000; owner, Ralph Francio, 1388 Brook av; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 19.

PROSPECT AV, w s, 20 s Oakland pl, 5-sty brick tenement, slag roof, 50x87; cost, $45,000; owner, Marbin Co., Max Marcus, 1480 Washington av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 20.

Brooklyn.

CHURCHES.

75TH ST, s s, 300 e 6th av, 2-sty brick church, 60x100, slag roof; cost, $22,000; owner, South United Presby. Church, 649 65th st; architect, Horace G. Knapp, 123 Liberty st, Manhattan. Plan No. 264.

6TH AV, n e cor 8th st, 1-sty brick church, 46x95, slate roof; cost, $28,000; owner, 6th Av. M. E. Church, on premises; architect, F. Y. Parsons, 1133 Broadway, Manhattan. Plan No. 384.

DWELLINGS.

CARROLL ST, s s, 200 w Kingston av, 2-sty brick dwelling, 20x45, slag roof, 1 family; cost, $7,000; owner, Carroll Constn. Co., on premises; architect, Albert Thompson, 338 16th st. Plan No. 261.

CARROLL ST, s s, 220 w Kingston av, two 2-sty brick dwellings, 20x45, slag roof, 1 family each; total cost, $15,000; owner, Carroll Constn. Co., on premises; architect, Albert Thompson, 338 16th st. Plan No. 260.

EAST 23D ST, e s, 437.10 s Clarendon rd, three 2-sty frame dwellings, 18x36, shingle roof, 1 family each; total cost, $9,000; owner, F. E. Moore, on premises; architect, F. E. Moore, 35 East 23d st. Plan No. 257.

WEST 25TH ST, w s, 100 n Mermaid av, 2-sty brick dwelling, 20x60, gravel roof; cost, $3,500; owner, Gussie Link, 2889 West 15th st; architect, Frank Schulze, 252 Kings Highway. Plan No. 256.

WEST END AV, w s, 340 s Oriental boulevard, 2-sty frame dwelling, 27x31, shingle roof, 1 family; cost, $4,000; owner, Ida E Dietrich, 1410 Av J; architect, W. S. Moore, 30 East 42d st, Manhattan. Plan No. 245.

MALTA ST, w s, 175 s Vienna av, six 2-sty brick dwellings, 20x44, slag roof, 2 families each; total cost, $16,500; owner, Harry Greenberg, 439 Sutter av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 329.

EAST 4TH ST, w s, 288 s Beverly rd, two 2-sty frame dwellings, 19x38, shingle roof, 1 family each; total cost, $9,000; owner, Harry Grattan, 523 East 14th st; architect, same. Plan No. 341.

49TH ST, n s, 260 w 5th av, 2-sty frame dwelling, 24x46, tin roof, 1 family; cost, $6,000; owner, Esther Kornblum, 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 336.

AV L, n s, 60 w Mansfield pl, 2-sty frame dwelling, 23x38, shingle roof, 1 family; cost, $4,000; owner, John G. McDonald, 2214 East 17th st; architect, F. G. Mattheis, 2700 Ocean av. Plan No. 331.

BATH AV, s s, 135.4 e Bay 46th st, 2-sty brick dwelling, 19.4x45, tin roof, 1 family; cost, $3,800; owner, Dominick Colabella, 181 South st, Manhattan; architect, Jos. M. Mastronardi, 1140 38th st. Plan No. 330.

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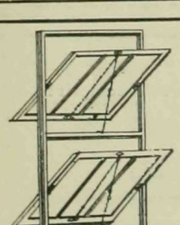
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(*New Buildings, Continued. Brooklyn.*)

MALBONE ST, n s, 265 e Troy av, 2-sty brick dwelling, 20x53, slag roof, 2 families; cost, $4,500; owner, John Pross, 793 Malbone st; architect, Chas. Gallo, 60 Graham av. Plan No. 374.

AV Q, n s, 100 e East 21st st, 2-sty frame dwelling, 20x50, gravel roof, 2 families; cost, $5,000; owner, Pierre A. Raby, 168 Sterling pl; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 376.

FACTORIES AND WAREHOUSES.

LOGAN ST, e s, 214.7 s Etna st, 1-sty brick storage, 20x20, tin roof; cost, $250; owner, Percy Hinchman, 79 Logan st; architect, Ernest Dennis, 241 Schenck av. Plan No. 335.

HOPKINSON AV, e s, 120 n Newport av, 1-sty frame shop, 17x40, slag roof; cost, $1,000; owner, Louis Lapidus, 828 Hopkinson av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 321.

STABLES AND GARAGES.

BUTLER ST, ss, 395 e 3d av, 1-sty brick garage, 40x75, slag roof; cost, $7,000; owner, Dennis Norton, 339 Douglass st; architect, same. Plan No. 334.

EAST 4TH ST, w s, 280 s Beverly rd, two 1-sty frame garages, 14x19, shingle roof; total cost, $1,000; owner and architect, Harry Grattan, 523 East 14th st. Plan No. 342.

CARROLL ST, n s, 80 e Kingston av, 1-sty brick garage, 17x20, slag roof; cost, $700; owner, Geo. Potts, 1747 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 280.

EAST 15TH ST, w s, 130 n Cortelyou rd, two 1-sty brick garages, 40x30.2, slag roof; total cost, $3,000; owner, Abr. Traube, 1416 Cortelyou rd; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 273.

80TH ST, n s, 340 w 2d av, 1-sty brick garage, 15x20, shingle roof; cost, $300; owner, Ella L. Peterson, on premises; architect, Harry Rocker, 9004 5th av. Plan No. 267.

80TH ST, n s, 380 w 2d av, 1-sty brick garage, 15x20, shingle roof; cost, $300; owner, Chas. H. Jacobus, on premises; architect, Harry Rocker, 9004 5th av. Plan No. 268.

LOGAN ST, e s, 69 s Etna st, 1-sty brick garage, 18x66, gravel roof; cost, $1,800; owner, Wm. Dodd, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 254.

STORES AND DWELLINGS.

5TH AV, w s, 107.2 s 77th st, three 3-sty brick stores and dwellings, 17.10x48.6, slag roof, 2 families each; total cost, $15,000; owner, Isabelle T. Sands, 220 81st st; architect, F. W. Eisenla, 16 Court st. Plan No. 259.

EAST 15TH ST, e s, 108.8 s Elm av, 3-sty brick store and dwelling, 22x52, gravel roof, 2 families; cost, $5,500; owner, Mrs. Anna Thomas, Elm av and East 16th st; architect, G. M. Lawton, 30 East 42d st. Plan No. 340.

AV U, s e cor East 15th st, 3-sty brick store and dwelling, 18.9x55, slag roof, 2 families; cost, $7,000; Owner, Chris. Mogensen, 3217 Beverly rd; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 347.

AV U, s s, 189 e East 15th st, three 3-sty brick stores and dwellings, 18.9x55, slag roof, 2 families each; total cost, $19,500; owner, Chris Mogensen, 3217 Beverly rd; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 346.

FT. HAMILTON AV, s e cor. 71st st, 3-sty brick store and dwelling, 20x50, slag roof, 2 families; cost, $6,000; owner, M. L. Devel. Co., 1951 67th st; architect, W. T. McCarthy, 16 Court st. Plan No. 323.

FT. HAMILTON AV, e s, 20.2 s 71st st, four 3-sty brick store and dwellings, 20.3x52, slag roof, 2 families each; total cost, $24,000; owner, M. L. Devel. Co., 1951 67th st; architect, W. T. McCarthy, 16 Court st. Plan No. 324.

STORES AND TENEMENTS.

CHURCH AV, s s, 90 e East 18th st, two 3-sty brick tenements, 19.10x55, slag roof, 3 families each; total cost, $12,000; owner, C. A. Holding Co., 241 East 26th st; architect, W. T. McCarthy, 16 Court st. Plan No. 243.

PARK PL, n e cor Rochester av, 4-sty brick tenement, 45x110.8, slag roof, 19 families; cost, $48,000; owners, Willen & Schnoitman, 1503 Eastern pkway; architect, S. Millman, 1780 Pitkin av. Plan No. 305.

ST. EDWARDS ST, e s, 72.6 n Tillary st, 2-sty brick store, 11x23, gravel roof; cost, $2,000; owner, Anna M. Fachetti, 63 St. Edwards st; architect, Geo. M. Miller, 44 Court st. Plan No. 315.

ROCHESTER AV, e s, 45 n Park pl, 4-sty brick tenement, 45x97.6, slag roof, 20 families; cost, $45,000; owners, Willen & Schnitman Bldg. Co., 1503 Eastern pkway; architect, S. Millman, 1780 Pitkin av. Plan No. 304.

ROCHESTER AV, e s, 90 n Park pl, 4-sty brick tenement, 38.3x89.2, slag roof, 20 families; cost, $43,000; owner, Willen & Schnitman Bldg. Co., 1503 Eastern pkway; architect, S. Millman, 1780 Pitkin av. Plan No. 303.

MISCELLANEOUS.

AV V, s s, from West 10th to West 11th sts, 1-sty brick pumping station, 78x57.8, tile roof; cost, $50,000; owner, City of New York; architect, A. L. Martin, 202 Prospect Park West. Plan No. 357.

AV V, s s, from West 10th to West 11th sts, 1-sty brick grit chamber, 52x47, tile roof; cost, $3,000; owner, City of New York; architect, A. L. Martin, 202 Prospect Park West. Plan No. 356.

Queens.

DWELLINGS.

DUNTON.—South Morris av, e s, 125 s Mill st, two 2½-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, $4,000; owner, Henry E. Price, Fulton st, Jamaica; architect, Edwin A. Price, same address. Plan Nos. 72-73.

DUNTON.—Blanco pl, n s, 375 e Remington av, two 2½-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, $4,000; owner, Harry Kolinetzky, Maure and Liberty av, Morris Park; architect, I. M. Kirby, Fulton st, Jamaica. Plan Nos. 77-78.

FLUSHING.—Elm st, n s, 240 w Murray av, two 2½-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat; cost, $5,000; owner, Max Frankel, 452 Bandman av, Jamaica; architect, I. M. Kirby, Fulton st, Jamaica. Plan No. 79-80.

JAMAICA.—Samuel st, w s, 125 n Sayres st, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $3,600; owner, C. Rose, 2 George st, Jamaica; architect, I. M. Kirby, Fulton st, Jamaica. Plan Nos. 81-82.

JAMAICA.—Herriman av, e s, 404 s Hillside av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $3,000; owner, Gross Constn. Co., Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 83.

RICHMOND HILL.—Briggs av, e s, 285 e Sutter av, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $4,000; owner, Arnold A. Zachow, 1345 Briggs av, Richmond Hill; architect, owner. Plan No. 86.

COLLEGE POINT.—Av C, n s, 100 e 13th st, 2-sty brick dwelling, 21x46, tin roof, 2 families; cost, $3,500; owner, Joseph Graziano, 404 East 16th st, Manhattan; architect, E. Leo McCracken, College Point. Plan No. 95.

COLLEGE POINT.—8th av, n s, 124 e 15th st, 2-sty frame dwelling, 20x33, tin roof, 2 families; cost, $3,500; owner, Wm. Wilkenson, 26 South 15th st, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 89.

RICHMOND HILL.—Guion pl, e s, 369 s Jamaica av, six 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, $15,000; owner, Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn; architect, George E. Crane, 2706 Jamaica av, Richmond Hill. Plan Nos. 97-98-99-100-101-102.

JAMAICA.—Flushing av, e s, 80 s Lathrop av, 2½-sty frame dwelling, 20x31, shingle roof, 1 family; cost, $3,000; owner, Michael Zanetkin, 128 Willet st, Jamaica; architects, Farber & Markowitz, 189 Montague st, Brooklyn. Plan No. 110.

STABLES AND GARAGES.

JAMAICA.—Mitchel av, n s, 375 w Jeffrey av, 1-sty frame stable, 12x16, slag roof; cost, $250; owners, Lashen Bros., Jamaica; architect, R. Kurz, Fulton st, Jamaica. Plan No. 87.

QUEENS.—Ascot pl, n s, 140 e Lynn av, 1-sty frame garage, 14x14, shingle roof; cost, $150; owner, W. T. Andrews, on premises. Plan No. 70.

SPRINGFIELD.—Springfield av, w s, 455 n Merrick rd, 1-sty frame garage, 11x16, shingle roof; cost, $100; owner, Josephine L. Bartel, Springfield. Plan No. 85.

FOREST HILLS.—Jewel st, n s, 100 e Colonial av, 1-sty frame garage, 14x20, shingle roof; cost, $650; owner, R. Wuyler, Jr., 11 Jewel st, Forest Hills; architect, H. Schmidicher, 1714 Summerfield st, Brooklyn. Plan No. 92.

FOREST HILLS.—Kevlin st, s s, 100 w Colonial av, 1-sty brick garage, 12x22, shingle roof; cost, $650; owner, C. Ames, 109 Kevlin st, Forest Hills; architect, H. Schmidicher, 1714 Summerfield st, Brooklyn. Plan No. 91.

HOLLIS.—Villard av, n w cor Belleview av, 1-sty frame garage, 12x16, shingle roof; cost, $100; owner, Wm. A. Nagel, on premises. Plan No. 93.

WHITESTONE.—Bayside av, e s, 190 n 22d st, 1-sty frame garage, 18x20, shingle roof; cost, $125; owner, H. Knobloch, on premises. Plan No. 90.

WOODHAVEN.—Benedict av, 348, 1-sty frame garage, 13x21, shingle roof; cost, $300; owner, W. S. Darneddin, premises. Plan No. 96.

DOUGLASTON.—Main av, e s, 237 and 155 s Cherrie st, two 1-sty frame garages, 12x20, shingle roof; cost, $800; owner, Norman McGlashan, Main av, Douglaston. Plan Nos. 108-109.

STORES AND DWELLINGS.

MASPETH.—Clermont av, w s, 25 n Hull av, 3-sty brick store and dwelling, 19x35, slag roof, 2 families; cost, $4,000; owner, Julia Winkel, Clermont av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 76.

WOODHAVEN.—Shoe and Leather st, s e cor 3d st, 2-sty brick store and dwelling, 28x58, tin roof, 2 families; cost, $4,200; owner, Rosa Anella, Shoe and Leather st and Henry dr, Woodhaven; architect, Jos. Monda, 3638 Broadway, Woodhaven. Plan No. 71.

RIDGEWOOD.—Prospect av, w s, 50 n Linden st, 2-sty brick store and dwelling, 18x55, tin roof, 2 families; cost, $5,000; owner, M. Jerome, 276 George st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 88.

MISCELLANEOUS.

L. I. CITY.—3d st, s e cor Hayward st, 1-sty kiln shed, 15x89, slag roof; cost, $200; owner and architect, L. I. R. R. Co., L. I. City. Plan No. 84.

OZONE PARK.—Ocean av, w s, 190 n Liberty av, 1-sty brick railroad building, 38x85, slag roof; cost, $35,000; owner and architect, N. Y. Municipal Ry. Corpn., 85 Clinton st, Brooklyn. Plan No. 74.

L. I. CITY.—Harsall st, between Vernon av & Hamilton st, 1-sty frame shed, 14x24, paper roof; cost, $100; owners, King Bros., 2 Rector st, Manhattan. Plan No. 94.

SPRINGFIELD GARDENS.—Bay av, e s, 177 s Kissam av, 1½-sty frame boat house, 16x24, tin roof; cost, $350; owner, John New, 1823 George st, Evergreen. Plan No. 106.

Richmond.

DWELLINGS.

CATHERINE ST, s s, 320 w Rich av, Port Richmond, 2½-sty frame dwelling, 26x28; cost, $2,500; owner, Chas. Linquist, Port Richmond; architect and builder, Otto Lee, Port Richmond. Plan No. —.

JOHN ST, n s, 100 w Manor rd, Manor Heights, 1-sty tile bungalow, 25.6x40; cost, $2,500; owner, architect and builder, Leopold Leer, 2674 Valentine av, Manhattan. Plan No. 13.

TAYLOR AV, w s, 470 n Cedar st, West Brighton, 2-sty frame dwelling, 20.6x28; cost, $3,200; owner, Joseph Wells, West Brighton; architect and builder, Peter Larsen, Port Richmond. Plan No. 17.

DU BOIS AV, e s, 133 s Post av, West Brighton, three 2-sty frame dwellings, 19x30; cost, $7,800; owner, Peter Larsen, Port Richmond; owner builds. Plan No. 18.

FRANKLIN AV, s w s, 96 Railroad av, Grant City, 1½-sty frame dwelling, 20x24; cost, $1,000; owner, architect and builder, Chas. Overbaugh, Grant City, S. I. Plan No. 21.

GUYON AV, n s, cor 7th st, 2-sty frame dwelling, 27.4x29; cost, $3,100; owner, C. A. Techlenburg, 31 Pearl st, Manhattan; architect, Jos. Whitford, St. George; builder, C. K. Whitford, Port Richmond. Plan No. 16.

MIDLAND AV, e s, 48 n 9th st, Midland Beach, 1-sty frame bungalow, 14x50; cost, $300; owner, A. Cotton, 303 West 142d st, Manhattan. Plan No. 14.

NELSON AV, e s, 400 s Amboy rd, 2-sty frame dwelling, 26x40; cost, $2,900; owner, E. Heron, 59 West 46th st; architect, I. E. Wort; builder, Geo. W. P. Wort, Rossville, S. I. Plan No. 22.

MISCELANEOUS.

5TH ST, s s, s Guyon av, Oakwood, S. I., 1-sty frame chicken house, 62x26; cost, $500; owner, C. A. Tecklenburg, 31 Pearl st, Manhattan; architect, Jos. Whitford, St. George, S. I. Plan No. 15.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ELDRIDGE ST, 3, removal of 1st sty columns, stoop, steel beams, metal-covered store front to 3-sty brick stores and lofts; cost, $1,500; owner, Alvin R. Case, Jamaica, L. I.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 76.

FORSYTH ST, 12, removal of roof and partitions, change of operator's booth and screen, girders and columns (supporting roof), mason work, rearrangement of seating to 2-sty brick moving picture theatre; cost, $5,000; owner, Elias Levinthal, 1830 Madison av; architect, Jacob M. Felson, 1133 Broadway. Plan No. 75

DUANE ST, 131-135, build new iron stair and elevator, terra cotta enclosures, fireproof doors, remove hatchway, fire resisting partition, metal-covered doors, remove scuttle, remove toilets, install toilet fixtures, terra cotta partition, new boiler room, build new terra cotta flue to 5-sty brick stores and lofts; cost, $12,000; owner, Estate of E. A. Hoffman, Inc., 258 Broadway, William H. Harris, president; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 102.

GREENE ST, 23-25, stairs, bulkhead, fireproof door to 5-sty brick lofts; cost, $400; owner, Rosalie Hyams, care architect, Peter J. McKeon, 13-21 Park Row. Plan No. 92.

SPRING ST, 139-41, pressure tank, gravity tank, enclosures, steel supports (to supply sprinkler system) to 7-sty brick store and lofts; cost, $2,300; owner, Samuel R. Betts, 52 William st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 84.

SPRING ST, 96-104, fireproof partitions, fireproof doors, construct fireproof stairway, new marble and mosaic floor and marble wainscot installed, new toilet rooms installed, fireproof windows to 8-sty brick (fireproof) light mfg.; cost, $10,000; owner, The U. S. Realty & Impt. Co., Wilson S. Kinnear, president, 111 Broadway; architect, Jay. H. Morgan, 331 Madison av. Plan No. 101.

SPRUCE ST, 15, fireproof partitions, kalamein fire doors, fireproof block stair enclosure to 8-sty brick factory lofts; cost, $3,000; owner, Wm. Zinsser Realty Co., Gustave Langman, Pres., 233 Broadway; architect, N. Grant Kelsey, 13-21 Park Row. Plan No. 107.

WILLETT ST, 100-102, remove show windows and wooden store cornice, construct new show windows, new galvanized iron cornice, erect new partitions, remove toilet and partition to 6-sty brick tenement; cost, $500; owners, Ruff & Hochester, 52 West 120th st; architect, Henry Regelmann, 133 7th st. Plan No. 104.

21ST ST, 225 East, to convert stable, printing shop and stable into garage, printing shop and storage, concrete floor, fireproof ceilings, structural steel, metal trimmings, galvanized iron skylight, kalamein doors and windows, plumbing fixtures, mason work, steam boiler, 3-sty brick; cost, $800; owner, Moore Estate, Mary J. Kelly, exr., 620 West 147th st; architect, Wm. A. Gorman, 110 Roosevelt av, Corona, L. I. Plan No. 81.

23D ST, 525 West, hand-hoist and shaft, terra cotta block, iron beams, concrete arch, skylight, metal-covered doors and sash to 4-sty brick store and lofts; cost, $700; owners, Smith & Bowman, 38 Park Row; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 93.

31ST ST, 132 West, remove pitch of sidewalk and build new pitch to 3-sty brick stable; cost, $200; owner, Robert William Taylor, 648 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 105.

34TH ST, 28-30 West, removal of store fronts and vault lights, copper kalamein store front, stairs, sidewalk elevator to 5-sty brick stores and lofts; cost, $1,800; owner, Astor Estate, U. S. Trust Co., trustees, 45 Wall st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 94.

38TH ST, 1 East, fire escape, passageway to 5-sty brick lofts and offices; cost, $1,000; owner, Henry Siebrecht, 1 East 38th st; architect, Chas. Brady, 171 Madison av. Plan No. 80.

38TH ST, 70 West, copper-covered store front, iron stairs, removal of encroachments to 5-sty brick store and tenement; cost, $500; owner, Harriet B. Newberry, 14 Wall st; architect, Adolph E. Nast, 456 5th av. Plan No. 91.

42D ST, 250-52 West, tank, steel supports to 2-sty brick restaurant and lunch room; cost, $70; owners, Horn and Hardart, 600 West 50th st; architect, Jos. Isseks, 83 Pike slip. Plan No. 78.

50TH ST, 136 West, to convert 3-sty brick stable and dwelling into storage, dwelling and offices, fireproof windows, stairway, stair enclosures (metal and plaster), fire escape, skylights, mezzanine floor, removal of partitions; cost, $1,500; owners, Jas. H. Knight & Son, 221 West 49th st; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 87.

51ST ST, 354 East, fireproof windows to 4-sty brick tenement; cost, $125; owner, Wm. Garber, 767 3d av; architects, Glucroft & Glucroft, 671 Broadway, Brooklyn. Plan No. 82.

92D ST, 301 West, stairs, bathrooms, partitions, raising of mansard roof, change of entrance; cost, $800; owner, Harvey J. Lefler, 302 West 99th st; plans by owner. Plan No. 98.

110TH ST, 145-51 West, remove present office; install same in present machine room, remove walls, new brick walls, construct new mezzanine floor, new stairs, new windows, install new water closet compartment to 1-sty brick garage and office; cost, $200; owner, Louis Blum, 145-51 West 110th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 106.

123D ST, 101 East, extend balconies, landing platform and iron stairway to balconies, partition, windows, rearrange partitions to 5-sty brick tenement; cost, $4,000; owner, Emigrant Industrial Savings Bank, 51 Chambers st, Thos. M. Mulry, president, 10 Perry st; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 99.

129TH ST, 617 West, metal-covered store front, cabinet partitions, plumbing to 3-sty brick hotel; cost, $1,000; owner, Francis McD. Sinclair, 310 West 104th st; architect, John H. Knubel, 305 West 43d st. Plan No. 86.

206TH ST, n s, 100 e 9th av, mason work, concrete piles, iron channels to 1-sty brick stable; cost, $175; owner, Alexander Walker, 414 Riverside Drive; architect, Chas. L. Fraser, 103 Park av. Plan No. 89.

BOWERY, 169, stairway, bulkhead to 5-sty brick store, loft and dwelling; cost, $150; owner, H. Clay Miner, 167 Bowery; architects, Horenburger & Bardes, 122 Bowery. Plan No. 95.

BROADWAY, 570-76 West, gravity tank, pressure tank, enclosures, steel supports to 10-sty brick store and lofts; cost, $3,000; owner, 3d St. Realty Co., Henry Goldstein, Pres., 37 Liberty st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 97.

BROADWAY, 1241-51, erect new stair, erect new partitions to 5-sty brick store, restaurant & billiard parlor; cost, $500; owner, Jacob Wechler, 1241-51 Broadway; architect, Otto Reissmann, 147 4th av. Plan No. 103.

LEXINGTON AV, 742, remove stoop, install window, copper, kalamein, marble, remove steps, erect stair, metal lath and plaster partition to 4-sty brick stores and offices; cost, $650; owner, Sarah R. Simons, 2 East 58th st; architect, Chas. Dingeldien, Jr., 44 West 18th st. Plan No. 100.

LEXINGTON AV, 739-41 and 59th st, 136 East, removal of partitions, portion of dumbwaiter shaft, masonry, new partitions, mason work, struc. steel, concrete floor, wood flooring to 4-sty brick stores and tenement; cost, $3,500; owner, Schaefer Co., Rudolph Schaefer, Pres., 142 East 59th st; architect, Robt. J. Reiley, 477 5th av. Plan No. 96.

LEXINGTON AV, 138, stairs, skylights, removal of partitions to 4-sty brick store and dwelling; cost, $200; owner, Stella Walter, 138 Lexington av; architect, Henry S. Lion, 38 West 32d st. Plan No. 85.

MADISON AV, 315, metal-covered bay window to 2 and 4-sty brick stores and offices; cost, $300; owner, Watson Estate, A. M. Maclay, trustee, 31 Nassau st; architect, John H. Schier, 17 West 42d st. Plan No. 74.

ST. MARK'S PL, 77, partitions, bathroom fixtures to 4-sty brick tenement; cost, $200; owners, Weinstock & Brown, 85-89 Bleecker st; architect, Otto Reissmann, 147 4th av. Plan No. 90.

3D AV, 977, removal of partition and wall, steel column and girder, door, stairway, mason work, concrete arch, fireproof door to 5-sty brick tenement; cost, $500; owner, Tuxedo Realty & Improvement Co., 126 West 34th st; architect, H. A. E. Wunderlich, 550 Jackson av. Plan No. 79.

3D AV, 797-99, mason work, fireproof doors to 2-sty brick moving picture theatre and store; cost, $150; owner, Samuel Cohen, 412 East 51st st; architects, Glucroft & Glucroft, 671 Broadway, Brooklyn. Plan No. 83.

5TH AV, 516, n w cor 43d st, fireproof staircase to 14-sty brick factory lofts; cost, $7,500; owner, Rowan Realty Co., George H. Dowsey, Pres., 60 Wall st; architect, Wm. B. Tuthill, 287 4th av. Plan No. 108.

5TH AV, 142, pressure tank, gravity tank, steel supports, mason work to 10-sty brick loft; cost, $2,300; owner, Havemeyer Estate, Horace Havemeyer, exr, 1 East 66th st; architect, Royal J. Mansfield, 135 William st. Plan No. 88.

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Plans Filed, Alterations (Continued).

6TH AV, 723-27, tank, brick piers, steel supports to 3-sty brick dancing academy and restaurant; cost, $70; owners, Horn & Hardart, 600 West 50th st; architect, Jos. Isseks, 83 Pike slip. Plan No. 77.

10TH AV, 442, removal of partitions and brick work, brick walls, doors, store front, struc. steel to 5-sty brick store and tenement; cost, $1,500; owner, Harry H. Kohn, 7 East 93d st; architect, Geo. H. Van Auken, 20 West 31st st. Plan No. 73.

Bronx.

160TH ST, n s, 96 w Park av, 1-sty frame extension, 28.3x11.3, to 2½-sty frame dwelling; cost, $1,000; owners, H. J. & E. G. McArdle, 311 East 156th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 11.

CROTONA PARK SO, 654, 1-sty brick extension, 20x30, to 3-sty frame stores and dwelling; cost, $800; owners, Townsend Co. & Schacht, 850 St. John's pl, Brooklyn; architects, Glucroft & Glucroft, 671 Broadway, Brooklyn. Plan No. 14.

FORDHAM RD, 557, new store front, new fireproofing, &c, to 1-sty brick stores and garage; cost, $1,200; lessee, Heubert Hausen, 556 Fordham rd; architect, Chris. F. Lohse, 428 East 83d st. Plan No. 13.

KEPLER AV, 4304, 1-sty frame extension, 16.1x10, to 2-sty frame dwelling; cost, $300; owner and architect, W. A. Ellis, on premises. Plan No. 15.

WEBSTER AV, e s, 375 n Claremont pkway, 1-sty frame extension, 15x40, to 1-sty frame shed; cost, $100; owners, N. Y. C. & H. R. R. Co., 70 East 45th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 12.

Brooklyn.

BAYARD ST, 94, interior alterations to 2-sty factory; cost, $150; owner, Thos. Murcott, 298 Union st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 247.

BRIDGE ST, 50, extension to 7-sty factory; cost, $6,000; owners, Kirkman & Sons, 215 Water st; architect, Geo. A. Elliott, Walton st and Jeffrey av, Queens. Plan No. 311.

CLYMER ST, 70, plumbing to 3-sty tenement; cost, $125; owner, Gustave A. Werner, on premises; architect, August A. Werner, on premises. Plan No. 379.

FULTON ST, 1377, interior alterations to 2-sty dwelling; cost, $600; owner, Nicola Libretti, on premises; architect, Dominick Salvati, 525 Grand st. Plan No. 358.

GRAND ST, 331, exterior alterations to 3-sty dwelling; cost, $700; owner, Jos. Jacobs, on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 242.

HICKS ST, 178, extension to 3-sty dwelling; cost, $500; owner, J. Harry Jourdan, 39 Monroe pl; architect, Edw H. Lawler, Little Falls, N. J. Plan No. 258.

JAY ST, 52, interior alterations to 3-sty dwelling; cost, $750; owner, Thos. Martens, on premises; architect, Harrold J. Dangler, 315 Montague st. Plan No. 362.

JORALEMON ST, 185, interior alterations to 3-sty dwelling; cost, $3,500; owner, Miss Adelinde Prendegast, 137 Hicks st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 367.

MAPLE ST, 659, interior alterations to 2-sty dwelling; cost, $200; owner, Guiseppe Rasulo, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 253.

MORRELL ST, 27, interior alterations to 2-sty club rooms; cost, $1,200; owner, Z. Verin, 26 Morrell st; architect, Tobias Goldstone, 49 Graham av. Plan No. 251.

POWELL ST, 435, interior alterations to 3-sty tenement; cost, $600; owner, Ethel Misicant, 433 Powell st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 316.

ROCKWELL PL, 2, fire-escape to 3-sty offices; cost, $1,025; owner, Edison Elec. Co., 360 Pearl st; architect, same. Plan No. 355.

ROEBLING ST, 219, interior alterations to 2-sty dwelling; cost, $300; owner, Z. Deishowitz, on premises; architect, Chas. M. Straub, 147 7th av, Manhattan. Plan No. 275.

SMITH ST, 205, exterior alterations to 3-sty store and dwelling; cost, $300; owner, Jos. Silver, 327 Washington st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 326.

STANHOPE ST, 303, extension to 2-sty dwelling; cost, $1,200; owner, John Galsong, 303 Stanhope st; architect, Nicholas Mitchell, 305 Stanhope st. Plan No. 349.

SUTTON ST, 100, interior alterations to 4-sty factory; cost, $350; owner, Amelio Alberti, on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 255.

WOODHILL ST, 5, interior alterations to 3-sty dwelling; cost, $300; owner, John J. Gabey, on premises; architect, John Burke, 372 Union st. Plan No. 284.

1ST PL, 98, extension to 3-sty store and dwelling; cost, $5,000; owner, Bertram Bischoff, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 333.

SOUTH 2D ST, 16, interior alterations to 11-sty factory; cost, $650; owner, American Sugar Ref. Co., South 4th and Kent sts; architect, Godfrey Engle, 123 Winthrop st. Plan No. 290.

SOUTH 2D ST, 395, extension to 2-sty dwelling; cost, $450; owner, Jos. Levy, 397 South 2d st; architect, H. M. Entlich, 29 Montrose av. Plan No. 365.

13TH ST, 354, interior alterations to 2-sty garage; cost, $400; owner, Claus Hochorst, 594 6th st; architect, John T. Riggs, 62 Cedar st, Manhattan. Plan No. 319.

WEST 15TH ST, 2867, extension to 1-sty dwelling; cost, $500; owner, Antonio Maresco, on premises; architect, W. Richter, 4411 18th av. Plan No. 366.

EAST 15TH ST, 384, interior alterations to 2-sty shop; cost, $3,000; owner, Abr. Traube, 1416 Cortelyou rd; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 273.

WEST 30TH ST, 2954, extension to 3-sty boarding house; cost, $300; owner, Mary N. White, 473 Washington av; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 380.

49TH ST, 313, interior alterations to 2-sty dwelling; cost, $175; owner, Wm. Rupf, 518 52d st; architect, Jno. Hartung, 546 2d st. Plan No. 266.

53D ST, 469, extension to 3-sty dwelling; cost, $500; owner, Anna Batwnick on premises; architect, Emil J. Ericson, 5614 6th av. Plan No. 238.

BROADWAY, 690, interior alterations to 3-sty dwelling; cost, $500; owner, Mfgrs. Citizens Trust Co., 774 Broadway; architects, Shampan & Shampan, 772 Broadway. Plan No. 382.

CHRISTOPHER AV 100, extension to 2-sty dwelling; cost, $150; owner, Ike Balanditsky, on premises; architect, A. B. Stromwasser, 287 Vermont av. Plan No. 322.

FLATBUSH AV, 336, exterior alterations to 5-sty tenement; cost, $800; owner, Jacob Kaplan, on premises; architect, Dennis Grillo, 193 4th av. Plan No. 361.

FLATBUSH AV, 102, plumbing to 5-sty store and offices; cost, $800; owner, Painless Parker, 104 Flatbush av; architect, Thos. W. Edgerton, 211 5th av. Plan No. 301.

FLUSHING AV, 727, interior alterations to 3-sty tenement; cost, $250; owner, Reato Realty Co., 115 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No. 250.

GRAHAM AV, 197, interior alterations to 3-sty dwelling; cost, $800; owner, Abr. Ensid, 234 Graham av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 297.

GRAVESEND AV, 484, extension to 2-sty dwelling; cost, $675; owner, August Wuest, 324 East 7th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 372.

HAMBURG AV, 474, interior alterations to 1-sty theatre; cost, $800; owner, John Clement, on premises; architect, Harry A. Sand, 653 Onderdonk av, Queens. Plan No. 270.

HAMBURG AV, 478, interior alterations to 1-sty theatre; cost, $800; owner, John Clement, 474 Hamburg av; architect, Harry A. Sand, 653 Onderdonk av, Queens. Plan No. 269.

HOWARD AV, 498, extension to 4-sty tenement; cost, $500; owner, Barnet Gilbert, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 239.

IRVING AV, 208, interior alterations to 3-sty tenement; cost, $500; owner, Jacob E. Doernbacher, 217 Wyckoff av; architects, Louis Bergen & Co., 1652 Myrtle av, Queens. Plan No. 279.

MANHATTAN AV, 610, interior alterations to 3-sty tenement; cost, $350; owner, Harry Hecht, 732 Manhattan av; architect, H. M. Entlich, 29 Montrose av. Plan No. 241.

MANHATTAN AV, 393, interior alterations to 3-sty tenement; cost, $150; owner, Guiseppi Angiolino, 398 Manhattan av; architect, Dominick Sabati, 525 Grand st. Plan No. 293.

MYRTLE AV, 803, interior alterations to 3-sty store and dwelling; cost, $200; owner, Matt Fitzgibbon, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 344.

NEW UTRECHT AV, 5804, extension to 2-sty dwelling; cost, $2,000; owner, L. Ricardo, on premises; architect, Angelo H. Martere, 6005 14th av. Plan No. 317.

PITKIN AV, 1842, plumbing to 3-sty dwelling; cost, $300; owner, Chas. Rosenberg, 77 Boyd st, Rohanna, N. Y.; architect, Philip Beyer, 250 Bond st. Plan No. 375.

SEA BREEZE AV, 235 e Ocean pkway, extension to bath house; cost, $15,000; owner, Brighton By the Sea Co., 162 Remsen st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 354.

STONE AV, 628, extension to 2-sty dwelling; cost, $1,000; owner, Abr. Levine, 620 Stone av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 263.

TROY AV, 140, extension to 3-sty store and tenement; cost, $500; owner, Giovannina Spurucco, 148 Troy av; architect, Pasquali Gagalardi, 239 Navy st. Plan No. 352.

WASHINGTON AV, 689, interior alterations to 2-sty dwelling; cost, $500; owner, Michael Luango, on premises; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 345.

4TH AV, 313, interior alterations to 4-sty tenement; cost, $400; owner, Frank Tamusa, 315 4th av; architect, W. J. Conway, 400 Union st. Plan No. 381.

5TH AV, 725, interior alterations to 2-sty depot; owner, Nassau Elec. R. R. Co., 85 Clinton st; architect, Walter K. Taylor, 320 Bowne av. Plan No. 248.

19TH AV, 8774, exterior alterations to 2-sty store; cost, $500; owner, Benj. Sarzelier, Bath and 19th avs; architect, Wm. Richter, 4411 18th av. Plan No. 283.

14TH AV, 6223, extension to 3-sty tenement; cost, $400; owner, Pasquale Crea, on premises; architect, C. A. Olsen, 1209 68th st. Plan No. 249.

Queens.

BAYSIDE.—Park av, s w cor 2d st, plumbing in office; cost, $125; owner, Bayside Lumber Co., premises. Plan No. 122.

BAYSIDE.—Lamartine av, n w cor 5th st, enclose balcony on dwelling; cost, $100; owner, J. Hunke, on premises. Plan No. 72.

COLLEGE POINT.—14th st, 43, 2-sty frame extension, 23x19, rear dwelling, tin roof, interior alterations; cost, $1,700; owner, Peter Ehalt, premises; architect, J. G. Pfuhler, 14 12th st, Whitestone. Plan No. 118.

CORONA.—47th st, e s, 221 n Jackson av, interior alterations to dwelling; cost, $75; owner, M. N. Purp, on premises. Plan No. 80.

DOUGLASTON.—Bay av, s e cor Regatta pl, 1-sty frame extension, 16x9, rear barn and interior alterations to provide for dwelling; cost, $2,500; owner, H. G. Peper, premises; architect, Carl Hartzelius, 374 Vanderbilt av, Brooklyn. Plan No. 115.

ELMHURST.—Bowne st, n s, 175 e Washington st, interior alterations to dwelling; cost, $100; owner, R. Guidlein, on premises. Plan No. 68.

EVERGREEN.—Myrtle av, 2399, erect marquise on store; cost, $100; owner, Chas, Marquardt, on premises. Plan No. 79.

FAR ROCKAWAY.—Central av, s s, 370 e Cornagao av, general repairs to dwelling after fire damage; cost, $3,000; owner, M. A. Harrison, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 81.

FLUSHING.—22d st, e s, 120 s Franconia av, 1-sty frame extension, 9x25, rear of dwelling; cost, $100; owner, H. C. Trulson, on premises. Plan No. 94.

GLENDALE.—Lotus st, 45, 1-sty frame extension, 11x19, rear of dwelling, tin roof, interior alterations; cost, $500; owner, G. Hoehn, on premises; architects, L. Berger & Co., Myrtle av, Ridgewood. Plan No. 92.

L. I. CITY.—Jackson av, 630, two sky signs; cost, $400; owner, Amer. Locomotive Co., premises. Plan Nos. 75-76.

L. I. CITY.—Jackson av, s w cor Honeywell st, 5-sty concrete extension, 15x38, rear of factory, slag roof, interior alterations; cost, $500; owner, Goodyear Improvement Co., Akron, Ohio; architects, Wallis & Goodwille, 56 West 45th st, Manhattan. Plan No. 114.

L. I. CITY.—Hancock st, 499, plumbing in dwelling; cost, $150; owner, N. Perternone, premises. Plan No. 101.

OZONE PARK.—Lawn av, w s, 200 s University pl, plumbing in dwelling; cost, $140; owner, Wm. Poole, premises. Plan No. 110.

OZONE PARK.—Lawn av, 1143, plumbing in dwelling; cost, $500; owner, E. Heider, premises. Plan No. 77.

OZONE PARK.—Lawn av, e s, 234 n Jerome av, plumbing to three dwellings; cost, $300; owner, A. Crispio, on premises. Plans Nos. 96-97-98.

MASPETH.—3d st, s s, 106 w Broad st, plumbing in dwelling; cost, $300; owner, L. Purzner, premises. Plan No. 83.

RICHMOND HILL.—Spruce st, n e cor Central av, plumbing in dwelling; cost, $75; owner, J. McDonald, premises. Plan No. 67.

RICHMOND HILL CIRCLE.—Remington av, w s, 500 s Stover st, 1-sty frame extension, 12x25, side dwelling, tin roof; cost, $100; owner, Jos. Everling, premises; architect, L. F. Schillinger, 167 Van Siclen av, Brooklyn. Plan No. 117.

RICHMOND HILL.—Hamilton st, 216, plumbing to ten dwellings; cost, $500; owner, Bank of L. I., Richmond Hill. Plan No. 99.

RIDGEWOOD.—Myrtle av, 1751, interior alterations in store and dwelling; cost, $60; owner, R. Ogren, premises. Plan No. 70.

ROCKAWAY BEACH.—North Pier av, e s, 50 n Boulevard, 1-sty frame extension, 8x57, side and rear of storage; cost, $400; owner, D. Konofsky, 136 Boulevard, Rockaway Beach; architect, W. Rothschild, Rockaway Beach. Plan No. 112.

ROCKAWAY BEACH.—Undine av, e s, 302 s Boulevard, 1-sty frame extension, 3x22, side four dwellings, tar and gravel roof; cost, $600; owner, Mrs. Matilda Colsing, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 108.

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WHITESTONE.—8th av, 23, new store front to dwelling; cost, $200; owner, J. Kaniel, premises. Plan No. 100.

WINFIELD.—Franklin st, 28, interior alterations in dwelling; cost, $500; owner, Jos. F. Negreen, premises. Plan No. 71.

WOODHAVEN.—Fulton st, 4441, 1-sty frame extension, 9x14, side dwelling, tin roof; cost, $225; owner, Theo. Wagner, 4009 Ferris st, Woodhaven; architect, H. Bruecher, 720 Prospect st, Brooklyn. Plan No. 109.

WOODHAVEN.—Atlantic av, n s, 125 w Freedom av, new plumbing in two dwellings; cost, $150; owner, Julius Glasser, premises. Plan Nos. 102-3.

WOODHAVEN.—Atlantic av, n s, 75 w Freedom av, plumbing in two dwellings; cost, $150; owner, Pierpont Davenport, premises. Plan Nos. 104-5.

Richmond.

GUYON AV, s w cor 6th st, Oakwood, alteration to frame dwelling; cost, $1,100; owner, Chas. A. Tecklenburg, 31 Pearl st, Manhattan; architect, Jos. Whitford, St. George, S. I. Plan No. —.

CASTLETON CORNERS.—S. I. Farm Colony, alterations to dormitories; owner, City of New York; builder, Spuyten Duyvil Const. Co. Plan No. —.

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 of the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 16. The location is given, but not the owner's address.

JERSEY CITY.—Herman W. Sturcke, 320 Jackson av, 4-sty brick alteration, $500; Harry A. Brooke, north side Clifton pl, 31 ft. east of Baldwin av, 4-sty brick, $9,000.

BAYONNE.—John Greenberg, 23 West 52d st 2-sty frame, $5,000.

PASSAIC.—James Mara, northwest cor 3d and Essex sts, 3-sty brick, $10,000.

WEST NEW YORK.—Luigi Di Bello, 711 Hudson av, 3-sty brick, $8,000.

OCEAN CITY.—John Brownlee, southwest cor 7th st and Asbury av, 3-sty brick, $17,000.

NORTH BERGEN.—National Building Co. of West Hoboken, 309, 311, 313, 317, 319 Courtland st, five 4-sty brick, $70,000; National Building Co. of West Hoboken, 913 Traphagen st, 3-sty brick, $12,000.

NEWARK.—Meyer Geller, 25 Stuyvesant av, 3-sty frame, $8,000; Filippo, Mizzoni and Bonerba Bros., 209 New st, 3-sty brick, $7,000; Michele Jannelli, 10-12 7th av, two 3-sty frame alteration, $300; Ernest A. Adams, Jr., 355-357 Bank st, two 3-sty frame alteration, $400.

MONTCLAIR.—William A. Pearson, 103-105 Grove st, two 3-sty frame alteration, $2,000.

ELIZABETH.—Epstein & Bernstein, 546 South Park st, 3-sty frame, $5,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for three 3-sty flats, 35x72 ft. each., at 112-118 Tonnelle av for Harry J. Max, 9 Orient av, owner and builder. Cost, about $15,000 each.

ELIZABETH, N. J.—M. B. Silberstein, 17 Market st, Newark, has completed plans for a 3-sty frame tenement, 22x72 ft., at 546 South Park st for Epstein & Bornstein, 35 Hunter st, Newark, owners and builders. Cost, about $6,000.

DWELLINGS.

NEWARK, N. J.—Work will soon start on the 2½-sty frame residence, 22x50 ft., at 42 North 13th st for Mary Ann Francis Bowden, 42 North 15th st, East Orange, N. J., owner and builder. Cost, about $5,000.

HACKETTSTOWN, N. J.—Plans have been prepared privately for a 2½-sty frame residence in Center st, near Main st, for Leslie I. Cook, corner of Center and Main sts, owner and builder. Cost, about $5,000.

IRVINGTON, N. J.—R. Bottelli, 207 Market st, Newark, has completed plans for two 2½-sty frame residences at Frederick Terrace for Jas. V. Padula, corner of Bruce st and Prospect pl, Newark. Cost, about $4,500.

RIDGEFIELD PARK, N. J.—Plans have been prepared by Gingaam Schipper, owner, 189 Teaneck rd, for a 2½-sty frame residence to cost about $3,000.

SOMERVILLE, N. J.—Jacques Vanderbeck, 64 West Main st, is preparing plans for four 2-sty residences in East Main st, for Jacob Breen, South Gaston av, owner and builder. Cost, about $4,000 each.

PLAINFIELD, N. J.—William Clum, Park av, has completed plans for six 2½-sty frame residences on Leland av, for the Berry Building & Construction Co., Enoc Berry, 228 Emerson av, president. Cost, about $5,000 each.

NEW JERSEY.—George E. Crane, 2706 Jamaica av, Richmond Hill, L. I., is preparing plans for two 2½-sty frame residences for Fred W. Noback, Cedar av, Richmond Hill, owner and builder. Total cost, about $8,000. Exact location withheld.

HOSPITALS AND ASYLUMS.

ORANGE, N. J.—Taylor & Mosley, 40 Wall st, Manhattan, have been commissioned to prepare plans for alterations to the hospital on Lincoln av, for the Orthopaedic Hospital & Dispensary of New Jersey, 148 Scotland st, Orange.

SCHOOLS AND COLLEGES.

NEW BRUNSWICK, N. J.—George S. Drew, State House, Trenton, N. J., has completed plans for a brick experimental building for the New Jersey Agricultural Experimental College, Blackpool, st, New Brunswick. Cost, about $4,000. Bids will probably be taken by architect about February 11.

THEATRES.

JERSEY CITY, N. J.—Walter Hankin, Trenton, N. J., has completed plans for a 2-sty brick theatre at Ocean av and Union st, for the Fairmount Amusement Co., Joseph McCarthy, Spingarn Building, president.

OBITUARY

WILLIAM P. NOLAN, a retired general contractor, died at his home, 506 11th st, Brooklyn, Friday, January 15. He was born in Ireland sixty-one years ago and had been a resident of Brooklyn for more than forty years. He is survived by three sons.

JOHN VAN DAM, a prominent mason and general contractor, died of heart disease after a brief illness at his home, 175 North Main st, Paterson, N. J., Tuesday, January 12. Mr. Van Dam was born in Holland sixty-five years ago and had been in this country since he was nineteen years of age. He is survived by two sons and four daughters.

HENRY CLARK BISSELL, for more than twenty years connected with the Habirshaw Wire Company in an executive capacity, died at his home, 15 Dudley pl, Yonkers, after an illness of less than a week. Mr. Bissell was stricken with pneumonia last Friday, the day after the death of his wife, Mrs. Margaretta Prime Bissell. He is survived by a daughter, Mrs. H. B. Ogilby, of Yonkers.

DAVENANT RODGER, well known civil engineer, died of pneumonia, Tuesday, January 19, at the home of his friend, Dr. K. F. Junor, 458 East 29th st, Brooklyn. Mr. Rodger was born in Canada sixty-two years ago. He was connected with the construction of the Canadian Pacific Railroad and the Cape Cod Canal and had been engaged in extensive work in the construction of the Croton aqueduct. He is survived by his brother, a merchant of Montreal.

PERSONAL AND TRADE NOTES.

THOMAS W. GOLDING, consulting structural engineer, has moved his offices to 25 West 42d st.

HARRY McNALLY BUILDING CO., formerly at 5 East 42d st, has moved its offices to 1974 Broadway.

LEWIS O. BREWSTER was recently appointed general manager of the New York Insulated Wire Co., 114 Liberty st.

HENRY GOLDMARK and C. J. GOLDMARK, have opened offices at 103 Park av, where they will practice as consulting engineers.

LOTH & WHITE, architects, have recently opened offices for the practice of their profession at 130 State st, Albany, N. Y.

JOSEPH T. RYERSON & SON, of Chicago, have offered a prize of $100 for the best name to cover a line to tool steels which they are selling.

DANIEL F. FULTON, city engineer of Yonkers, N. Y., has recovered from the effects of his recent automobile accident and has resumed his official duties.

FREDERICK C. NOBLE, civil engineer, member of the American Society of Civil Engineers, has opened an office for the practice of his profession at 50 Church st.

ARTHUR H. DIAMANT, formerly construction engineer of Canavan Bros. Co., has been made president and managing engineer of the Excavation & Foundation Co., Inc., New York City.

GENERAL THEODORE A. BINGHAM, consulting engineer to the Department of Bridges, and Leon S. Moiseff, assistant consulting engineer, will sever their connections with the department February 1.

STATE ARCHITECT LEWIS F. PILCHER has made recommendation that the State erect an eleven-story office building in Albany to house State departments which now have to rent quarters outside of the capitol.

M. B. TOCH, who has a large acquaintance among architects and builders, and formerly with the Traitel Marble Co., of Long Island City, is now associated with the Consolidated Metal Fireproofing Co., 414-420 East 125th st.

N. I. MATHER AND CAREY M. CARLTON, architects, have formed a partnership for the joint practice of their profession, with offices at 770 O'Neil Building, Binghamton, N. Y. The firm will be known in future as Mather & Carlton.

CHARLES HERBERT McCLARE, A. I. A., AND FREDERICK S. BOYD, S. B., architects, have formed a partnership for the joint practice of their profession under the name of McClare & Boyd, 649 Massachusetts av, Cambridge, Mass.

THE KERR TURBINE COMPANY, of Wellsville, N. Y., has announced that its New York office is now in charge of Benjamin G. Fernald as district manager. Its office remains in the Singer Building, but has been removed to the Annex at 95 Liberty street.

WILBUR S. KNOWLES, a prominent Manhattan architect, was seriously injured near his home, 640 Park av, East Orange, N. J., when struck by an automobile Tuesday, January 19. Mr. Knowles has sustained a possible fracture of the skull and is injured internally.

THE CITY PLAN COMMISSION OF NEWARK has been requested by the National Conference on City Planning to supply information concerning the size of home building sites in Newark as part of the data being collected in the attempt to solve the problem of tenement house congestion in the big cities of the country. In Newark the average city lot is 25x100 feet and in the Oranges 50x100.

H. H. ROGERS, one of the directors of the Standard Oil Company, is having a new residence erected at Southampton, and one of its most attractive architectural features will be the roofing, which will be red clay tile made to order especially for this job. The surface of the tile has a rough, uneven effect to conform with the old mission style of architecture of the structure. This contract was secured by the Atlas Roofing Company of Newburgh through the architect having seen the roof on Robert Goelet's residence at Glenmere Lake, Florida, N. Y., which was put on by this company several years ago and presents a very pleasing appearance, and is the only roof of the sort in this country.

BUCKINGHAM STEEL CO., INC., has moved its offices from 50 Church st to 25 West 42d st. Mr. Kaufman and Mr. De Motte have retired from the company, and their interests have been acquired by Charles E. Marlor and Thomas W. Golding. The operations of the company are now under the direction of Walter E. Buckingham, president; Charles E. Marlor, secretary and treasurer, and Thomas W. Golding, engineer. Mr. Marlor was for many years connected with the firm of Milliken Bros., as general superintendent and for the last four years was general manager of the Central Foundries Co. Mr. Golding was also formerly connected with Milliken Bros., and recently was assistant engineer of the Board of Education of New York City. He will have supervision of design and construction.

TRADE AND TECHNICAL SOCIETY EVENTS.

INTERSTATE MANTLE & TILE DEALERS' ASSOCIATION will hold its twelfth annual convention in Baltimore, Md., February 9 to 11, inclusive.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

ASSOCIATION OF MASTER PLUMBERS OF NEW YORK, Manhattan branch, will hold a barn dance at the Lexington Assembly Rooms, Wednesday evening, February 3.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition in the Fine Arts Building, 215 West 57th st, February 7 to 27. The annual dinner of the league will be held Friday evening, February 5.

THE AMERICAN ROAD BUILDERS' ASSOCIATION will hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed and details are now under consideration.

ARCHITECTURAL LEAGUE OF NEW YORK held its regular monthly meeting at 215 West 57th st, January 19, at which Professor Howard Crosby Butler of Princeton University delivered an address upon his work during the past five years in excavating the Temple of Artemis at Sardis, Asia Minor. The address was illustrated by stereopticon views.

THE EFFICIENCY SOCIETY, INC., will hold its annual meeting at the Hotel Biltmore, Monday, January 25. The business meeting for election of officers will be held in the morning. For the afternoon a conference is scheduled on "Welfare and Unemployment." A banquet is to be held in the evening with addresses on the work of the United Stats Navy.

NATIONAL LIME MANUFACTURERS' ASSOCIATION.—The annual meeting will be held in Washington, D. C. Feb. 3-4, at the New Willard Hotel. One of the objects it is desired to attain is to convert the Treasury Department to the use of lime in the concrete of public buildings. The Secretary is Frederick K. Irvine, Chicago, Ill.

NEW YORK SOCIETY OF ARCHITECTS.—The regular monthly meeting of the society was held at the United Engineering Society's Building, 29 West 39th st, Manhattan, Tuesday evening, January 19th. Among the matters discussed was the Registration bill for architects now pending at Albany, the passage of which is earnestly advocated by the society in the interest of the profession and the general public. The proposed exclusion of three-family houses from the operation of the Tenement House Law also came up for discussion, and the society's Committee on Tenements was instructed to confer with the Investigating Committee of the Council of Real Estate Interests with a view to favorably influence the action of the latter in this matter.

Libman Co. Receiving Bids.

The Libman Contracting Company is receiving estimates from general contractors and builders for the erection and completion of Public School No. 55, located at south side of St. Pauls place, between Washington and Park avenues, Bronx. A detailed schedule of the operation can be had upon application to the F. W. Dodge Company, showing contracts awarded, amounts and volume of material at present on the operation. The plot has been fully excavated, and footings are all installed; first payment under the terms of the contract has been approved and certified by the Department of Education, and immediate possession could be taken of the premises. Steel is already fabricated, limestone cut and terra cotta details approved. A separate estimate will be received by the Libman Contracting Company for the value of the plant and equipment now upon the said premises.

BUILDING MATERIALS AND SUPPLIES

GENERAL STRENGTHENING TONE OF THE MARKET NOTED AS CONSTRUCTION SEASON APPROACHES—PRICE TREND UP

Suburban Requirements Approach Normal—Gynbco's Annual Meeting

WITH the opening of the building season only six week off, the material market displayed more strength this week on inquiry. Specifications to manufacturers from wholesalers are comparing favorably with those in January a year ago, indicating that dealers expect a fair volume of first quarter business. Second quarter business is decidedly better. Some of the largest distributors are in the market for normal spring supplies and much of the early winter hesitancy is disappearing.

Continued mild weather helped the consumption of common brick. But it also permitted Haverstraw brick to come in. Prices advanced, however, as the cold spell approached. Cement plants are undergoing their annual repairs and have either curtailed outputs or have suspended temporarily. Lime manufacturers are also getting ready for spring business. Agents say some are putting in larger capacity.

Lumber is being held at prices nearer list. The meagre cutting made necessary by light snow falls is having its effect upon the supply.

Structural steel is steady at 1.21c. and 1.26c., tidewater. Pig iron is also reported to be firmer. Equipment companies have been showing more interest in second quarter deliveries.

New levels have been reached in linseed oil. It has been half a year since this commodity has reached 60 cents, where it now is. It is not expected to go higher. The Duluth market has eased off practically two cents. Paint interests, however, apparently are not taking any chances. Local distributors declare that the demand is still good. The supply here is not heavy. Coal is in weak demand. Mines are operating under restricted output. A change is expected now that colder weather has set in.

Some suburban retailers see indications of a continuation of industrial building expansion. Development companies are also showing signs of activity. This is taken as an indication of general easing of money. Speculative interests are usually about the last to obtain financial backing, following a depression, and only the strongest are making their plans. The scope of the preparations are being made by interests owning Newark, Jersey City, Elmora, Plainfield and Westfield acreages indicates that the New Jersey demand for building material will be at least keen. Westchester development operations are still quiet, but Queens activity is beginning to be felt in inquiries for second quarter and midsummer deliveries. There is marked improvement in the burned clay building material inquiry in that quarter, according to the largest manufacturers of this kind of building material.

Following is the week's new building plan filings. In the corresponding week last year 148 new building plans were filed with an estimated value of $2,073,945.

	Week ending, Jan. 15.		Jan. 22.	
	No.	Est. val.	No.	Est. val.
Manhattan	6	$442,100	3	$830,000
Bronx	10	262,600	9	224,050
Brooklyn	47	322,250	54	412,650
Queens	57	130,950	40	97,750
Richmond	6	10,790	11	23,800
Totals	126	$1,168,690	117	$1,588,250

PORTLAND CEMENT.

Prices Unchanged, But Manufacturers Are Making Repairs.

PRACTICALLY every cement plant is undergoing repairs in the Lehigh and Hudson district. It is significant, however, that this year the repairs are on a somewhat more elaborate scale than heretofore, indicating that manufacturers in the East at least are laying plans for a general improvement in business.

Discussing the situation in the eastern market this week a leading manager said:

"Here and there I find real evidence of a change in the general trend of business. Inquiry is better, the Ingersoll-Rand and similar companies are taking some big orders, the railroads are coming out with held back construction work and collections are better. This is being reflected in Portland cement. The seventy-five cent valley basis still holds, and there does not seem to be any disposition to change it. It is the logical outcome of a restricted market and a disposition on the part of manufacturers to clear as much as possible before the spring demand develops.

"Personally I look for much better things. Export business is increasing, we have weathered the shock of the war, our financial markets are open again and the mortgage market here and elsewhere throughout the country is much easier. We are operating our plant to full capacity, but for the moment we have curtailed to make repairs, as is customary at this time of the year. We are planning for an increasing volume of business this year."

WINDOW GLASS.

Production Curtailed, Although Manufacturers Are Looking to Foreing Trade.

ACCORDING to advices received throughout the country from glass interests of all kinds, domestic business in eastern territory is still exceptionally dull, and there is no immediate prospect of much increase in output. One leading importing and jobbing house says its trade has fallen off since August 1 about one-third. Another equally good establishment gives its output for 1914 as less by two-thirds than normal. Just now buyers are more interested in taking and calculating inventory than buying glass.

A feature of much of the foreign business is that it is wanted in stock sheets, that for window glass, 100 sq. ft. to case, as put up usually in Belgium and England against 50 sq. ft. here. For the British Isles they want it in cases of 300 sq. ft. for single thick, and 200 sq. ft. double thick, from which they cut to suit instead of our method of cutting and shipping many stock sizes from the factories, ready for consumption.

Current prices for window glass in the local market is 90-10 to 90-15 per cent. for single thick and 90-15 to 90-20 per cent. discount for double thick, from jobbers' list.

LIME.

Big Companies Holding to List Under Keen Competition.

WHILE the general lime market has maintained a fairly steady position in this market there has been some shading by smaller companies. The larger companies are holding steadily at the list price, however.

The sales manager of a big manufacturing company said:

"The lime market in general is picking up. We believe that even this unsettled condition in the price situation is temporary. Competition has been keen. There is likely to be a reaction at this time of the year, but I am convinced that this time the recovery will be prompt in coming because of generally improving conditions in the building and construction situation."

LAWRENCE STOCKHOLDERS TO MEET.

Special Trip to Siegfried, Pa., to Inspect Plant.

STOCKHOLDERS of the Lawrence Portland Cement Co., of 1 Broadway, and of Siegfried, Pa., Ernest R. Ackerman, president, will meet on Wednesday, January 27. A special train has been arranged to convey those coming from Eastern New Jersey and New York to the plant. The ferry connecting with this train will leave the foot of West 23d street at 8.35 in the morning, and from Liberty street at 8.45 o'clock. The train will arrive at Siegfried at 11.30 o'clock. It will leave on the return trip at 5.30 o'clock, arriving at Liberty street at 8.07 in the evening.

GNYBCO'S ANNUAL MEETING.

Question of Policy Vested in Committee of Seven.

AT the annual meeting of the Greater New York Brick Company, held on Tuesday, at 103 Park avenue, the old officers and old board were re-elected as follows: John B. Rose, president; A. E. Aldrich, vice-president; Frank DeNoyelles, secretary, and Robert Main, treasurer. The return of Philip Goldrick to the board restores it to its full membership. A committee of seven was appointed by President Rose to establish a new policy for the company, the board agreeing to abide by the recommendations of this committee.

The review of the brick situation for 1914 showed a good year, considering the curtailment in building construction during the last five months. President Rose outlined the prospects for 1915, which, he said, tended toward normal.

MECHANICS AND TRADERS BANQUET.

Brooklyn Dealers Have Fourteenth Annual Get-To-gether Feast.

WHEN it comes down to the art of making business rivals fraternize, M. N. Canda, G. W. Anderson and Daniel J. Morrison carry their own commercial enterprise and ingenuity into the realms of pleasure for others and get away with it. That is why the fourteenth annual banquet of the Mechanics and Traders' Exchange, in Brooklyn, Thursday night, took a frontispiece in the history of Goodfellowship Among Brooklyn Building Material Distributors and will long serve as a precedent for other committees to follow.

That was, in brief, the essence of the remarks of President J. T. Castle when he addressed the two hundred guests before the real party began, but the volume of applause and cheering that greeted his expression of gratitude gave evidence that every person there had for some time been merely waiting to give utterance to similar sentiments.

The Imperial banquet hall never harbored a more jovial assemblage. There were entertainers galore who demonstrated that "Made in America" voices at least had a competitor's chance with those "Made in Germany" or raised in Milan, but, aside from the oratory of President Castle, whose speech occupied just two and five-tenths minutes by the clock, which immediately thereafter was turned to the wall; the stentorian tones of the spellbinder were made conspicuous by their absence. The rising vote of appreciation given by the guests put a final peace tax stamp upon the note of harmony engendered by the get-together idea.

COMMON BRICK.

Prices Advance—Supply Low—Unloading More Active.

COMMON brick moved up early this week from $5@5.25 per M. wholesale to $5.75 to $6. Incidentally the unloading from barges to job was the heaviest full week this year, the total being 2,077,000. Cold weather and a gradual revival of building were factors in bringing about the advance. When the week opened there were only two open barges left on the market. When it closed there were 6 open barges left and 44 on the covered list, making a total of 60 barge loads, or 21,000,000 brick. Gnybco reported yesterday that it had only two open barges in the basin and these had been spoken for. They were quoting today and will continue to quote only covered brick. It was predicted by one agent that before the week ends, providing there is favorable building weather, the price for good covered brick will go as high as $6.25.

Raritan brick stiffened at prices running from $5.75 to $6. At the banquet of the Brooklyn dealers on Thursday night the statement was freely made by large and small distributors that a more liberal inqnuiry had developed within the last ten days than at any time since October.

Official transactions for Hudson River brick covering the week ending Thursday, Jan. 21, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., Jan. 15, 2.

	Arrived.	Sold.	Covered.
Friday, Jan. 15.....	0	0	0
Saturday, Jan. 16.....	0	0	0
Monday, Jan. 18.....	0	1	0
Tuesday, Jan. 19.....	9	3	4
Wednesday, Jan. 20.....	0	0	1
Thursday, Jan. 21.....	0	1	0
Total	9	5	5

Reported en route, Friday, Jan. 22—0.

Condition of market, weak. Prices: Hudsons, $5.75 to $6, firm; Raritans, $5.75 and $6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $6.75 to $7.25 (yard). Nominal. Open cargoes left over Friday A. M., Jan. 22—5. Covered, 5; covered sold, 2; total covered left over Jan. 21—44.

Unloading.

Jan. 8...16	382,000	Jan. 15...14	459,000
Jan. 9...11	218,500	Jan. 16...14	385,000
Jan. 11...18	476,000	Jan. 18... 7	30,000
Jan. 12... 4	10,000	Jan. 19...16	480,500
Jan. 13...12	159,500	Jan. 20...12	395,500
Jan. 14...17	606,000	Jan. 21...13	326,500
Total...78	1,852,000	Total...76	2,077,000

1914.

Left over, Friday A. M., Jan. 16—125.

	Arrived.	Sold.	Covered.
Friday, Jan. 16.....	1	0	0
Saturday, Jan. 17.....	0	1	0
Monday, Jan. 19.....	0	2	1
Tuesday, Jan. 20.....	0	0	0
Wednesday, Jan. 21....	0	2	0
Thursday, Jan. 22.....	0	1	0
Total	1	6	1

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Jan. 23—120.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 21, 1915.	79
Total No. bargeloads sold Jan. 1 to Jan. 21, 1915	20
1915	49
1915	49
Total No. bargeloads left over Jan. 1, 1914	117
Total No. bargeloads arrived, including left over, Jan. 1 to Jan. 22, 1914.....	145
Total No. bargeloads sold Jan. 1 to Jan 22, 1914	25
Total No. bargeloads left over Jan. 23, 1914.	120