

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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## DOES RAPID TRANSIT RELIEVE CONGESTION?

The Roads Cannot Make a Lower Rate Than Five Cents, and This Is Too Much For the Poor to Pay—Excessive Construction Costs to Blame.\*

By HENRY C. WRIGHT,

First Deputy Commissioner, Department of Charities, New York City.

THE purpose of this paper is to discuss the inter-relation of housing and transit, and I wish to emphasize and make clear the following points:

1. That it is necessary to clearly define the kind of housing deemed desirable before it is possible to determine the kind of transit needed or possible to secure.

2. Transit heretofore has been looked upon largely as a business proposition, with little consideration given to its important relation to social problems.

3. If transit, in any large degree, is to aid in solving housing problems, its fixed charges and operating costs must be reduced.

If the population of large cities is to be mainly housed in tenements in order to accommodate many people on a small space, there will be comparatively little need for rapid transit. Surface lines could largely supply the accommodations necessary. If the tenement house were to be accepted as an advisable method of housing, the housing problem would more largely resolve itself into a determination of the type of tenement house which would furnish a reasonable proportion of light and air, with some play space adjoining.

If, on the other hand, it seems advisable to attempt to provide single or two-family houses, with space surrounding, the city, under such a method of building, would occupy a much larger territory, and rapid transit would be needed as a means of reducing the time occupied in going to and from work.

### Economy in Congestion.

If acceptable housing were to be conditioned solely upon light, air and a certain amount of play space, the tenement house would be the most satisfactory, because the most economical method of housing people, not only because it can accommodate many families on a given area, but also the crowding together of many families in a small area reduces many other municipal expenditures, such as for transit, sewers, water, fire and police protection, paving, etc. The denser a city, the lower the operating costs. Since, however, operating costs are secondary to acceptable living conditions, the method of housing must first be determined and the operating costs adjusted accordingly.

It is primarily essential that each city should decide through the properly constituted authorities whether or not it is practicable to regulate the type of houses, and, if so, what type should be aimed at. The extent of the need for rapid transit will not be clear until this phase of the housing problem is determined.

### The Best Way to Live.

My personal feeling is that, so far as possible, the aim of every city should be to aid its citizens to build and live in single or double-family houses, with space surrounding. It is my belief that the apartment or tenement house, shel-

tering many families, tends to destroy the sense of individual responsibility and loyalty to the community. When families are crowded together in close proximity, they seldom get acquainted one with another, and soon lose, or fail to develop, the neighborhood sense, and the neighborhood sense is the basis of responsible citizenship.

Heretofore transit has been viewed solely as a business proposition. In almost all cases the initiative has been taken by private individuals desiring to build and operate transit lines in designated streets. In very few instances has the city taken the initiative in determining when or where the transit lines should be built; nor has due consideration been given to the question as to whether or not the proposed transit lines would properly distribute the people, or whether or not a five-cent fare was low enough to induce workingmen to leave the congested portion of the city and establish themselves in the relatively unoccupied portion.

### Transit Lines as a Municipal Function.

Let us assume that the city authorities have clearly conceived the idea that transit should be considered to be and is a municipal function. Such a conception of the function of transit raises new questions which the city authorities have not heretofore found it necessary to consider.

If transit lines are to act as distributors of the city population, they must be operated with fares sufficiently low to induce the workingman to move to outlying sections, and the speed of operation must be sufficiently rapid to enable him to go from his home to his work without a serious loss of time.

No data has been collected in the United States that will throw any clear light on the problem as to whether a workingman will be more inclined to use a transit line charging a three-cent fare than one with a five-cent fare. It is highly important that such data be collected, and it is hoped that within a few years we may have some definite information with regard to this question. It is reasonable, however, to assume that a three-cent fare would induce many workingmen to move to outlying sections who otherwise would live in the congested portion of the city if the fare basis on transit lines were five cents.

### How to Get a Three-Cent Fare.

One of the first things to be taken under consideration by city authorities with regard to any proposed transit line is whether or not the method of financing is such as to enable the operator to transport passengers for less than five cents, if not at the opening of such line at any rate after the traffic has become reasonably heavy.

A fare of less than five cents is conditioned upon the method of securing capital, the cost of construction and the cost of operation. It will be contended by most traffic men that neither surface nor rapid transit lines can be operated at a fare less than five cents. This is probably true under the present methods of financing and construction; but, if it

be a matter of vital importance that the population of a city be distributed as widely as possible, and such distribution will not take place without a fare less than five cents, some means must be found of reducing the capital charge. There is no hope of reducing to any marked degree the construction costs of surface lines. Any material reduction in the capital charge of this class of lines must be brought about by methods of financing.

Up to the present time practically all surface lines have been financed by private corporations, which were obliged to pay relatively high interest rates and brokerage commissions. In the future, if the construction costs be defrayed by the municipality, the interest on such costs would be reduced at least 1.5 per cent., and brokerage charges would be eliminated. Another reduction in cost could be secured by the city letting contracts for the construction instead of having the lines constructed by some company subsidiary to the transit corporation.

### Use City's Credit.

The authorities in every city wherein it is proposed to build transit lines should take these matters under serious consideration and see whether or not it is possible for them to use the city's credit in financing such lines, and whether such credit, if used, would reduce the carrying charges sufficiently to permit of a fare that would induce workingmen to use the lines.

No city can cover a large territory without the use of rapid transit lines. A workingman cannot be expected to use more than a half hour of his time in going from his home to his work. A surface line, as ordinarily operated, would carry him during such half hour only about four miles. A city with a four-mile radius, taking into consideration land occupied by business buildings, factories, public places, topography, etc., probably could not house more than 500,000 people, if they were housed chiefly in one or two-family houses. Cities as now built have congestion in portions, and much unoccupied territory. Cincinnati, Cleveland and Pittsburgh have each a population ranging around 500,000, and each occupies a territory approximating that within a circle having a radius of four miles. Each of these cities has some parts with intense congestion. Each family of the 500,000 could be comfortably sheltered in a single house within the territory now occupied by these respective cities, if real estate values could be adjusted and transit provided.

### Is This Ideal Unattainable?

This ideal probably will never be realized; there will always be practical difficulties; cities will not develop in all parts evenly; cities exceeding 500,000 population will undoubtedly require rapid transit to bring into use cheap land for homes; a rapid transit train within a half hour can reach the circumference of a circle having an area seven times larger than that served by surface lines in the same time. It is imperative

\*From a paper read at the National Housing Conference.

that this additional territory be reached if single and cheap homes are to be made available.

The cost of rapid transit as at present constructed renders a fare of less than five cents practically out of the question. The enlarged rapid transit system in New York City now under construction, and to be operated by the Interborough Company, must crowd its cars in the future as densely as they are crowded in the existing subway in order to pay with a five-cent fare, operating expenses and carrying charges. Even had New York City, with its own credit, been able to finance the whole undertaking at an interest charge of 4.5 per cent. for construction and 5.5 per cent. for

equipment, yet the per-passenger cost would have been 4.52 cents, if the number of passengers per car were limited to 100. New York City has the privilege, under the contract with the Interborough Company, of taking these roads over after ten years from the beginning of operation; but, owing to the heavy cost of construction and the payments it would be necessary to make to the Interborough company, it would be impossible for New York City ever to operate these lines at less than five cents, unless a yearly deficit were paid out of taxation.

It is of the utmost importance that the governing officers in cities with a population approaching 500,000 should realize

that rapid transit roads are greatly needed, but that if such roads are placed underground and are of the type used in New York the construction cost will be so heavy that a dense traffic and car congestion will be necessary in order to pay operating expenses and fixed charges.

Those interested in giving the population of our large cities better housing facilities should lose no opportunity to impress upon city officials and transit engineers the necessity of reducing the construction cost and carrying charges of rapid transit roads. Without such reduction there is little hope of materially relieving the congested portions of our cities.

## THE FIRE COMMISSIONER'S AUTHORITY

Challenged in An Opinion By Former Chief Justice Cullen—The Case Will Now Be Carried Up—Conflicting Fire Prevention Orders.

**A**LTHOUGH the owner of a modern building was recently convicted in a test case of having committed a misdemeanor, in refusing to obey an order of the Fire Commissioner to install automatic sprinklers, it is by no means certain that the conviction will stand. Notice of appeal was served this week upon the Corporation Counsel by the defendant's attorneys, following the receipt of an opinion from Hon. Edgar M. Cullen, who was, until recently, chief judge of the Court of Appeals of the State of New York.

"If it were not for what may be termed the strong disposition of the courts, influenced by the recent loss of life by fires in factories, to uphold any prosecution for failure to comply with the regulations or orders for protection against fire," writes Judge Cullen, "I should have no doubt that the defendant had committed no crime in failing to install the automatic sprinklers."

While the opinion is, of course, without the force of a decision, the source from which it comes gives it dynamic potentialities. The combined effect of the opinion and the appeal to the higher court is to reopen the whole question concerning the powers of the Fire Commissioner.

### The Question at Issue.

The question in the case is, Has the Fire Commissioner authority to order the installation of automatic sprinklers in this city? He has all along supposed he possessed this authority, and in the case of the People vs. Kaye a test was made in the courts, and the decision handed down a few weeks ago by the Appellate Division, First Department, affirmed the conviction of Mr. Kaye for refusing to comply with an order of the Commissioner requiring the installation of automatic sprinklers in the twelve-story loft building at 30-34 West 25th street.

The defendant was represented by Carlisle Norwood, of the Realty League, and the People by Asst. Corporation Counsel Alexander C. MacNulty and Asst. District Attorney Robert C. Taylor. (See Record and Guide, Feb. 21.) The defendant contended that it was not a crime to disregard the Commissioner's order, and in any event the authority to require the installation was not conferred by the ordinance.

Judge Cullen, fully agreeing with this view, says the statute amending the Charter (section 774) simply empowers the Fire Commissioner to enforce "all laws and ordinances" in respect to the installation of automatic or other fire-alarm systems and fire-extinguishing equipment. And section 775 empowers him to "require in writing, the installation, as required by any law or ordinance, in any building, structure or enclosure, of

automatic or other fire-alarm system or fire-extinguishing equipment, and the maintenance and repair thereof; or the construction as required by any law or ordinance of adequate and safe means of exit."

Judge Cullen further writes: "The intent of the statute was not to authorize the Fire Commissioner to require the installation of such a system or equipment as he might think wise, but merely such system or equipment as might be prescribed by law or ordinance."

There is no such law or ordinance, in Judge Cullen's opinion. True, ample power was conferred upon the Board of Aldermen to prescribe by ordinance such a requirement, but it has done nothing of the kind.

"No such power is confided to any officer," continues the opinion, "and to so confide it would be dangerous. It would open the greatest opportunity for favoritism or corruption."

The private opinion of a counselor-at-law cannot change the practise and methods of the Fire Prevention Bureau, but if a like opinion should be handed down by the Court of Appeals, the authority of the bureau would be very much curtailed.

### New Fire Prevention Measure.

In connection with the question of the duties of the Fire Commissioner, the Hoff bill in the Assembly (Int. 1254) is important. The bill amends section 776 of the New York City Charter by transferring the functions of the Municipal Explosive Commission to the Fire Commissioner. It also recognizes existing practise by giving him authority over "fire-escape equipment," as well as over fire-alarm and fire extinguishing equipment.

### Mass Meeting Called.

Under all the circumstances the legislation relating to fire prevention has become so complex, if not conflicting, that taxpayers are rising in protest against the over-regulation of buildings. A mass meeting of taxpayers' organizations will be held in the Real Estate Exchange Salesroom next Tuesday afternoon, at 4 o'clock, to consider the problem and decide upon a course of action.

"The purpose of this meeting," said one of those who was active in getting up the hearing on the Herrick-Schaap bill in Albany on March 3, "is to complete the work that was begun under such favorable auspices in connection with the Single Tax agitation last autumn, and also to take up probably the most perplexing and harrassing situation that now confronts the taxpayers—that caused by conflicting orders of the State and local authorities on fire prevention and other similar matters.

"The matter of conflicting violations is one that has caused a great deal of apprehension among real estate owners in every part of the city. So great

are the burdens that are caused by these conflicting orders that many owners have been induced, if not compelled, to let their holdings go. The feeling of the men behind this movement is that some constructive plan ought to be worked out to make real estate more attractive and to induce a large number of people to invest in what ought to be the best security in the world. It is not the purpose to organize a new association. The movement may be known under the name of 'The Realty Owners of the City of New York,' but this is merely a name and used as a matter of convenience."

Relative to this problem of conflicting violations, the United Real Estate Owners' Associations, at their meeting held on Tuesday evening, adopted the following resolution:

"Resolved, That a committee of fifteen be appointed by the President for the purpose of embodying and presenting to this Association a plan whereby legislation may be enacted looking towards either the appointment of a commission for the purpose of consolidating or merging two or more of the existing city departments having jurisdiction over buildings, or the introduction of a bill which shall establish a bureau of inspection for all departments so far as all laws are concerned which affect buildings, and that this committee be requested to report as early as may be consistent with a careful study of the situation."

### Brooklyn's New Court House.

The expectation now is that the Brooklyn Municipal Building will be evacuated by May 1, and the work of demolishing it to make room for the new Court House wing will be commenced immediately thereafter. The only detail which is now puzzling the city officials is the distribution of the present city departments in the Municipal Building between the Terminal Building and the Offerman Building.

### Income Tax Returns.

Income tax returns are beginning to come back because of the unsatisfactory way in which they were made out by the persons submitting them, and suits have been started in the Federal courts attacking the constitutionality of the law. Indications point to a revenue for the first ten months (the period for which returns were made) of upward of \$90,000,000, to be received from 430,000 to 450,000 individuals and corporations.

—Most of us remember the first time we went to call on a prospective customer. We walked back and forth past the door a dozen times or more, before we got up nerve enough to go inside.—Real Estate Bulletin.

## WIDESPREAD MOVEMENT FOR GOOD HOUSING

It Applies to Millionaires' Mansions as Well as to Workmen's Cottages—  
The Tenement House Classification Dropped From Mr. Veiller's Model Law.

NEW YORK CITY has seen one great movement for the reform of living conditions attended with success, and is likely to see another, when real estate affairs resume a normal status. The housing problem is now engaging the attention of those forces in society which were instrumental in producing and enforcing the tenement house laws as the fruit of the first movement. By the "housing problem" is meant the problem of preventing people from maintaining conditions that are a menace to their neighbors or the community.

A housing law was enacted last year for the six cities of the second class in the State of New York; laws and ordinances of similar nature and purpose have been enacted for a number of cities in other States; the movement is growing rapidly and is certain to extend throughout the country. The National Housing Association, which was organized some years ago in this city at the headquarters of the Charity Organization, is the official center and mainspring of the movement, and men and women who have been identified with the work of the Charity Organization here, or with allied societies elsewhere, are co-operating in this new campaign.

Housing evils vary with communities, and many which still afflict other cities have been banished from New York by the operation of our tenement house law. In the opinion of the housing associations, local and national, there is still much reformatory work to do in contending with such evils as are to be found in buildings of undue height, in inadequate fire-protection, in the intensive use of land, in cramped and crowded quarters, in promiscuity, in lack of privacy and in fly-borne disease.

### What the Housing Problem Is.

The housing problem, in other words, is the problem of enabling the great mass of the people, who want to live in decent surroundings and bring up their children under proper conditions, to have the opportunity. Some people do not care, and a part of the problem is to prevent such from being a menace to their neighbors.

Obviously only in those congested centers where the tenement house is the prevailing type will a tenement house law do much to solve the housing problems. Elsewhere within the periphery of a large city, the reform must concern itself with dwelling houses and other types which need it quite as much.

The nature and compass of the legislation needed to effect housing reform is the subject of a work just issued by the Russell Sage Foundation, entitled "A Model Housing Law," by Lawrence Veiller, former Deputy Tenement House Commissioner, author of "A Model Tenement House Law," etc. While the book is entitled "A Model Housing Law," it is so only in the sense of containing a working model upon which others may build. It is in no sense intended to be an ideal or perfect statute. In this model the provisions have been so classified that each person can easily and readily find those matters which interest him. A builder needs only to consult the provisions of one chapter of the law, namely, that relating to New Buildings. A man wishing to alter his house will find everything bearing on it in one separate chapter entitled Alterations. Other chapters are on Light and Ventilation, Sanitation, Fire Protection, Maintenance, Improvements, Requirements and Remedies.

The publication of the model law reveals some novel tendencies on the part of housing reformers and the first to be noticed is in the classification of houses, as (a) private dwellings, (b) two-family dwellings, and (c) multiple dwellings, or those that may be occupied otherwise than as private dwellings or as two-family dwellings. It will be observed that the term "tenement house" is dropped. By means of this classification it is possible to encourage the construction of private dwellings and two-family houses and discourage the erection of tenements and other forms of multiple dwellings by making the provisions relative to the latter more stringent than those affecting the former classes. No kind of dwelling can escape regulation under the act.

### A Radical Innovation.

Multiple dwellings are divided into two broad classes, those which are used by families or groups of persons permanently, and those which are used more or less transiently by single individuals. Multiple dwellings of Class A includes apartment houses, flats, tenements, apartment hotels, bachelor apartments, studio apartments, duplex apartments and kitchenette apartments; and Class B multiple dwellings include hotels, lodging-houses, boarding-houses, convents, asylums, hospitals, jails and all other dwellings similarly occupied, whether specifically enumerated or not.

### Residence Districts.

Another novel provision is for "residence districts," within the bounds of which no multiple dwelling or any structure other than a private dwelling or a two-family dwelling, may be erected, and such district can be created by the common council upon the petition of two-thirds or more of the owners of the frontage of one side of any block.

This is an attempt to protect residential districts from the invasion of commercial and other elements. The novel feature is that it is done by statute and not by covenant. It permits residences on one side of a street and business on the other if the majority of owners wish it so. The author believes that the section will withstand the tests of the courts. Such a section is contained in the housing law for second-class cities in this State and affecting Yonkers, Albany, Troy, Schenectady, Syracuse and Utica.

### Light and Ventilation.

No dwelling is permitted to be more than three stories high, under the provisions of the model code, unless built fireproof. This restriction is based upon the principle that the way to prevent the over-crowding of land is to limit the number of people that may live on a given area. The author considers that with the cost of fireproof construction as it is today, the effect of the provision will be to discourage the erection of tall residential buildings. Every multiple dwelling must have at least two independent ways of egress remote from each other, and stairhalls, dumbwaiters and elevators must be enclosed with fireproof walls.

In the chapters on "Maintenance," "Improvements" and "Requirements and Remedies" we see few provisions not familiar to New Yorkers, and of course they are intended more particularly for those cities throughout the land which have almost no housing regulations.

### Space Requirements.

Two main groups of dwellings seem to be particularly in the mind of the author, (1) the detached house, and (2) houses built in continuous rows or "terraces." As has been stated, the erec-

tion of private dwellings and two-family houses is favored. Take as an example the case of a man who owns a forty-foot lot. Under the provisions of this law, if he desire to build a detached dwelling, the width of the house may be 30 feet and the depth 80, with a side yard 5 feet wide on each side. It is obvious at a glance that it is possible for the architect to get in a building of that size any disposition or arrangement of the interior that may be desired, either for a millionaire's mansion, a two-family house, or a cheap tenement. Should the plot be 50 feet wide, the house may have a width of 40 feet.

Seven different treatments of plots are offered for consideration, when the purpose is to build a detached house, and the examples given ought to be of the utmost benefit in the improvement of real estate in the smaller cities. The construction possibilities for a single lot of varying depths are also set forth in a definite and authoritative manner. On a 100-foot lot it would be possible to build a house 25 feet wide by 68 feet deep, with an inner lot line court on one side 10 feet by 20 feet, and a backyard 32 feet in depth. This would give an excellent layout for either a two-family house or a multiple dwelling, as each section of the building (between the street and the court and between the court and the yard) would be about 24 feet in depth thus permitting the section to be built two rooms deep.

### Legislation the Only Effective Means.

The author believes that legislation will solve the housing problem, and that "we must get rid of our slums before we can make garden cities, and must make it impossible to build dark rooms in new houses before we urge the government to subsidize building." The book is intended to be working model on which others may build. It, apparently, renders unnecessary the painful operation of collecting the housing laws of different cities, preparing a digest of them, and striving to construct a new law from these elements, cutting a piece here and adding a patch there. All the housing laws in the United States are based upon two models, either the New York Tenement House Law or Mr. Veiller's "Model Tenement House Law," published in 1910, and any city which has neither tenement nor housing law will not go far wrong in following the new model.

### Enforcement.

The provisions of the law are made to be enforced in each city by the Health Officer, except that the Superintendent of Buildings is charged with the duty of enforcing certain parts of the law. The Health Officer is to cause a periodic inspection of multiple dwellings at least once a year, or as often as may be necessary.

### Public Hearings Called.

The Committee on Buildings of the Board of Aldermen will hold a public hearing in the Aldermanic Chamber, City Hall, on Wednesday, March 25, at 2 p. m., on the following matter: No. 256.—An ordinance with respect to fences, signs, billboards, roof signs, sky signs, advertisements and other structures.

The Industrial Board will hold public hearings in the hearing room of the Board at 381 Fourth avenue as follows:

On Wednesday, March 25, at 10 a. m., on the proposed specifications for fire-alarm signal systems.

On Thursday, March 26, at 10 a. m., on the proposed rules regulating the width of aisles leading to means of egress from factories.

## BILLS PENDING IN THE LEGISLATURE

Measure to Pension Widows, With Children, Important to Taxpayers—Herrick-Schaap Bill Thing of the Past—Equal Pay for Teachers Passes Senate.

**A**MONG the important measures now under consideration at Albany is the Mothers' Pension bill, which provides for state pensions for widows with dependent children. The New York State Commission on Relief for Widowed Mothers has had the matter in charge for many months and will recommend to the Legislature a bill which will eliminate, as far as possible, the idea of pensions and which will mention, only casually, the relief of widows. As designed, the bill, if passed, will become operative on October 1.

The bill, as proposed, is strictly a home rule measure, power being vested with the local authorities. The suggestion is that widows with one child under 16 years of age may receive an amount not to exceed \$20 a month, while, if there are two children, not more than \$15 a month is to be allowed for the second child. Ten dollars a month is the appropriation for each other child, though \$60 a month is the maximum that any mother can receive under the proposed bill.

In cities a board containing nine members is to be appointed by the Mayor, of which the Commissioner of Public Charities is to be an ex-officio member. A representative of the public school system and the Board of Health, together with a representative of the Children's Court, is also suggested.

In counties the County Judge will appoint the members, with the exception of the County Superintendent of the Poor, who shall serve during his term of office. Should this measure become a law it will add a considerable burden upon the taxpayers, it having been estimated that locally the cost would be about \$500,000.

### Herrick-Schaap Bill Killed.

With the killing, in the Assembly Cities Committee, of the Herrick-Schaap bill, which provided for the reduction of taxes on buildings there has gone from the market a condition which, at one time, threatened to have serious effects. The vote in opposition to the proposed measure was unanimous, with the exception of a member of the Progressive party, from Erie County.

### Equal Pay for Teachers.

The Foley-Lockwood bill, which provides for the equalization of teachers' salaries in the seventh and eighth grades of the New York City grammar schools, passed the Senate on Monday night without a dissenting vote. The bill now goes to the Assembly. It increases the salary of the women teachers from \$1,800 to \$2,400, and adds a large sum to the already large total of the tax budget.

### In the Senate.

Int. No. 1073. Simpson. Amending the New York City Rapid Transit Act (subdivision 2 of section 26; subdivision 1 of section 29; section 36; subdivision 2 of section 37; subdivision 1 of section 39) by providing that the public service commission may, with the approval of the Board of Estimate and Apportionment, purchase machinery and supplies, employ the necessary persons and itself construct such portions of rapid transit railroads in this city as in its judgment public interest requires.

Int. No. 1085. Duhamel. Amending the Greater New York Charter (sections 258 and 999) in relation to the expense of the bureau of street openings. Same as an Assembly bill introduced March 12.

Int. No. 1091. Peckham. Creating a Waterways Commission to consist of 5 members to investigate and report to the

Legislature of 1915 what legislation, if any, is advisable to conserve the waters of the state and provide for the utilization of the flow of the rivers in natural streams. The commission is to consist of Henry W. Hill, President of the New York State Waterways Association; John Claffin, President of the Chamber of Commerce of the State of New York; Willett H. Vary, Master of the New York State Grange; Professor George S. Swain, President of the American Society of Civil Engineers, and Robert H. Treman, President of the New York State Bankers' Association. The members are to receive a salary of \$3,000 each, except the chairman, who is to receive \$5,000. \$42,000 is appropriated. To Finance Committee.

Int. No. 1093. Walters. Amending the Highway Law (section 320) by providing that the supervisors of a county may provide for the construction or improvement of a highway laid out along the boundary line between a city or village and a town or towns at the joint expense of the county and town. It also gives the district or county superintendents of highways the same powers, subject to the control of the board of supervisors, with respect to such highways as are given the division engineer with respect to state and county highways. The cost of the portion constructed or improved within the boundaries of a city is to be borne by the county. The supervisors are empowered to acquire lands for the necessary right of way and for obtaining gravel and other material. Provision is also made for temporary loans in anticipation of taxes to raise the necessary funds for such roads. To Internal Affairs Committee.

Int. No. 1094. Ramsperger. Providing that when a membership corporation which makes an agreement with its members to render aid within the amount specified in subdivision C of section 245 of the Insurance Law, it is not to be deemed to violate the provisions of the insurance law by reason of such agreement. To Judiciary Committee.

Int. No. 1096. Wende. Amending the Tax Law (subdivision 7 of section 4) relative to the exemption of cemetery corporations from lamp taxes. Same as an Assembly bill introduced March 11. To Taxation Committee.

Int. No. 1108. Sanner. Appropriating \$100,000 to enable the public service commission of the Second District to investigate the property affairs and rates of the New York Telephone Company. (Same as an Assembly bill introduced March 11 in the Senate.) To Finance Committee.

Int. No. 1143. Simpson. Amending the Greater New York Charter (section 315) by making violation of the police commissioner's rules and regulations governing vehicular traffic a misdemeanor, punishable by not less than two nor more than 30 days' imprisonment, or by a fine of not less than \$5 nor more than \$50, or both. To Cities Committee.

Int. No. 1144. Simpson. Amending the Three Platoon Police Law (chapter 360. Laws of 1911; amendment to section 6-a) by increasing from 550 to 1,000 the maximum number of policemen who may be assigned to the traffic squad at any time. To Cities Committee.

### In the Assembly.

Int. No. 1285. Patton. Amending the Penal Law (section 421), which makes untrue or misleading advertisements a misdemeanor, by striking out the provision that nothing contained in the section is to apply to the sale of real estate at public auction by a licensed auctioneer in first-class cities.

Int. No. 1295. Patton. Authorizing the board of assessors of the city of New York to estimate and allow damages sustained by owners of real property fronting upon streets or roads running transversely underneath the Grand Boulevard and Concourse, or intersecting the same at grade. No award is to be made for damage to improvements unless such improvements were erected prior to the change of grade.

Int. No. 1300. A. E. Smith. Amending the Labor Law (section 168, and new sections 168-a, 168-c, 168-d, 168-e and 168-f) in relation to sanitation in mercantile establishments. The amendment strikes out the present provisions for wash-rooms and water-closets, and inserts entirely new provisions concerning cleanliness of rooms and buildings, drinking water, wash-rooms and washing facilities, dressing rooms, water-closets and ventilation. The bill is apparently introduced to carry out the recommendations of the Factory Investigating Commission.

Int. 1326. Fish. Inserting in the Railroad Law a new section (57-a) providing that the New York Central & Hudson River R. R. and the New York, New Haven & Hartford R. R. may not, for three years after the act takes effect, charge commutation rates between the Grand Central Terminal, in New York City, and the stations on their lines mentioned in the orders of the public service commission of the Second District, dated January 21, 1913, in excess of the rates fixed by such orders. (Same as the third print of Senator Healy's bill introduced January 27, S. Int. 177, Pr. 924).

Int. No. 1328. Macdonald. Making appropriations for construction, improvements, repairs and equipment of various state institutions and other property belonging to the state. No copy of this bill is available for inspection.

Int. No. 1339. Green. Amending the Greater New York Charter (sections 258, 997 and 999) in relation to the expenses of the Bureau of Street Openings in certain cases. It provides that half the compensation of the head of the bureau and of all other employes and all the legal costs, charges, expenses and disbursements incurred by the bureau in street opening proceedings shall be paid by the city and not assessed upon the benefitted property. At present all these expenses are assessed upon the property benefitted by the improvements. It strikes out the provision permitting the corporation counsel to appear by special counsel before condemnation commissioners and provides that the city shall pay half the expenses and disbursements incurred by the corporation counsel in representing the city before the condemnation commissioners and also the expenses of any and all appeals taken by the city and the expenses incurred by reason of motions after confirmation of any report. At present these expenses are paid by the benefitted property. Same as S. Int. 79, Pr. 80, of 1913, by Duhamel.

Int. No. 1343. Walker. Appropriating \$100,000 for the use of the public service commission of the Second District, for the employment of experts and for other expenses in investigating the property, affairs and rates (physical valuation) of the New York Telephone Company.

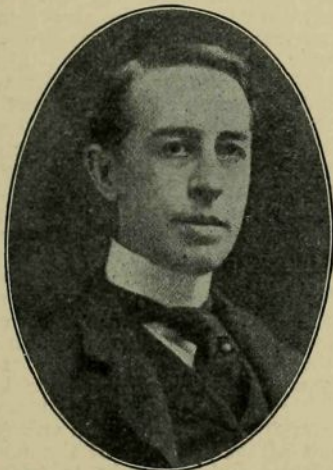
Int. No. 1356. Hinman. Appropriating \$20,000 to enable the commissioner of agriculture to disseminate to the various communities of the state, in such manner as he may deem most desirable, information in relation to the purpose and advantages of co-operative associations and credit unions.

**MR. DOWLING'S APPOINTMENT.**

**As Chairman of Workmen's Compensation Commission—Expects Great Results Through Co-operation.**

ROBERT E. DOWLING, for many years prominently identified with real estate interests in Manhattan, was appointed this week Chairman of the Workmen's Compensation Commission, by Governor Glynn. The reason for the Governor's selection lay largely in the fact that Mr. Dowling has been the head of several large realty corporations and is well known for his executive and organization abilities. When first approached to take the chairmanship of the committee, Mr. Dowling hesitated, for there were many details to be worked out, but when it was decided who his colleagues were to be Mr. Dowling finally consented.

"Wholehearted and united efforts," said Mr. Dowling, "are absolutely necessary to a successful conclusion, and I feel that I can give the very best there is in me. My heart and soul are in this work. Governor Glynn has been interested in the Compensation act for a long while. He has studied conditions existing here and abroad, and when he suggested that I assume the duties I hesitated before assuming the responsibility. Now that the appointment has come, and in the manner in which it did, I am glad, and am ready to go right ahead."



ROBERT E. DOWLING.

"One familiar with factory conditions," continued Mr. Dowling, "realizes that accidents have occurred, which might possibly have been avoided had proper safeguards been used. The use of these preventives will be one of the matters to which the commission will devote a great deal of attention. 'An ounce of prevention is worth a pound of cure,' and it is on this principle that we will shape our course. Nothing definite has been decided as to what procedure the commission will take, for we are all of open minds, but a fixed policy will be inaugurated as soon as the commission as a body meets."

"Only by rigid investigation can the best way of righting the existing deficiencies be determined. The whole matter is one of the biggest questions in commercial life. Experts in their line will be called for consultation, and outside ideas and suggestions welcomed. It is sincerely hoped that by the power vested in the commission speedy adjustments of difficulties will result and considerable litigation avoided. To those familiar with the law it is readily seen that the ascertaining of employees' salaries is only one branch of the field to be covered, and that other matters, including accidents, as mentioned, will come under the scope of the commission."

Mr. Dowling was born in Calaveras, Cal., on October 21, 1866, but, since the year following, has lived in New York City. In 1886, about the time that the elevated railroad system was extended in the West Side, north of 59th street, Mr. Dowling went into the real estate business and has been identified with realty interests ever since. A partnership was formed with the late Albert Flake, under the firm name of Flake &

Dowling, and many important properties were acquired and improved. The New York Realty Company was formed by Messrs. Flake & Dowling in 1901, with a capital of \$3,000,000. In the year following this concern, with Mr. Henry Morgenthau, who at that time was head of the Central Realty Bond & Trust Company, together with Mr. Harry S. Black, combined and formed the United States Realty & Improvement Company. Messrs. Flake and Dowling withdrew from the corporation in 1905 and formed the City Investing Company, which is now headed by Mr. Dowling.

**TO CELEBRATE ANNIVERSARY.**

**West Side Taxpayers' Association, Forty Years Old, Will Hold Banquet Next Tuesday.**

The West Side Taxpayers' Association will celebrate its fortieth anniversary at the Lexington Avenue Opera House, on Tuesday evening, March 24, with a banquet. Dr. George Wenner, president of the association, will act as toastmaster, and has made reservation for four hundred members and guests. Hon. Marcus M. Marks, President of the Borough of Manhattan, will address the members on the future improvements in the Borough of Manhattan. Mr. Allan Robinson, president of the Allied Real Estate Interests, will talk on the Herrick-Schaap bill. Dr. Gustav Schoeller, one of the first presidents of the organization, will speak on the early accomplishments of the association, and Mr. Frank Demuth, a former president and chairman of the executive committee, will give a history of the work of the organization for the last fifteen years. Mr. Joseph Wenner is chairman of the dinner committee.

**WANT NEW EXPRESS STATION.**

**Realty Owners in Yorkville Section to Hold Meeting on 86th Street Project.**

Through the efforts of the Real Estate Owners' Association of the 12th and 19th Wards, a public hearing has been arranged before the Public Service Commission on Thursday, March 26, at 2 p. m., with reference to the placing of an express station at 86th street on the Second avenue line as soon as the third tracking is completed. All those interested in this matter will be given an opportunity to be heard at this public hearing.

**Cost of Safety Devices for Elevators.**

Inquiries into the cost of installing safety devices on elevator gates and shaft doors, as would be required under the bill recently introduced at Albany, have developed figures, which, while they are in no sense authoritative and only approximate, are given here for the information of those who will be affected by the law and yet have not had an opportunity to investigate on their own account.

Our information is that on a new installation the interlocking of the shaft doors would cost about \$20 for each story, and the interlocking of the car gate about \$25. In the case of existing installations the figures would be higher, and possibly as high as \$50 a door for shaft doors. It will be understood, of course, that the \$25 expense for interlocking of the car gate would be incurred only once on each elevator.

**A Significant Purchase.**

This item from the Kansas City Star is significant of the change of attitude toward real estate loans: The Fidelity Trust Company has sold a half million dollars' worth of farm mortgage loans to the New York Life Insurance Company. This is probably the largest single sale of farm mortgage loans ever made in the West.

"The New York Life Insurance Company has never invested in farm loans until recently," said a Kansas City man. "It's entrance into this field means a substantial increase in money available for this purpose."

**HISTORIC RELICS UNCOVERED.**

**Razing the Structure on Site of Old Fort Lafayette Will Disclose Long-Forgotten Treasures.**

THE workmen, who will demolish the four-story building now occupying the northwest corner of Reade and Lafayette streets, to provide for the construction of a new three-story restaurant and club building, will uncover a most interesting relic of the early history of the city; namely, the reservoir of the first chartered water supply system for the City of New York. The original charter was applied for in 1777. The application was revised and the first charter issued in 1786, then revised and reissued in 1812.

The corner of Reade and Lafayette streets is the site of the old Fort Lafayette, famous in American history, and the reservoir in question is superimposed on what was at one time the prison of the fort. This prison was arranged in two tiers, eight cells to a tier, and it is stated that the original ring bolts, to which the prisoners were chained, may still be seen embedded in the masonry.

Upon this same property is the original corner stone of the fort in which is a box containing twelve silver spoons, which were the property of the first supervisor of the first tax district of the city of New York, and 5,000 Spanish Louis in gold as well as papers and records of great historic value.

The reservoir or tank is 42 feet in diameter and 15 feet in depth. It was erected in three sections, each 5 feet in depth. There are no records to show the exact date of placing the first section, but the second and third sections were imported from England in 1854 and set in place during that year.

In view of the fact that the organizers of the Manhattan Company contracted to permanently supply the city of New York with water, they obtained their charter to conduct a banking business. The bank and charter is still active and the Bank of the Manhattan Co., 40 Wall street, the owner of this property, is operating under it.

As a consequence of this charter the tank must be kept intact pending the erection of the building which will cover this site, and, as the work on the building progresses the tank will be raised and finally incorporated in the roof of the new structure. Of course, it is understood that there will never be any necessity for the use of this tank to supply water; it could not adequately supply the demand for water made by the inhabitants of one city block in these times, but it must stand, with pumping equipment connected, in order that the bank may maintain its charter privileges.

The new building proposed for this site is to be erected from plans and specifications prepared by J. C. Cocker, architect, 2017 Fifth ave., and is owned by the Bank of the Manhattan Co. The building will be three stories in height, with basement, on a plot 65 by 50 by irregular.

Brick and terra cotta will be the materials used in construction with a Spanish tile roof. The entire building will be used for restaurant and dining-club purposes, including lunchroom, dining and grill rooms and cafe. Frank Von Garrel and John Windhorst have leased the building for a long term and will conduct their business as a luncheon club, catering especially to the many employes of the city who are housed in the new Municipal Building, which is almost directly opposite.

**Public Markets.**

The United Owners are taking up the question of markets and have appointed Charles J. F. Bohlen chairman of a special committee to make a study of the bill prepared by former Borough President Cyrus C. Miller, which provides for the placing for markets throughout the city. The committee will confer with Mr. Miller and by ascertaining his views, will be better able to take up the matter. The same association is also seeking to amend Section 97 of the Building Code, with reference to the fire-proofing of dumb-waiter shafts.

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Building Construction and Building Management  
in the Metropolitan District

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## TABLE OF CONTENTS

(Section One.)

	Page.
Does Rapid Transit Relieve Congestion?	499
Henry C. Wright.....	500
The Fire Commissioner's Authority.....	501
Widespread Movement for Good Housing.....	502
Bills Pending in the Legislature.....	521
Elevator Traffic Conditions in Tall Buildings; Hermann Gumpel.....	523
New Standard of Fire-Resisting Construction; Ira H. Woolson.....	515
Advertised Legal Sales.....	519
Attachments.....	514
Auction Sales of the Week.....	519
Building Loan Contracts.....	521
Building Management.....	538
Building Material Market.....	519
Chattel Mortgages.....	523
Classified List of Advertisers..... Third Cover	519
Current Building Operations.....	515
Departmental Rulings.....	516
Directory of Real Estate Brokers.....	517
Foreclosure Suits.....	510
Judgments in Foreclosure Suits.....	517
Leases.....	518
Lis Pendens.....	519
Mechanics' Liens.....	524
Orders.....	507
Personal and Trade Notes.....	513
Real Estate Sales of the Week.....	536
Real Estate Notes.....	518
Recent Incorporations.....	512
Satisfied Mechanics' Liens.....	536
Statistical Table of the Week.....	514
Trade Society Events.....	514
Voluntary Auction Sales.....	514

Decidedly more activity was noted in building circles during the week and was reflected in the increased number of plans filed, especially in Queens and Brooklyn. This is the first real day of the spring season, and it is encouraging to observe that the builders are up and doing.

The necessity of closing out the affairs of an estate has put on the market recently large plots in the Dyckman section, and they naturally have found ready purchasers, which probably insures an early start this spring in the work of developing one of the most inviting and promising parts of the city.

The question of to what extent billboards and skysigns should be regulated in New York City is being brought directly before the public by the ordinance pending before the Board of Aldermen. The hearing to be held next Wednesday afternoon at City Hall should develop the main reasons both for and against the principles and purposes represented by the measure under consideration.

The development of the section lying west of Fort Washington avenue, along 160th street and those to the north has been longer in getting under headway than was supposed when the section was made available by the opening of new streets a few years ago. Two large plots from the Loyal L. Smith estate have recently gone into the hands of large builders, who may be expected to take early advantage of their opportunity.

About four years' time was required for the construction of the old subway lines; but it is apparent from the record made on the Lexington avenue sections that more speed is possible for the new work. Still, the fact that the connecting link between the so-called old and the new lines is only now being put under contract is taken to mean by the public that no part of the Lexington avenue branch will be available until 1917 at the earliest; and real estate men are depressed when they reflect upon it. However, it may turn out that the connecting link will be ready when really needed.

### Rally for Defence.

It is much to be regretted that no effective means have as yet been taken to reorganize the City Economy League. That association made a most thoroughgoing and successful attempt to bring about a comprehensive organization of the real estate interests of New York City. Its leaders comprised the most energetic, able and prominent men connected with the real estate business in the metropolis. They succeeded in obtaining about 30,000 signatures to its declaration of principles, which was an incomparably larger number than any other real estate association ever obtained. These signatures constitute an asset of peculiar value. They should not be thrown away; and they cannot be transferred to an association with another name, another point of departure and another set of principles. Of course, they cannot all be induced to renew their allegiance to the association. Many of the signatures were obtained during the excitement of a pre-election campaign, and a certain number were alienated by the policy subsequently pursued by the City Economy League. But a list of 30,000 is not necessary. One-fourth of that number would be sufficient, provided it included the more energetic and public-spirited real estate owners, and provided they were properly distributed throughout the city.

What is needed is not voting strength, but energy and intelligent public spirit. The past winter has demonstrated once again how necessary such an association is. Year after year attacks are made upon the real estate interests of New York which are beaten off only with the utmost difficulty; and part of this difficulty arises from the fact that real estate owners are not properly organized for the promotion and the protection of their own interests. There are efficient and useful local organizations, like the West Side Association. There are efficient and useful trade organizations, like the Real Estate Board. But there is no association of real estate owners that is thoroughly representative and which is possessed of the resources and the staff necessary to the proper promotion of the real estate interests of the metropolis.

So many attempts have been made to organize them without success that people are getting discouraged. The conviction is spreading that real estate owners are incapable of co-operating on a large scale and in a public-spirited way for the promotion of their joint interests. This conviction will prove to be erroneous in the end, but only on condition that more persistent and intelligent efforts are made to get together. What the property owners of New York must learn to realize is that their common interests are becoming more important than their individual interests. Unless some effective means are taken to decrease the burden of taxation, their individual property interests will suffer even more severely in the future than they have done in the past. Unless some adequate publicity campaign is planned and carried out it is entirely possible that the single tax enthusiasts will in the end succeed in forcing through some revision of the system of taxation which will result in the partial confiscation of land values.

The advocates of the single tax are numerous and insistent. They are assiduously seeking to convert a sufficient body of public opinion to the support of their program. During the last few years they have undoubtedly made some little headway. Unless their propaganda is counteracted by an equally effective public statement of the economic justification of the existing system, they may well be able to persuade a sufficiently large number of people of the desirability of their plan. The great majority of voters in New York are tenants and might not be adverse to taking something out of their landlords. It is up to the real estate owners to make an effective resistance to this campaign—which can be done only by a numerous association, endowed with abundant resources and a permanent staff. That association should be called the City Economy League.

### New Sites for Fashionable Clubs.

During the past winter two of the most fashionable clubs in New York decided to move, and it is significant that in each case the management selected a location in the same neighborhood. One of these clubs, the Knickerbocker, has purchased a site at the corner of 62d street and Fifth avenue. The other, the Colony, purchased a site at the corner of 62d street and Park avenue. Both of them, consequently, decided to keep away from the district just north of 42d street, in which the great majority of the existing clubs are situated. Both of them found it more convenient for their membership to move further uptown; but both were evidently reluctant to select a location much north of 59th street. The fact that they settled upon 62d street pretty well determines the limits of the neighborhood in which a club whose membership has any pretensions to social prominence can afford to build a club house. The district extends from a little south of 42d street to a little north of 62d street, and there is every reason to believe that the limits of this district will not be altered, at least for another generation.

Since the first important club moved into this neighborhood, twenty-five years ago, its character has been profoundly altered. It has been transformed, particularly in its southern portion, from primarily a residential into primarily a business district, and undoubtedly the larger part of it will in the end be occupied by business. But the kind of business which is appropriating the avenues and streets of the neighborhood has not made it any less desirable as a site for a club. Only the better class of retail trade has been able to afford the rents which must be paid, and it is rather an advantage than otherwise to have a club situated in the same vicinity as the better quality of stores. A club must have a house in a central location, so that its members can go to the theatres and reach other similar places without any considerable loss of time. Hence it is that although the area of the club district has been enlarged as a result of the removal of the Knickerbocker and Colony Clubs to 62d street this enlargement does not mean an abandonment by the clubs situated near 42d street of their existing locations.

On the contrary, the Yale Club has given up its present house only to select a new site in substantially the same neighborhood. The Harvard Club is about to double the size of its existing house. Not a single club now living near 42d street has shown any discontent with its location, and there is no reason why it should be. The social topography of Manhattan is unquestionably beginning to show certain fixed characteristics. The northward migration of retail trade and of the social center, while it still continues to a certain extent, has been checked. The retail trade will not move north of the south line of Central Park. Society will continue to live between Fifth and Lexington avenues, 90th and 42d streets. Of course, the residents of the southern part of this fashionable district will be slowly dislocated; but they will simply move somewhat farther north.

The recession in values which has occurred of late years in the residential district east of Central Park will not continue. The number of people who can afford to pay high rents will be relatively smaller than it used to be, because of the more meagre profits which are now being made in the financial district. But if the demand for expensive residential property will be less the supply cannot very well increase. There is no way in which the district can be enlarged. The consequence is that during the next period of good times prices are likely to increase, which will result in an accelerated construction of apartment houses, adapted to the use of rich people. The fact that both the Knickerbocker and the Colony Clubs have settled east of Central Park will add to the social desirability of the neighborhood.

**Mr. Polak's Calculations Challenged.**

*Editor of the RECORD AND GUIDE:*

In your issue of March 14 you publish a statement by the Register of Bronx County, purporting to show the workings of the Herrick-Schaap bill, if it were enacted into a law. The statement evidently is written in favor of the bill, but it is misleading in that it seems to show a gain for the property owner by the saving of taxes in the specific cases which are cited.

It will be noticed that these cases are most favorable for the law, because in all of them the value of the improvement is largely in excess of the value of the land. On similar figures alone it may be seen that the property owner would suffer an increase of taxes where the value of the land is in excess of the value of the improvements.

There is another item of loss, however, which the statement does not disclose and which goes to the root of all of these single-tax measures, and that is the depreciation in the selling value of the land which is caused by the increase of taxes under such a law. The single-tax, as is well known, destroys the selling value of land because it takes the income of the land. Any increase on the tax on land tends to decrease the selling value of the land, so that if the tax is taken off buildings and put on land, while it may relieve the buildings of a small tax, it kills the selling value of the land in proportion to the percentage of extra tax.

A lot is worth a sum on which it will produce a fair return after the taxes have been paid. A fair return is 5 per cent. It is worth \$1,000 if it will produce \$50 (5 per cent. income) and the taxes, say 2 per cent., or \$20, which is \$70 in all. If the taxes are raised to 3 per cent., the income will be reduced to \$40, and the lot will be worth only \$800 to sell. If the taxes are increased to 4 per cent. the income will be \$30, and the selling value \$600. And, finally, if the tax is increased to 7 per cent., the entire income will be taken and the lot will have no selling value at all.

In round numbers the assessed valuation of buildings and improvements in New York is \$3,000,000,000; half of this is \$1,500,000,000. At the rate of 2 per cent., the tax would amount to \$30,000,000, which would be shifted from the buildings to the land and cause a corresponding depreciation of the value of the land. As \$30,000,000 is 7 per cent. of over \$420,000,000, it would lower the selling value of land in the city more than \$420,000,000. The decrease in the value of the land would cause endless confusion and loss from mortgages being called and from equities being wiped out. It is somewhat difficult to see how the property would gain by this.

While, therefore, Mr. Polak's article may be correct so far as it goes, it is altogether incorrect and misleading, because it does not show what effect on the selling value of the lot the law will have; nor does it show that the owner will lose on the capital value of his property, because his building will continue to diminish in value on account of the heavier tax on it; there will be no rise in the value of his lot to offset the decreasing value of the building, and when the building is worn out or becomes out of date, he will have a lower priced lot to serve as security upon which to borrow money to erect a new building.

CYRUS C. MILLER.

55 Liberty Street, March 14.

**The New Billboard Ordinance.**

*Editor of the RECORD AND GUIDE:*

Through the courtesy of the Committee on Buildings of the Board of Aldermen of this city, there will be a public hearing held in the Aldermanic Chamber of the City Hall, on Wednesday, March 25, at 2 o'clock, for the purpose of hearing arguments, pro and con relative to the passage of Ordinance No. 256, proposed by the Hon. Henry Curran, which contains among other provisions the following:

No sign shall exceed 10 feet in height from the ground unless back from the

building line 1½ times its height, and then the sign can only be 20 feet high. Solid face roof signs shall not be more than 10 feet high, and must have 25% clearance on all sides of roof. Open signs (meaning electric structures) on roofs can only be 20 feet in height, with 25% clearance on all sides, and 6½ feet above roof to be free from advertising of any kind.

There can be no sign placed on any hotel (except to advertise the hotel itself), tenement or other building except on a private house that stands 40 feet away from any other dwelling. No solid face sign can be placed on any non-fire-proof building.

All signs must be heavy enough to withstand a wind pressure of 40 pounds to the square foot. No signs can be placed within 350 feet of a public park, public school, church, college or university. No signs can be erected on any building as against the objections of any property holder within 200 feet of the proposed structure.

The carrying out of these provisions would mean the impracticability of leasing property for signboard purposes. It means that our company could not afford to pay present rentals for restricted signs, nor could any but the very strongest modern buildings sustain a structure of the weight required to withstand a wind pressure of 40 pounds per square foot. The absolute oppression of this one clause is peculiarly noticeable, when one knows that the present laws make safety imperative before building permits are issued for the signs, and that the buildings themselves are only required to withstand a 20 pound per square foot wind pressure.

Our attorneys also advise us that the city has no legal right to cut off an owner's possibilities of income because his property stands within a certain radius of a school, parkway, church, etc. Nor can the city give adjoining property holders any legal right to say what one should do, or not do, with his property, as long as he does not commit a direct nuisance or menace the health of the community. In spite of the fact that our counsel advises us that the courts would not sustain many features of the proposed bill, still its passage would mean long litigation and a positive detriment to property interests, pending final decision as to its constitutionality.

M. JONES,

Secretary the O. J. Gude Co.

**Is It a Strike Bill?**

*Editor of the RECORD AND GUIDE:*

It seems as if the legislators of our State were lying awake nights thinking of ways to separate the property owner from his money. The Herrick bill in relation to passenger elevators is the fruit of their nocturnal meditations. This bill provides that every elevator in use must be equipped within one year from the passage of the bill, with a device that will prevent operation of the elevator while any of the elevator doors are open.

As the Superintendent of Buildings, Mr. Rudolph P. Miller, has already pointed out in your columns, it is a physical impossibility to comply with the requirements of this bill within one year, as the number of elevators now in use in Manhattan alone is over 10,000. Our legislators forget that elevators have been used extensively for only a comparatively short time, that proper elevator shaft enclosures have only received attention in the last few years, and that proper locking and closing devices for doors are just in their infancy.

The number of devices now on the market to accomplish what the bill requires does not exceed half a dozen, and the manufacturers of these would have to supply the entire demand, so that Mr. Miller is absolutely correct in his statement when he says, "that it would take more than two years to equip all elevators, as is required by this proposed law."

The attempt to penalize property owners for failure to comply within one year at the rate of \$5 per day is so

atrocious that this provision alone should be sufficient to prevent its enactment. Should this bill be passed, and the property owners comply, it would mean an expenditure of about \$2,000,000, which would go into the hands of three or four persons now holding patents for such devices. The bill is ostensibly designed to prevent persons walking into elevator shafts where doors have been left open, and also to prevent accidents to persons about to step in or out of elevators while the latter are in motion.

Now an elevator is really a vertical railroad, and the number of persons carried by these vertical railroads exceeds many times the traffic of all the other steam or electric railroads. Nevertheless the statistics show that the number of accidents to persons riding in vertical railroads is insignificant compared with accidents on horizontal railroads.

Since more persons are injured getting on or off railroad cars in motion, would it not be more important to pass a law that would require on every steam and electric car, an automatic device which would prevent the train from starting until all the car gates are closed?

The provisions of this bill have been taken to such extremes that even the dullest person cannot fail to see that it is a "get-rich-quick scheme" to pour two to three million dollars into the hands of a few persons, and that property owners are to be beaten into it at a penalty of \$5 a day. Let the public look well into this measure before it permits its enactment into law.

FREDERICK C. ZOBEL.

35 West 39th Street, March 14.

**WARNING TO REALTY OWNERS.**

**Tenement House Department Must Be Notified of Change of Ownership.**

Once again the Tenement House Department has issued a notice to owners of realty drawing attention to the necessity of filing with the department the names and addresses, together with certain other data, as required by law. The failure to comply leaves the owner open to liability of a fine of \$50 in addition to considerable inconvenience. The Department will furnish upon application blanks which the owner can fill out and return. It can be readily understood that the complying with this law is in the interest of both holders of tenement houses as well as the department.

Commissioner John J. Murphy, of the Tenement House Department, said last week: "Persons who sell tenement houses would save themselves possible trouble if they will promptly send to the department the information required by law, and to go a step farther many annoyances would be eliminated were sellers to notify the department of the fact that a sale has been made which would relieve the former owner of the necessity of becoming a party to a possible action."

"When such notices are received and verified the department ceases to send such persons a notice of violations on such property. In some cases the department, not being apprised of change of ownership, begins legal proceedings against former owners; therefore, much annoyance would be saved if sellers would notify the department."

In the case of the devolution of realty by will it is the duty of the executor and the devisee, if more than 21 years of age, and in case of the devolution of such property by inheritance without a will, it shall be the duty of the guardians, to file in the department a notice stating the death of the deceased owner and the names of the owners who have succeeded to the property. This notice should be filed within 30 days after the death of the decedent, in case he died intestate, and within 30 days after the probate of his will, if he died testate. Agents or lessees of tenement houses may file with the department a notice containing the name and address of an agent of such house for the purpose of receiving service of process.

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## THE WEEK'S REAL ESTATE NEWS

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

Sales Were Well Distributed.

### The Sun Preparing to Move.

While rumors have been current for some time past that the New York Sun was contemplating the moving of its plant from its old home at 170 Nassau street, still but little authentic verification was obtained until this week, when a meeting of the stockholders of the Sun Printing and Publishing Association, was held for the purpose of considering the sale or mortgaging of the Sun Building and the acquisition of another structure.

For many years the Sun has been in cramped quarters. In fact, the question of enlarging was brought up during the ownership of the paper by the late Charles A. Dana and before his death, in 1897, plans were drawn for a 31-story building, in the shape of an obelisk. William M. Laffin, who succeeded as owner of the publication, upon Mr. Dana's death, had another set of plans prepared, but this project was never carried out. In recent years the difficulties arising from lack of space have been increased until now it has become necessary to take the matter up for immediate consideration.

No definite information could be obtained as to where the proposed site is located, one current report being that a new structure would be erected in the vicinity of the Municipal Building, while another rumor gave the location as in the Times Square section.

The present Sun Building, a 5-story structure on Park Row and Franklin street, was erected more than a hundred years ago and was designed in the headquarters of the Tammany Society. The corner-stone was laid in 1811, and the building was completed in 1812 at a reported cost of \$28,000. The war of 1812 was in progress at the time the building was finished. The building was sold on March 20, 1867, to the late Mr. Dana, Frederick A. Conkling and others, for \$150,000. They reconstructed the building the following year, after which the Sun took possession.

### A Restrictive Covenant Upheld.

The decision of Justice Greenbaum in the Supreme Court this week upholding the restrictive covenant placed in the year 1850 on the lots in West 28th street, between Eighth and Ninth avenues, following the recent decision of the Court of Appeals in Batchelor vs. Hinckle, refusing to enforce a covenant against setback restrictions in West 26th street, adds to the confusion in the minds of the public as to the efficacy of restrictive covenants.

In the West 28th street case Justice Greenbaum held that the fact that certain lots in the block are used for boarding houses, apartment houses or furnished room houses does not change the character of the neighborhood or relieve the property of the restrictions.

The lots were sold under covenants by which they must be improved with dwelling houses having no alleyway, at least three stories high, costing not less than \$4,500, and set back from the street line five feet to permit the construction of iron fences or railings. "Not any kind of manufacture, trade or business" was to be carried on in the restricted district.

Suit was brought for an injunction by Mrs. Schellene Tenu and her daughters, Adrienne and Henrietta Tenu, owners of the family residence at 342 West 28th street, for a permanent injunction against Robert Kommel, owner, and Ludwig Wagner, lessee, of the house at 348 West 28th street, the basement of

which was sublet to Jacob Simon and Isaac Lavison for a tailor shop.

The injunction was granted. A. T. Sicker, long connected with the New York Title and Insurance Co., and recognized as an authority on land restrictions, in a letter to the Law Journal, commenting on the case of Batchelor vs. Hinckle, (reported in the Record and Guide Feb. 28) says:

"The decision on this subject in Batchelor vs. Hinckle, makes the confusion, if anything, worse by introducing into this subject another element of chance and uncertainty. This is contained in the last paragraph of the decision reading in part as follows:

"A covenant may be enforceable by injunction against one person and as to another violating the same covenant an injunction may be refused."

"This, if you please, is going too far, and what does it mean? It means that no one is safe, neither the violator of the covenant nor the one seeking to uphold it. . . .

"It seems a pity that we have not yet succeeded in getting our courts to give us a guide on this subject. In this late case a new trial is granted, but for what purpose it is hard to see, inasmuch as an injunction has been denied and the court holds that the plaintiff had not been damaged. It will be interesting to note whether or not the cases now pending to remove these covenants as clouds on title will bring the relief to which all concerned are certainly entitled, namely, to at least know where they are at."

### Nautical Attractions of Long Island.

The approach of Spring emphasizes a salient reason why the southern half of Nassau County, Long Island, attracts a majority of the permanent residents of the Island to it, namely: the nautical attractions of Hempstead and Hewlett Bays and Long Beach and the ocean.

There is a ferry connecting Long Beach with the mainland at Freeport, and the dock has direct connections with the trolley line passing through Floral Park, Hempstead, Oceanside, Rockville Centre and Valley Stream. Consequently, the residents of the entire southern half of the county from Freeport westward have their maritime pleasures as much as do the residents of the southern half of Queens and of Brooklyn.

There is no property more in demand for home purposes than that in the areas contiguous to the ocean. This statement is borne out by the complete improvement of the ocean front of Brooklyn and Queens and the great structural work that has been accomplished at Long Beach, which forms the southern coast line of Nassau County. Improvements at Long Beach have not alone helped fee values there; they have, also, tended to strengthen property values throughout the whole area from Hempstead village on the north to Hempstead Bay on the south.

The southern half of the county is served by four divisions of the Long Island Railroad, three of which are operated by electricity, thus giving all of the level area of the county rapid communication with Manhattan and Brooklyn.

The increase in property values in Nassau County are greater than in any other county of the state outside of the counties forming Greater New York. In fact they are greater than in the county of Richmond and the circumstance is based on the direct train service between Nassau County and the Pennsylvania Terminal in Manhattan. Because of its adjacency to Queens borough, Nassau County is a residential



offshoot of it. The same trolley roads serve both counties and this has resulted in making their interests practically identical.

Nassau County is becoming the detached residence section, and it is bound to maintain that structural character because it is removed from the city limits with consequent unlikelihood of infringement by rows of brick houses. The county is already the scene of operations by builders who in the past have built houses in the outlying sections of Brooklyn.

**City Planning Committees.**

The following sub-committees on City Plan have been appointed by Chairman Frederick B. Pratt of the Brooklyn City Planning Committee:

Downtown Brooklyn, including the relocation of the elevated tracks, the Brooklyn Bridge approach, the new court house and Municipal Building—Frederick B. Pratt, chairman; Edward M. Bassett, Edward C. Blum, Alexander McKinney, Howard O. Wood, James B. Post, F. C. Munson, Alfred T. White and F. M. Brooks.

Docks and water front improvements—F. C. Munson, chairman; Charles H. Fuller, James B. Post and Fred B. Dalzell.

Kings Highway and its relation to a thoroughfare connecting Eastern Parkway and the Shore Road—F. A. M. Burrell, Edward C. Blum, Herbert F. Gunnison and J. W. Tumbridge.

Eastern Parkway extension through the Queens County Line—Edward C. Blum, chairman; William H. Nichols, jr., and Julian D. Fairchild, jr.

Treatment of streets bounded by and including Fulton street, Flatbush avenue, Atlantic avenue and Fort Greene Place—William McCarroll, chairman; Franklin W. Hopper and Walter Hammitt.

Jamaica Bay Park—Frederick B. Pratt, chairman; Alfred T. White and Edward M. Bassett.

Parks and Playgrounds—George D. Pratt, chairman; F. C. Munson, Charles J. Peabody, James S. Graham and Louis H. Pink.

Queensborough Plaza, thoroughfares connecting it with the Williamsburgh Plaza and extension of Bushwick avenue—George C. Miller, chairman; Frank W. Conn, J. A. Mollenhauer and Nathaniel C. Levi.

New Utrecht Avenue—Michael Furst, chairman; Howard O. Wood, C. S. Taber and Thomas E. Clark.

Public Markets—Walter F. Wells, chairman; Herbert K. Twitchell, Clinton L. Rossiter and A. G. Reeves.

**LOCAL IMPROVEMENTS.**

The following action has been taken by Local Boards:

**Washington Heights District.**

Paving with granite block pavement on concrete foundation, curbing and recurbing Academy street from the end of the present pavement, about 210 feet south of Nagle avenue, to 201st street. Estimated cost, \$15,250. Assessed valuation of property within probable assessment area, \$390,000. The street has been legally opened and all sub-structure surfaces provided.—Resolution approved.

**Murray Hill District.**

Alteration and improvement to sewer in 32d street between Broadway and Fifth avenue. Considered on January 20, February 3 and February 17. Estimated cost, \$14,200. Assessed valuation of property, \$20,798.—No quorum.

**Harlem District.**

Alteration and improvement to sewer in 144th street between First and Pleasant avenues. Laid over on February 17 until this date. Estimated cost, \$7,400. Assessed valuation of property, \$862,500.—Laid over for two weeks.

**Local Board of Chester.**

(No. 1132). Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Mead street, from Garfield street to Unionport road, together with all work incidental thereto. Total estimated cost,

\$10,480, or \$236 for each 25-foot lot. At the meeting of the local board, February 17, 1914, a resolution was adopted approving a petition for laying out on the city map Mead street, between Garfield street and White Plains avenue, at a width of fifty (50) feet.

(1140) Acquiring title to the lands necessary for Nereid avenue, from White Plains avenue to Baychester avenue.

(476-11) For amending resolution of local board adopted on April 8, 1913, which provided for the regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Fort Schuyler road, from the easterly terminus of the land acquired for West Farms road to Morris Lane, together with all work incidental thereto, so as to read as follows:

(1114) Regulating, grading, etc., in East 213th street, from Bronx Boulevard to Boston road, together with all work incidental thereto. Total estimated cost, \$50,000, or \$131 for each 25-foot lot.

(1127) Acquiring title to the lands necessary for Furman avenue, from Baychester avenue to East 239th street.

**Kips Bay District.**

Paving with granite block pavement 57th street from the bulkhead line of the East River to a point about 160 feet westerly. Laid over on February 17, at which time the representatives of the owners of property on both the north and south sides of 37th street agreed that if the matter of paving was deferred for one year they would offer no further objection. At the same time they agreed to file letters to this effect with the Borough President.—Laid over for two weeks.

—If a defective county clerk's certificate escapes the closer of a title and the notice of the recording officer, and thus gets on the record, the tile is declared unmarketable. Good laws perhaps but mighty poor business just the same.—Real Estate Bulletin.

**PRIVATE REALTY SALES.**

With nearly all sections of the city contributing to the business and with a revival of building activity indicated by the large increase in the number of plans filed for new buildings and alterations, this week's market was not without encouraging elements. In Manhattan the sales involved mostly inconspicuous and commonplace properties. Big deals involving high class holdings were few, but the small investor was in evidence in the growing number of transactions reported in all the boroughs. Important sales of the week involved a row of old buildings in West 30th street, which are to be replaced by a loft structure and a big plot on Washington Heights obtained by operators. The beginning of the renting season was not marked by any particular activity, although commercial leases in the midtown and uptown sections were prominent.

The total number of sales reported and not recorded in Manhattan this week was 31, as against 34 last week and 38 a year ago.

The number of sales south of 59th street was 6, compared with 13 last week, and 8 a year ago.

The sales north of 59th street aggregated 25, as compared with 21 last week and 30 a year ago.

The total number of conveyances in Manhattan was 141, as against 115 last week, 13 having stated considerations totalling \$156,350. Mortgages recorded this week numbered 81, involving \$4,053,535, as against 82 last week, aggregating \$2,233,534.

From the Bronx, 18 sales at private contract were recorded, as against 14 last week, and 17 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$772,107, compared with \$475,050 last week, making a total since January 1 of \$9,226,444. The figure for the corresponding week last year was \$651,870, and the total from July 1, 1913, to March 22, 1913, was \$13,069,635.

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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.

REAL ESTATE broker and office manager, 24 years old, six years leading concern, will connect with estate, Real Estate Co., Trust Co., or corporation in capacity of manager or assistant in some department. Box 288, Record and Guide.

OWNERS of Water Front Properties and Factory Sites, send descriptions and diagrams to MESSIMER &amp; CARREAU, Inc., 101 Park Av., near 40th St., New York.

WANTED—In a real estate office, a collector with some knowledge of repairs and some general experience. A. H. MATH-EWS, 82 Nassau St.

WANTED.—Position as architect or builder's superintendent. Technical graduate; 8 years' practical experience in all kinds and sizes of buildings. BOX 282, Record and Guide.

BOOKS ABOUT ELEVATORS.—Bolton's Elevator Service, \$5.00; Baxter's Hydraulic Elevators, \$2.50, and others. WM. A. MORSE, 21 Union Place, Yonkers, N. Y.

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on March 24, 1914. Record and Guide Company, 119 West 40th Street.

**Large Sale at Edgemere.**

The Meister &amp; Bache Realty Company purchased from Jacob Rosenthal 281 lots, at Edgemere, L. I., with large frontages in the Boulevard and the Bay. The plots vary in depth from 100 to 132 feet. The tract is located about one block from the Half Way House station of the Long Island Railroad. All improvements have been installed, including sewers, sidewalks, curbs, water, gas and macadam roads. The new owners contemplate the erection of about thirty bungalows, which will closely resemble the type erected in California. The section of Edgemere in which the property just sold is located, has been the scene of considerable building activity, about forty-eight dwellings have been erected during the last eighteen months, and about twenty others are in course of construction. The property was sold free from restrictions, but the new owners will place such reasonable restrictions as will tend to make the section a desirable one for residential purposes.

**Mid-Town Operation.**

Fenimore C. Goode, of N. Brigham Hall &amp; Wm. D. Bloodgood, Inc., has sold for Rebecca Cohn and others the old buildings on plot 117x98.9 at 224-232 West 30th street. Myers &amp; Schwersenski represented Mrs. Cohn and Stoddard &amp; Mark the buyer. It is understood that plans are being drawn for a tall loft building to be erected on the site and that negotiations are under way for leasing the entire building to one tenant for a term of twenty-one years.

**Clarendon Dwellings Sold.**

The Nehring Co. and S. Rosen sold for Laurence Davies the Clarendon dwellings at 550-552 West 174th street, two five-story apartment houses, with southern stores, on plot 100x100, at the southwest corner of Audubon avenue. The buildings were erected about three years ago by the seller and are fully tenanted. They have been held at \$165,000.

**Fort Washington Deal.**

Harris &amp; Maurice Mandelbaum purchased through the J. Romaine Brown Company from the estate of Loyal L. Smith, sixteen lots, 400x102.2, in the north side of 160th street, 121 feet west of Fort Washington avenue. The property will probably be resold to a builder.

**Manhattan—South of 59th Street.**

NORFOLK ST, 145, 5-sty tenement, on lot 25x100, between Stanton and Rivington sts, sold by Siris &amp; Malzman to Louis Levy, who gave in exchange the northwest corner of 2d av and 119th st, a 6-sty new-law house, on plot 40.11x80.

PEARL ST n w cor Ferry st (313 Pearl st and 53-57 Ferry st), business buildings on lot 24x100, sold by the Eggers family, through Hugh D. Smyth.

4TH ST, 309 West, 3-sty dwelling on lot 19.11x79 sold by Van Vliet &amp; Place to Henry Rousby.

36TH ST, 15 West, 4-sty and basement brown stone dwelling, on lot 24x98.9, sold for Mrs. Annie R. Wells to John I. Downey, by Bryan L. Kennelly. The property has been held at \$100,000. With the adjoining house at 17 which Mr. Downey acquired at auction last month for \$80,000, he now controls a plot 50x100.

1ST AV, 45, 5-sty flat, on lot 25.9x100, between 2d and 3d sts, sold by George Stanger to a Mr. Rosenberg.

**Manhattan—North of 59th Street.**

ARDEN ST, 33, 5-sty apartment house, on plot 27x110, near Nagle av, sold for the Hensle Construction Co. to Hattie W. Church, by Charles W. Smith. The buyer gave in part payment 12 West 128th st, a 3-sty dwelling, on lot 15x100.

70TH ST, 237 West, 3-sty dwelling, on lot 19.5x100.5, sold for Henry Smith to P. J. Flannery, by Pease &amp; Elliman.

71ST ST, 12 West, 4-sty dwelling, on lot 20x100.9, sold by the estate of Mary A. Wright to Dr. Alexander Nechamkin for occupancy.

71ST ST, 260 West, 3-sty dwelling, on lot 16.8x100.5, sold for Dr. Frederick J. Schonenberger to P. J. Flannery, by Pease &amp; Elliman.

72D ST, 55 East, 4-sty and basement private residence, on lot 20x102.2, sold for Mrs. Margaret R. Bradshaw to a client by William B. May &amp; Co. The purchaser will occupy after making extensive improvements.

79TH ST, 104 East, 4-sty dwelling, on lot 20x85, east of Park av, sold for Mrs. Richard L. Morris to Mrs. Morris K. Jesup through Douglas Robinson, Charles S. Brown Co. The price is said to have been about \$60,000. The

house was purchased to insure permanent light for the 17-sty apartment house on the corner recently purchased by Mrs. Jesup from Bing &amp; Bing.

104TH ST, 305 West, 3-sty dwelling, on lot 17x100.11, sold by the estate of William W. Brower. Negotiations are said to be well advanced for its re-sale.

115TH ST, 268 West, 4-sty flat, on plot 25x100.11, sold for Mrs. Laura Elshoffer to Pinkus Vogel, by R. W. Pick.

118TH ST, 6 East, 5-sty tenement, on lot 25x100.11, re-sold by Abraham Wallenstein to Jennie Rothstein. The house has figured in three deals during the past five weeks.

121ST ST, 110 West, 3-sty dwelling, on lot 20x100.11, resold for Ennis &amp; Sinnot by Benjamin Nauehm. The sellers acquired the property last week in an exchange involving the flat at the northeast corner of Amsterdam av and 157th st.

133D ST, 9 West, 5-sty flat, on lot 25x99.11, resold by Louis Block to Joseph B. Peck.

141ST ST, 212-214 West, 6-sty elevator apartment house, on plot 50x100, sold for a Mr. Jenkins to a client, by the Nicholls-Ritter-Goodnow Realty Co. Out-of-town property was given in part payment.

162D ST, 520-522 West, 5-sty apartment house, on plot 40x99.11, sold by D. E. Hanlon to Anna M. Clausen, who gave in part payment an 11-acre estate known as Hillcrest, at Cornwall, N. Y.

AUDUBON AV, s w c 174th st, two 5-sty apartment houses, on plot 100x100, reported sold by the Stratford Building Improvement Co.

LEXINGTON AV, n e cor 112th st, 5-sty flat, on plot 100.11x41.8, reported sold by Ralph Cohn.

RIVERSIDE DRIVE, west side, plot of 17 lots, 211x251x180x200, between 162d and 163d sts (property known as the old Raabe home-stead), sold to a builder by the H. M. Weill Co. The buyer, it is announced, will erect a tall apartment house.

ST. NICHOLAS AV, 51 and 53, two 5-sty flats, on plot 63.2x124, adjoining the southwest corner of 113th st, sold by Charles W. O'Connor and Albert Frey.

WADSWORTH AV, 145, 5-sty apartment house, on plot 37.6x100, sold by Anthony F. Koelble to Martha B. Philips, who gave in part payment the small vacant block front on the north side of 152d st, between St Nicholas pl and St Nicholas av. The property fronts 121.9 ft. in 152d st, 25 ft. in St Nicholas pl and 25.8 ft. on St Nicholas av, with a north line measuring 127.2 ft.

5TH AV, 2036, 4-sty dwelling, on lot 20x85, just south of 126th st, sold by the estate of Mary Ferguson, through Shaw &amp; Co.

9TH AV, n w cor 215th st, vacant, 100x100, sold by T. G. Galardi &amp; Co. to Max Marx. The property was acquired by the sellers last July from the Edward Crowley estate in an exchange for the new apartment house at 55-57 Vermilyea av.

**Bronx.**

164TH ST, 868 East, 2-sty dwelling, on lot 23x75, sold by George Brown to George Janss, who resold it to a Mr. Paulson. The latter gave in exchange four lots in South 6th st, Mt. Vernon, N. Y.

165TH ST, 254 East, 4-sty apartment house, sold for the Mitchell-McDermott Construction Co. through D. Thomas Costar.

176TH ST, 878 East, 5-sty, 20-family apartment house, on plot 70x70, at the southwest corner of Waterloo pl, sold for John McNulty to a client, by Richard H. Scobie.

BELMONT AV, 2345, 4-sty flat, on lot 25x100, sold by Ida Brantman to a buyer who gave in part payment the lot 25x75, in the north side of Doisey st, 105 ft east of Zerega av.

BERGEN AV, s w cor 153d st, 2-sty frame building, on plot 48.6x99x irreg, sold for the Benenson Realty Co. to the Hupfel Brewing Co., by Anthony F. Burger. With this purchase, the buyer now controls the entire block in 153d st, from Bergen av to 3d av, near the centre of the Bronx business and shopping centres.

BROOK AV, 169, 5-sty new-law tenement, on plot 40x90, near 136th st, sold by the Benenson Realty Co., through Alexander Selkin.

BRYANT AV, s w cor Home st, vacant plot, 100x100, sold by the trustees of the Tucker estate to the William Sinnott Co., the builders, who will erect on the site two 5-sty apartment houses. The Tucker heirs have owned the entire block bounded by West Farms rd, Vyse and Bryant avs and Home st for about half a century.

CASTLE HILL AV, s w cor Quimby av, vacant plot, 80x103, sold for the Wellman Finance Realty Co. through D. Thomas Costar.

CAULDWELL AV, s e c 156th st, 5-sty flat with stores, sold to M. Wolf, by Arnold, Byrne and Eaumann.

DECATUR AV, 3325, two-family brick house, on plot 25x100, sold by the Edson Building Co. to a buyer, who gave in part payment, a vacant plot, 50x85, in the west side of Devoe terrace, 200 ft south of 190th st.

FOREST AV, s e cor 166th st, two 5-sty apartment houses, on plot 100x103, reported sold by the Arnolsky Construction Co.

MARMION AV, 2793, 2-sty and basement dwelling, on lot 16.8x125, sold for Christian H. Young by Cahn &amp; Pittman.

MIDDLETON RD, s s, 123 ft. east of Westchester av, plot 50x100, sold by James Brown-Inshield to a client of D. Thomas Costar.

170TH ST, n w cor Plimpton av, vacant plot, 25x100, sold for the Vermilvea Realty Co. to Gabriel Lloyd by John N. Golding.

THERIOT AV, 1247, 2-sty frame dwelling, with garage, on plot 50x100, sold by H. C. Stegman.

3D AV, e s, 95 ft north of 169th st, plot 50x206, sold for the Taxpayers' Realty Co. to a client of Jacob Freeman, by W. E. and W. I. Brown, Inc.



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and Long Island Sound, for \$12,747. Mr. Kerby will build a Colonial house on the property.

**HARTSDALE, N. Y.**—Ernest F. Clymer purchased from the Scarsdale Estates a Swiss chalet on Greenacres av, in the Greenacres tract, at Hartsdale, N. Y. The property has a frontage of 118 ft., and the dwelling contains ten rooms and three baths. Mr. Clymer is connected with the Ballard Advertising Agency and has just taken possession of his new home.

**HEMPSTEAD, L. I., ETC.**—The Windsor Land & Improvement Co. sold to H. Weatherby and A. J. Schwartz each, 40x100, and to J. H. Von der Berg, 80x100, on Kennedy av; to M. Daly, 20x96, on Milburne and Kane avs; to C. A. Campbell, 40x100, on Nassau Parkway; to W. G. Schmittberger, 40x100, on Homan boulevard; also at East Rockaway, to C. Slavik, 40x100, in Sampson st East; to T. Hoffman, 40x100, in Franklin st; also at Rosedale to L. Wasson, 40x100, on Booth av and Hamilton pl; also at Floral Park to J. Deane, 40x100, in Belmont st. The same company sold at Oceanside to E. and K. Greenberg, 20x82, and H. Stelling, 40x100, on Hoke av; to S. Gunsberger, 40x100, on Oceanside Parkway; to F. Seibold, 20x102, on Lawson av; to J. M. Schilling, 40x100, on Merrifield av; to E. Goldbach, 80x98, on Windsor Parkway.

**MT. VERNON, N. Y.**—Anthony F. Burger has sold for the Benenson Realty Co., the northwest corner of Haven av and Carpenter pl, a plot 50x100.

**SCARSDALE, N. Y.**—Angell & Co. have sold the Ashley T. Cole property, in Norwood rd, Edgemont Estates, to William Wesly White.

**SOUTH ORANGE, N. J.**—Crowley-O'Brien Co. reports the recent sales at the Tuxedo Park tract in South Orange, of plots 60x100 each to Charles E. Conlon, Harry Wyman, Harry B. Conlon, Catherine McNair, Walter S. Stackpole, and E. Willard Coleman. Plans for dwellings to be erected this spring are being prepared, and building is expected to be under way in May.

**YONKERS, N. Y.**—The McGolane Publishing Co. has sold 126 lots on the south side of Palmer av to the Palmer Heights Realty Co., William E. Folkes, president. The property will be laid out as an addition to Palmer Heights, which has proved such a success.

**LEASES.**

**Apartment Houses Leased.**

Arnold, Byrne & Baumann have leased for Miss Caroline A. Buhler to the Wingood Realty Company the Newington, at 330 West 95th street, a seven-story elevator apartment house, on a plot 100x100.8, and 55 East 76th street, a seven-story elevator apartment house on plot 60x100. The lease has been made for ten years at an aggregate rental of about \$350,000.

**Manhattan.**

**AMES & CO. INC.**, leased for Thomas & Eckerson, agents, the store and basement in 110 and 112 West 30th st to Crannel, Nugent & Kranzer, Inc.

**AMES & CO., INC.**, leased for Rexton Realty Co., S. Kempner & Bros., the store and basement in the 12-story loft building at 37 and 39 West 28th st to Woodrow & Marketos, wholesale florists, of 41 West 28th st, for a long term of years; also the 2d loft in 15 West 31st st for Robert T. Smith to Lubert Button Works, of 18 West 17th st.

**THE WILLIAM S. ANDERSON CO.** leased for W. C. Dilger the 3-story dwelling at 219 East 72d st to the Dominican Lyceum, of 163 East 60th st.

**ALBERT B. ASHFORTH, INC.**, leased the westerly portion of the store in the Astor Court Building, at the northwest corner of Astor ct and 33d st to Mme. M. Oby, cleaner and dyer, of 5 East 45th st; also for a term of years to Mme. M. Obrey the front portion of the parlor floor store at 461 5th av, opposite the Public Library.

**WRIGHT BARCLAY** leased to the Arthur Brady Co. the 4th loft in 450 4th av.

**LOUIS BECKER** leased for William I. Seaman the 3-story dwelling at 882 St Nicholas av to Mrs. Ellen E. Bonn.

**VASA K. BRACHER** leased stores in 331 West 59th st to Melbourne, printer, and John H. Soto, barber; also the store in 333 West 59th st to the Subway Roofing Co. of 427 West 59th st; also leased an apartment in the Camden, at 206 West 95th st, to William H. Rorke, and a studio apartment in the Milton, at 24 West 60th st, to Miss Lora Evans.

**HENRY BRADY** leased to Essance Bargain Store, Inc., the store in 323 8th av; to Louis Wagner the dwelling at 355 West 27th st, and to Charles Stephens the dwelling at 342 West 27th st.

**GEORGE W. BRETTELL** leased for the estate of Edward Rafter to A. Finkenbergs Sons the 5-story loft at 424 East 123d st for a long term of years at a rental of \$3,000 a year.

**THE J. ROMAINE BROWN CO.** leased to Charles Fecheimer an apartment in the Wellmore, Broadway and 77th st.

**H. SCHUYLER CAMMANN** leased the store in 467 Amsterdam av to Joseph Chruma, furrier, and the stores in 461, 463, 465 and 469 Amsterdam av to Morris K. Sweitzer, of 461 Amsterdam av; Herman Steinhalt, of 463 Amsterdam av; Rose Zeitlin and Albert Block, of 469 Amsterdam av, for terms from 3 to 5 years.

**CAMMANN, VOORHEES & FLOYD** leased offices in 138 Front st to George L. Blake, of 135 Front st; Jose Suarez & Co., of 171 Pearl st; Campania General de Tabacos Filipinas & Cape Cruz Co.; also the dwelling at 76 Jane st to Johanna Twomey; the building at 121 Warren st to Berkowitz & Schwartz, of 121 Warren st; the store in 39 Vesey st to L. Gabler, of 51 Vesey st, and top loft to Geo. Magnani & Co.;

1st loft in 126 University pl to Farer & Kaplan; the 3d loft in 648 Broadway to Shevinsky & Wilson, of 337 Grand st, and 4th loft to Tarnover Brothers, of 59 Bond st; the 4th loft in 43 West 17th st to Schulman, Yellin & Co., of 357 Canal st; the 6th loft in 33 and 35 West 17th st to Post & Co., of 114 Spring st, and store in 13 East Houston st to Max Landau.

**THE CHASE NATIONAL BANK**, which for twenty years has had its home in the Clearing House building in Cedar st, has arranged to move its quarters to the new Adams building at 61 Broadway. President Albert H. Wiggin announced that the bank had leased the ground floor of the new 32-story structure for a period of twenty years. The building occupies the entire block front on the north side of Exchange alley, between Broadway and Trinity pl. The new offices will afford the bank nearly double the amount of space it now occupies.

**HORACE S. CHASE** leased for Klein & Jackson a large store in the apartment house at the northeast corner of 81st st and Broadway to Schiller & Clark, confectioners, for ten years, at an aggregate rental of about \$30,000; also an apartment in the Chatsworth, 72d st and Riverside drive, to Walter B. Hildreth; an apartment in the Roxborough, 92d st and Broadway, to Mrs. Caroline Freeland, of East Orange; an apartment in the Rexton, 320 West 83d st, to the Misses Hylsteed, and an apartment in the Hadrian, 81st st and Broadway, to Mrs. J. B. Redfield.

**CARSTEIN & LINNEKIN** leased the 4th loft in 468 and 470 Broome st to Goldstein & Kirschner Co.; in conjunction with Wright Barclay, the 4th loft in 450 to 454 4th av to the Arthur Brady Co.; space in 114 and 116 East 28th st to Axel Nilsson; in 320 5th av, space to W. W. Hewitz, Otto Mendel, Yale Novelty Co., Continental Magazine Co., Dana E. Brigham, William F. Seaver, Thomas F. Kennedy and H. D. Best & Co.; space in 1161 to 1175 Broadway, to Frank J. Butzel, M. Perlstein & Sons, the Royal Ascot Knitting Mills Co., Abe Levin, Louis Schmitman, Louis J. Blumenthal, Kemp & Brody, Jacob H. Friedman; space in 341 to 347 5th av, to Dr. E. H. Pease, W. F. Ethrington & Co., Samuel B. Palmer and S. Schwartz & Co.; for Joseph W. Stern & Co., the 7th loft in 102 and 104 West 38th st to Kornfeld & Shocker; space in 239 4th av to Joseph Zubow, Herman R. Holtzman, Abraham Myer; in the American Woolen Building at 225 4th av, 2,000 sq. ft. to the Mysto Mfg. Co., part of the 9th floor to Lein & Voight; space in 286 5th av to Neuman & Sheinwald; space in 114 East 28th st to Joseph Goldberg and Samuel Storch; the entire 6th floor in 450 4th av to the Atlas Advertising Agency; 2,000 sq. ft. in 112 East 19th st to Morris L. Kahn; 3,000 sq. ft. in 225 4th av to the Hartman Trunk Co.; in conjunction with Stephen H. Tyng, space in the same building to Adolph Klahr; the 2d and 3d lofts in 19 East 15th st to B. Drucker & Co.; the 7th floor in 85 to 90 5th av to S. J. Nathan Sons & Co.; 2,000 sq. ft. in 456 4th av to Robert Kennedy, 1,500 sq. ft. in 341 to 347 5th av to the Breitung Publishing Corporation; space in 112 East 19th st to Butbel & Michael; part of the 7th floor in 456 to 460 4th av to William B. Gray and the Crescent Film Co.; the 4th loft in 37 West 17th st to Feigenbaum & Cooper; the 4-story dwelling at 2013 Lexington av to Richard King; space in 27 East 22d st to the Athletic Underwear Co.; the 5th loft in 58 West 15th st to the Concrete Finishing Co.; the 5th floor in 133 to 137 East 16th st to the American Letter Co.; the front half of the 9th floor in 112 East 19th st to Lockwood & Elmquist; space in 15 to 19 East 26th st to Albert D. Samuel; 3,000 sq. ft. in 357 to 365 4th av to Arcibald L. Levy; space in 114 and 116 East 28th st to William Davis; space in 227 4th av to the Smith Textile Co.; space in 320 5th av to David H. Jolley; space in 315 4th av to Raymond D. Whitmore; for Hess Building Co., space in 354 4th av to Arthur Wolfson; space in 456 4th av to Julius Klausner; space in 1181 Broadway to Lena Segret; space in the Candler Building to the Auto Mercury Publishing Co., and space in 456 4th av to Erstling Brothers.

**CORN & CO.** leased for the 719 Fifth Avenue Co., Klein & Jackson, the store in the Hotel Langdon for a long term of years at an aggregate rental of \$100,000. The lessees are Konchakji Freres, of Paris and New York, dealers in art objects and antiques, now at 7 East 41st st, which will be torn down on May 1 to make way for the new building of Rogers, Peet & Co.

**THE CROSS & BROWN CO.** leased office space in the United States Rubber Co. Building at the southeast corner of 58th st and Broadway to Geo. L. Moreland, and in conjunction with Frederick Southack and Alwyn Ball, office space in the building at 396 Broadway to Louis H. Markman.

**DUROSS CO.** has leased for Ottinger Bros. the store and basement in 220 West 14th st, to J. Lamicelli and Paino Bros., for five years.

**THE J. C. EINSTEIN CO., INC.**, leased for Joseph D. Wilhoite, the entire 5th floor, containing 11,500 sq. ft., in the Martin Building at 1255 to 1261 Broadway, to Levy & Merzbach, makers of leather novelties, for many years at 600 Broadway.

**DOUGLAS L. ELLIMAN & CO.** leased for a term of years for Miss Helen T. Driscoll 122 East 80th st, a 5-story American basement house, on a lot 18.10x100, to Walter Trimble, president of the Bank for Savings; also a large apartment in 850 Park av to O. G. Getzen-Danner, general land and tax agent of the N. Y. Central Railroad; and also from the plans, apartments in 116 East 63d st to Dr. George Draper and Ernest B. Osborne.

**DOUGLAS L. ELLIMAN & CO.** leased for M. Sahlein the store and 1st floor of the building at 534 5th av to Burby, the milliner, of 534 5th av. The lease is for a long term of years at an annual rental of \$30,000. Extensive alterations will be made to the property. The two floors leased contain about 5,000 sq. ft.

**J. B. ENGLISH** leased for L. J. Phillips & Co. to Elizabeth A. Viau the dwelling 235 West 51st st, and for T. J. O'Reilly an apartment in the Medford, 562 West 164th st.

**J. F. FEIST & CO.** lease the store and basement in 430 West 42d st for a term of 3 years to Samuel Rosenstock.

JOHN N. GOLDING leased in the Fire Companies Building, 30 Maiden la, offices to Loeb & Popper; A. B. Treat & Co., of 302 Broadway; William L. Greenfogel, of 261 Broadway; Snow & Thieme; Thomas A. Duffy; James S. Frazer, and William Stake & Co., of 80 Maiden la; also in the Continental Building, 44 and 46 Cedar st, offices to D. L. Raine, of 170 Broadway; also space on the 4th floor of 303 Madison av to Edwin William Cassebeer.

GOODWIN & GOODWIN leased for the estate of Melvin E. Boas, "The Briarcliff," a 6-sty apartment house at the southeast corner of Broadway and 162d st. The lease covers a long term of years aggregating about \$200,000.

THE GUIDE REALTY CO. has leased the residence at 151 West 85th st. for a term of years, to a tenant who will occupy.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., rented space for the Aberdeen Realty Co. in its building at 150 to 156 Lafayette st to the following: R. Rummel & Son, of 101 Beekman st; James Schwefelgeist, of 101 Beekman st; J. Albert Dowdle and Bela St. George.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Helenita Realty Co., for a term of years, the store in 67 West 46th st to Otto J. Schultz, Jr., of 7 West 46th st.

M. M. HAYWARD & CO. leased for a term of 21 years for the estate of Jacob Bookman the stores and basements in 2681 and 2683 Broadway to the Colonial Bank and Colonial Safe Deposit Co., who will move their 193d st and Broadway branch to the new quarters on Oct. 1, 1915. The aggregate rental for the term of the lease is over \$155,000. It was rumored a short time ago that the Colonial Bank leased the property at the northeast corner of 100th st and Broadway which was leased by the same brokers to a client, who is improving the street apartments into stores.

HEIL & STERN leased for the American Real Estate Co. the 10th loft in 38 and 40 West 32d st, through to 39 and 41 West 31st st, to Wald & Fein of 22 West 15th st, for a term of years.

M. & L. HESS, INC., leased space in 29 to 33 West 38th st to the Fashion Fur Co.; the 5th loft in 202 and 204 East 29th st to J. T. McMahon; the 6th loft in 40 East 20th st to Harris & Schuster, and half of the 11th loft in 15 and 17 West 26th st to Morris & Richter, of 504 6th av.

M. & L. HESS, INC., leased for the Eagle Investing Co. the 5th loft in 257 4th av to Topken Co., importers, now at 84 to 90 5th av, for a term of years.

JAMES KYLE & SONS rented the 4-sty building at 465 Lexington av, 40.5x100, for Mrs. William Tod Helmuth.

J. EDGAR LEAYCRAFT & Co. leased the building at 1438 3d av to Mme. Antoinette, cleaner and dyer; also the private dwelling at 244 West 12th st to Mrs. T. Flanagan; and the stores in 524 3d av to B. Green and to Kenner & Littman.

SAMUEL H. MARTIN leased the store and basement in 867 9th av to Carl Fischer of 6 4th av.

SAMUEL H. MARTIN leased for the Ess Eff Realty Co. the stores in 106 West 63d st to Henry Mehrtens, of 200 West 69th st, and Harry Fein, of 2843 3d av; for Walter E. McDonnell, the 3-sty dwelling at 23 West 60th st to Cora King for 3 years.

J. P. & E. J. MURRAY leased the building at 1812 Lexington av to L. Sonkin, for a term of years.

NELSON & LEE have leased for five years office space in the new Strand Theatre Building, northwest corner Broadway and 74th st, and will open a branch here. They also leased a store in that building to Truly Warner, the hatter, and a suite of offices to the F. B. Haviland Music Publishing Co.

THE CHARLES F. NOYES CO. leased the 3d and 4th lofts and basement in the new Bradstreet Building at Lafayette and Howard sts to the New York Life Insurance Co., for a term of 9 years at an aggregate rental of approximately \$110,000. The lessees will use the premises for their printing, binding and supply department now at 49 Lafayette st, a property included in the County Court House site. This lease practically completes the leasing of the new 12-sty building at this point and shows the demand for desirable space in the vicinity.

THE CHARLES F. NOYES CO. leased for Edward A. Arnold a portion of the 11th floor in the Bank of Montreal Building at 64 Wall st to Suffern & Co., of 96 Wall st; a large suite of offices in the Maiden Lane Building to Samuel Blumberg and Reuben Samuels, of 91 William st; offices in the "Frankel Building" to J. H. Van Gelder and offices in 46 West 24th st to the Gold Rose Printing Co., of 36 West 24th st.

THOMAS J. O'REILLY leased a loft at the northeast corner of Broadway and 110th st to Norman B. Henry, and an office in the same building to Wendell S. Howard; also leased for L. J. Carpenter & Co. the store and basement in 2855 Broadway to D. Schneider.

WALTER B. PARSONS, in conjunction with Camman, Voorhees & Floyd, leased for the George Backer Construction Co. the south part of the 17th floor in 56 West 45th st to the Donaldson Manufacturing Co., manufacturing jewelers, now at 45 John st.

ROBERT R. RAINEY and Asbury Lester leased the building at 384 Washington st to John Kutsukian, of 63 Beach st, for a term of years.

PEASE & ELLIMAN leased the store in 645 Amsterdam av for Thomas Devine to Mark Friedland; offices in Aeolian Hall to Mrs. Harmon Brown; a large apartment in the "Luxonia," at 305 West 72d st, for the A. Campagna Construction Co. to Mrs. M. A. Douglas.

PEASE & ELLIMAN leased for the E. A. L. Apartment & Management Co., the 4-sty dwelling, on a lot 18.9x100, at 116 East 72d st to Frank B. Porter; offices in Aeolian Hall to George H. Wilson, Jr., A. A. Corried, The Symphony Society and Thwombley & Son; also leased a store for the Rhinelander Real Estate

Co. at 123 West 68th st to the Mohawk Rubber Co., of 1864 Broadway; also leased apartments in 69 East 92d st to Dr. C. A. Rhodes, A. J. Brockenbrough, L. D. Frank and Henry Wallenstein; and in 136 Madison av to G. R. Elliott; also offices in Aeolian Hall to Gordon Edwards, A. A. Carmier, of 127 Madison av; the Gull-bransen Dickinson Co., and William Nichols; also a store in 46 East 10th st to Dings & Schuster, of 40 West 3d st, and one in 973 Columbus av to B. Borsuk.

GEO. R. READ & CO. leased for a term of years the store in the Hotel Lorraine, 5th av, southeast corner of 45th st, for Howe & Orvis to Reese & Reese, dyers and cleaners.

HIRAM RINALDO leased for Philipp Leittein to the United Incandescent Co. the building at 118½ Bowery for a term of years.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to the Delta Tau Delta Club for a new home the 4-sty dwelling at 122 East 36th st. The lease was signed by James L. Pinks, a lawyer and president of the club. The house will be remodeled and refurnished preparatory to occupation next September.

THE M. ROSENTHAL CO. leased space in 15 and 17 West 26th st to the Lemno Waist Co., and the store in 103 West 29th st to the Twenty-ninth St. Electrical Co.

THE LOUIS SCHLIEP FACTORY BUREAU leased to W. J. English Works, of 308 Hudson st, loft in 521 and 523 West 26th st.

LOUIS SCHRAG leased for Chas. Connor the 1st loft in 120 West 20th st, to M. & F. Schlosser; for a client of Thomas & Eckerson of 35 West 30th st, the 4th and 5th lofts in 157 to 161 West 29th st, to John E. Rohrbeck of 52 Grove st, for a term of years.

LOTON H. SLAWSON CO. leased offices in the Burrell Building, at 171 Madison av to Julius Mathews Special Agency, and Putnam & Randall, of 45 West 34th st; also, in connection with Albert B. Ashforth, to F. G. Coen and C. E. Schaffner; also the major portion of an entire floor to the John Budd Co., of 255 5th av.

MALCOLM E. SMITH & CO. leased space in 56 to 58 West 45th st to George Keister of 12 West 31st st, and offices in the Cameron Building, 185 Madison av, to F. Urquidí and R. J. Horner of 20 West 36th st.

EDWARD C. STRIFFLER leased from the plans the 3-sty building to be erected at 591 to 595 11th av by Charles F. Bauerdorf. The new building will occupy a plot 75x100 and will cost \$30,000. The lessee is in the steel and iron business.

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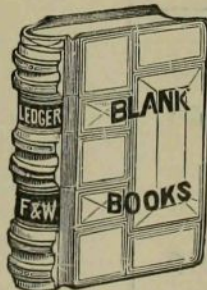
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**ADVERTISED LEGAL SALES.**

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

**Manhattan.**

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

**MARCH 21.**

No Legal Sales advertised for this day.

**MARCH 23.**

123D ST, 124-8 E, ss, 240 e Park av, 75x100.11, 3 5-sty stn tnts; Florence Levy—Saml Lewis et al; Stoddard & Mark (A), 128 Bway; Edw E McCall (R); partition; Joseph P Day.

180TH ST, 804 W, sec Pinehurst av (Nos 49-55), 100x100.2, 6-sty bk tnt; Jas Douglas—Pincus Goldberg et al; Douglas, Armitage & McCann (A), 233 Bway; Jacob Silverstein (R); due, \$25,232.89 T&c, \$1,836.61; sub to pr mtg \$150,000; Henry Brady.

PINEHURST AV, 49-55, see 180th, 804 W.

**MARCH 24.**

GRAND ST, 91, ss, 20.2 e Greene, 20.1x69.2, 4-sty bk loft & str bldg; German Savgs Bank in the City of N Y—Hyman Sonn et al; Meyer Auerbach (A), 42 Bway; Harry G Fromberg (R); due, \$16,045.52; T&c, \$481.71; Joseph P Day.

WATER ST, 650, ns, 207.10 e Scammel, 15.9x84.1x16.6x42.7, 2-sty fr stable; Jno J Canavan et al—Ellen Canavan et al; Murtha & Hanson (A), 55 Liberty; Algernon S Norton (R); partition; Joseph P Day.

50TH ST, 516 W, ss, 250 w 10 av, 25x100.5, 5-sty bk tnt; Geo H Valentine et al—Jno C Maximos et al; Robt C Birkhahn (A), 15 William; Hiram M Kirk (R); due, \$17,052.74; T&c, \$100; Joseph P Day.

52D ST, 531 W, ns, 375 e 11 av, 25x100.5, 5-sty bk tnt; David Crawford et al—Martha A Trainer et al; Elsmann, Levy, Corn & Lewine (A), 135 Bway; Nathan D Perlman (R); due, \$3,963.73; T&c, \$420.05; Joseph P Day.

54TH ST, 432 W, ss, 383.4 e 10 av, 16.8x52.2x16.8x53.6, vacant; Metropolitan Savgs Bank—C N Shurman Investing Co et al; A S & W Hutchins (A), 84 William; Walter B Walker (R); due, \$4,561.50; T&c, \$195.45; Joseph P Day.

164TH ST, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Edw D Fife, Jr.—Yetta Nibur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, \$11,846.46; T&c, \$715.05; Joseph P Day.

**MARCH 25.**

106TH ST, 52 E, ss, 305 w Park av, 25x100.11, 5-sty bk tnt; Rachel H Pfeiffer—Emma A Mayhew et al; Action 1; Max Stern (A), 64 Wall; Jno Boyle, Jr (R); due, \$25,331.73; T&c, \$277.51; Chas A Berrian.

106TH ST, 54 E, ss, 285 w Park av, 25x100.11, 5-sty bk tnt; same—same; Action 2; same (A); Jos M Herzberg (R); due, \$25,329.73; T&c, \$281.67; M Morgenthau, Jr. Co.

147TH ST, 283 W, ns, 500 w 7 av, 25x99.11, 6-sty bk tnt & str; Louisa Mander—Fleischmann Realty Co et al; Jos F Stier (A), 11 Bway; Fredk C Gladden (R); due, \$23,972.60; T&c, \$1,028.30; mtg recorded April 8'06; Joseph P Day.

CONVENT AV, 427, es, 52 n 148th, 16x85, 3-sty & b stn dwg; David Lippmann—Adolf Fanto et al; Sampson H Schwarz (A), 25 Broad; Melvin G Palliser (R); due, \$6,144.98; T&c, \$1,472.06; Joseph P Day.

**MARCH 26.**

WOOSTER ST, 235-7, see 3d, 43-5 W.  
3D ST, 43-5 W, nwc Wooster (Nos 235-7), 42x74.10, four 2-sty bk & fr bldgs; District Number One of the Independent Order Benal Berith—Tony Bello et al; Simon M Roeder (A), 119 Nassau; Chas T Terry (R); due, \$5,570.70; T&c, \$484.75; mtg recorded June 8'06; Joseph P Day.

22D ST, 451-5 W, ns, 308.1 e 10 av, 41.10x98.9x41.10x98.8, two 5 & one 4-sty & b bk & stn dwgs; Lillie L Munger—Marie A Dubar et al; Robt W Cromley (A), 176 Bway; P Lewis Anderson (R); partition; Joseph P Day.

75TH ST, 327 E, ns, 256.8 w 1 av, 28.4x102.2, 4-sty stn tnt; Lizzie Van Boskerck—Mary C Stewart et al; Chas P Northrup (A), 31 Nassau; Theo K McCarthy (R); due, \$14,196.67; T&c, \$2,009.34; mtg recorded Oct 16'09; J H Mayers.

102D ST, 311 W, ns, 160 w West End av, 20x100.11, 3-sty & b stn dwg; Chelsea Realty Co—Adelaide R Hickey; Henry M Bellinger, Jr. (A), 135 Bway; Irving Washburn (R); due, \$3,328.07; T&c, \$678; Joseph P Day.

113TH ST, 216-8 E, ss, 185 e 3 av, 30x100.10, 6-sty bk tnt & str; Jas H Aldrich et al, trstes—Henry Passman et al; DeWitt, Lockman & DeWitt (A), 88 Nassau; Jos P McDonough (R); due, \$82,184.65; T&c, \$810.50; mtg recorded May 10'06; Joseph P Day.

115TH ST, 221 W, ns, 325 w 7 av, 18.9x100.11, 5-sty bk tnt; Melville H Bears—Emma M Weiss et al; Rabe & Keller (A), 258 Bway; Wm L Bowman (R); due, \$14,114.52; T&c, \$37; Bryan L Kennelly.

130TH ST, 29 W, ns, 360 w 5 av, runs n8xe.06 xn46.2xw.06xn45.8xw.20xs99.11xe20 to beg, 4-sty & b stn dwg; Anne D Thomson—Jacob B Chasis et al; Everett, Clarke & Benedict (A), 37 Wall; Winter Russell (R); due, \$13,032.11; T&c, \$441.95; Henry Brady.

**MARCH 27.**

1ST ST, 88-90 E, ns, 187 e 1 av, 42x105.11, 6-sty bk tnt & str; Mary Mades—Julius Tishman et al; Paul Gross (A), 302 Bway; H C S Stimpson (R); due, \$4,375.18; T&c, \$—; sub to 1st mtg \$28,000; mtg recorded June 1'11; M Morgenthau, Jr. Co.

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Advertised Legal Sales—Manhattan—Continued.

99T HST, 25 E, see Madison av, 1440-8. 137TH ST W, nec St Nicholas av, see 137th W, ns, whole front bet Edgewcombe & St Nich av.

MARCH 25. No Legal Sales advertised for this day.

MARCH 30. LISPENARD ST, 13-5, ns, 125.11 e W Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; Geo E Chisolm et al exrs—Henry W Ellison et al; Middleton S Borland (A), 46 Cedar; Earle W Webb (R); due, \$41,290.25; T&C, \$1,233.30; Joseph P Day.

Bronx.

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

MARCH 21 & 23. No Legal Sales advertised for these days. MARCH 24. JENNINGS ST, 806, ss, 75 w Bristow, 50x95, 2-sty fr dwg; City Real Estate Co—Ferd W Fey et al; Harold Swain (A), 176 Bway; Emanuel Hertz (R); due, \$6,682.38; T&C, \$280; Joseph P Day.

MARCH 25. No Legal Sales advertised for this day.

MARCH 26. HOFFMAN ST, 2419-21, ws, 104.7 s 188th, 50x96.11, 5-sty bk tnt; Dollar Savgs Bank City N Y—Auletta & Co et al; Lexow, Mackellar & Wells (A), 43 Cedar; Jas A Farrell (R); due, \$33,530.98; T&C, \$969.10; Jas L Wells.

MARCH 27 & 28. No Legal Sales advertised for these days.

MARCH 30. TINTON AV, 625, ws, 212.6 s 152d, 37.6x100, 5-sty bk tnt; Jno McCarthy—First Preferred Realty Corp et al; Action 1; Newman & Butler (A), 116 Nassau; Warren Leslie (R); due, \$8,138.98; T&C, \$—; mtg recorded Sept15'06; Joseph P Day.

TINTON AV, 629, ws, 175 s 152d, 37.6x100, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$8,136.98; T&C, \$— mtg recorded Sept15'06; Joseph P Day.

Brooklyn.

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

MARCH 21. No Legal Sales advertised for this day. MARCH 23. GREENE ST, ss, 140 e Oakland, 125x100 to Huron; also HURON ST, ss, 250 e Oakland, 150x100; Wm H Peer—Henry C Fischer et al; Action 2; C & T Perry (A), 845 Manhattan av; Jno B Golden (R); Wm P Rae.

MARCH 24. AINSLIE ST, ss, 100 w Humboldt, 25x100; Rebecca A Pagan—Jno W Weaver et al; Geo A Logan (A), 44 Court; John Klein (R); Chas Shongood. CEDAR ST, 90, ses, 106.4 sw Myrtle av, 20x60x irreg; also DeKalb av, 1301, ws, — n Evergreen av, 20x57.6x—x60x irreg; Adella C Flood et al—W B Moore et al; MacGregor & Wickert (A), Myrtle & Cypress avs, Queens; Chas Y Van Doren (R); Wm H Smith.

MARCH 25. BEARD ST, nes, 70 se Van Brunt, 20x75; Ella A Rowse—Jas W Keeley Jr et al; Caldwell & Holmes (A), 44 Court; Benj Hock (R); Chas Shongood. E 4TH ST, ws, 244 n Av U, 36x100; Thos Monaghan—G Reginald Hickerson et al; Abr I Stark (A), 1243 43d; Harry K Davenport (R); Chas Shongood.

MARCH 26. CHAUNCEY ST, ss, 305 e Hopkinson av, 20x100; Title Guar & Trust Co—The Philip Schmitt Building Co et al; action 1; Harry Thompson (A), 175 Remsen; Milton Wright (R); Wm H Smith. CEDAR ST, ses, 86.5 sw Myrtle av, 20x57.6x irreg; Sarah M Logan—Sophia Licht et al; Wm Murray (R), 189 Montague; Wm H Smith.

MARCH 27. KOSSUTH PL, ss, 405 e Bway, 20x100; David Engel—Margt Collins et al; Robt E Moffett (A), 894 Bway; Robt H Roy (R); Wm H Smith. PACIFIC ST, ns, 202.6 w Hopkinson av, 24.6x100; Wood Harmon Warranty Corp—Monaton Realty Investing Corp et al; action 1; Isaac Roth (A), 261 Bway, Manhattan; Louis Karasik (R); Wm P Rae.

MARCH 28. No Legal Sales advertised for this day. MARCH 30. TINTON AV, 625, ws, 212.6 s 152d, 37.6x100, 5-sty bk tnt; Jno McCarthy—First Preferred Realty Corp et al; Action 1; Newman & Butler (A), 116 Nassau; Warren Leslie (R); due, \$8,138.98; T&C, \$—; mtg recorded Sept15'06; Joseph P Day.

PACIFIC ST, ns, 252 w Hopkinson av, 25x100; same—same; action 3; same (A); Paul Jones (R); Wm H Smith. PACIFIC ST, ns, 277 w Hopkinson av, 25x100; same—same; action 4; same (A); Sidney H Weinberg (R); Chas Shongood. ST JOHNS PL, ss, 100 w Rochester av, 40x100.7; Audley Realty Co—Bristol Constr Co, Inc, et al; Wm F Connell (A), 16 Court; Martin H Latner (R); Chas Shongood. HAMBURG AV, sws, intersec nws Moffet, 25x100; Abt F Seeker et al—Lilly Greenhalt et al; Chas Reinhardt (A), 756 Flushing av; H H Altman (R); Wm H Smith.

MARCH 28. No Legal Sales advertised for this day. MARCH 30. AMES ST, ws, 322.11 n Sutter av, 20x100; Fredk Trau—Morris Rothstein et al; Weinberg Bros (A), 302 Bway, Manhattan; Geo B Sarenbecz (R); Chas Shongood. PACIFIC ST, ns, 227 w Hopkinson av, 25x100; Wood Harmon Warranty Corp—Monaton Realty Investing Corp et al; action 2; Isaac Roth, 261 Bway, Manhattan; J V Carabba (R); Wm P Rae. E 14TH ST, es, 140 s Av X, 60x100; Jennie Perlman—Pearl Constr Co et al; Mark S Feiler (A), 44 Court; M T Abruzzo (R); Chas Shongood. 17TH ST, ss, 200 w 9 av, 100x100.2; Forrest Co—Edinboro Constr Co et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Chas Burstein (R); Chas Shongood.

FORECLOSURE SUITS.

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

Manhattan.

MARCH 14. SUFFOLK ST, 21; Henry Stemme—Jacob Cohen et al; F B Chedsey (A). 30TH ST, ns, 128.4 e 11 av, 40x31; Henry M Work—Jas H De Laney et al; Maclay & McBurney (A). EDGEKOMBE AV, ws, 49.11 s 141st, 25x90; Arnold Thayer et al—Magdalena O Heckman et al; J W McElhinney (A). EDGEKOMBE AV, ws, 74.11 s 141st, 25x90; Arnold Thayer et al—Wm Oeters; J W McElhinney (A). PLEASANT AV, nwe 106th, 100.11x200; Mutual Life Ins Co of N Y—Antonia Klingenberg et al; F L Allen (A).

MARCH 15. WATER ST, 336-8; two actions; Adele Kneeland—Archibald C M L Stewart et al; H L Bogert (A). 21ST ST, 107 W; Warren C Fielding admr—Esperanto Mtg Co et al; C R Rose (A). 52D ST, 441 W; Rosa Korn—Celia Switzer et al; A T Scharps (A). 95TH ST, 218 E; Herman D Junge—Carolyn W Crandall et al; Frees & McEveety (A). 123D ST, ss, 60.1 e Park av, 20x100.11; Emigrant Industrial Savgs Bank—Conrad R Schmitt et al; R & E J O'Gorman (A). 126TH ST, ns, 272.6 w 5 av, 17.6x99.11; Chas A Sherman exr—Maurice Vrodzky et al; Bowers & Sands (A). WADSWORTH AV, ws, 100 n 190th, 27.9x182.2x irreg; Georgiana Kendall—Monroe L Simon et al; Merrill & Rogers (A). 2D AV, 2387; Fanny Greenbaum—New England Holding Co et al; Paskus, Gordon & Hyman (A). 7TH AV, nec 146th, 40x100; also 7TH AV, sec 147th, 40x100; two actions; Dry Dock Savgs Instn—Fleischmann Realty & Constr Co et al; amended; F M Tichenor (A).

MARCH 19. 19TH ST, 30-32 W; Mutual Life Ins Co of NY—Fredk S Pinkus et al; F L Allen (A). 101ST ST, ns, 100 e Bway, 54.9x100.11; Aug Ruff et al—Sender Feldmark et al; amended; Gettner, Simon & Asher (A). 118TH ST, 344 E; Cornelia H Hughes—Antonio Tassi et al; McClure & Prentice (A). 133D ST, 8 E; Theo C Zerega—Sadie H Jacobs et al; DeWitt, Lockman & DeWitt (A). 8TH AV, es, 49.4 n 33d, 24.8x100; also PROP in Queens Co; Jas W Trowbridge—Wm J Connors et al; T H Baskerville (A).

MARCH 20. 135TH ST, 209-13 W; three actions; Equitable Life Assurance Society of the U S—N Y Real Estate Security Co et al; Alexander & Greene (A). 45TH ST, ns, 240 w 3 av, 20x100.5; Andw Sheridan—Nicholin Lindberg et al; Johnston & Johnston (A). 27TH ST, 516-8 W; Annie A Coulson—Edw S Farnan et al; amended; J H Banton (A). BROOME ST, 141; City Real Estate Co—Hyman Greenstone et al; amended; H Swain (A). 134TH ST, ss, 300 e 8 av, 25x99.11; Gustavus Sidenberg—Caroline Well et al; Lachman & Goldsmith (A).

Bronx.

MARCH 13. 174TH ST, ns, 80 w 3 av, 40x100; Sarah Sanberg—Louis Drescher et al; L Morrison (A). BELMONT AV, sec 181st, —x—; Jos L Finkelstein—Crownhill Constr Co et al; S Edelman (A).



(Lis Pendens, Brooklyn, Continued.)

SUTTER AV, swc Vermont, 20x100; State Bank - Sol Axelrod et al; J J Schwartz (A). LOT 2, map of Evan Evans & C McCauley in town of Flatbush; also TROY AV, es, 180 s Av E, 60x125.2; Louise M Davenport-Edw Jones et al; H J Davenport (A).

MARCH 17.

HICKS ST, ws, 75 n Pacific, 25x80; Gaetano Paciello-Guisepppe Cerami et al; J L Danzilo (A). E 25TH ST, ws, 43.9 n Foster av, 40x100.4x43.9 x118.2; Michl Sholtz-Jno F Mason et al; I Lublin (A). 41ST ST, 345 & 349; Louis Koch-Chas Jaeger & wife; to set aside deed; C J Heyser (A). 67TH ST, 1434; Ernst Kraft-Vincenzo D'Angelo; specific performance H A Ingraham (A). 67TH ST, sec 21 av, 24x100; Lorraine Realty Co-Harriet Cohen et al; E J Ludvigh (A). 73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in the City of N Y-Margt Sullivan et al; H L Thompson (A). CENTRAL AV, ec Gates av, 50x100; Jos Stehlin-Frank Stehlin et al; partition; H J Sokolow (A).

FOSTER AV, nwc E 25th, 40x82.6x43.9x100.4; Wm D Lent-Lefferts Constn Co et al; Shaffer, Howell & H (A). FT HAMILTON AV, nws, 40.10 ne 60th, 20.4x 70; Wm Forger-Israel J Rosenstein et al; McGuire, Horner & S (A).

FT HAMILTON AV, nws, 61.2 ne 60th, 20.4x70; same-same; same (A).

FT HAMILTON AV, nws, 81.6 ne 60th, 20.4x70; same-same; same (A).

FT HAMILTON AV, nws, 101.10 ne 60th, 20x70; same-same; same (A).

FT HAMILTON AV, nws, 121.10 ne 60th, 20x70; same-same; same (A).

FT HAMILTON AV, nws, 141.10 ne 60th, 20x70; same-same; same (A).

GRAND AV, ws, 250 n Putnam av, 25x100; also GRAND AV, ws, 275 n Putnam av, 20x100; Grace L Brunn-Lincoln Brunn et al; Shaffer, Howell & H (A).

3D AV, sec 39th, 25x100; Mary A Cronin-North American Bwg Co et al; A L Lott (A).

LOTS 767-768, blk 22 on map of 1197 lots in Town of Flatbush & New Utrecht of Wm Ziegler; Annie M Hull-Max Helman et al; Reeves & Todd (A).

MARCH 18.

FRANKLIN ST, ws, 27 n Freeman, 24.4x80; Peekskill Savgs Bank-Alvina Meyer et al; H L Thompson (A).

HICKS ST, ws, 75 n Pacific, 25x80; Gaetano Paciello-Guisepppe Cerami et al; J L Danzilo (A).

MARION ST, ss, 33.4 e Hopkinson av, 16x75; Fredk Pape-Louis Keller et al; F B Mullin & Bro (A).

35TH ST, ws, 160 n Snyder av, 20x100; Chas Jocher-Jno Stanton et al; Kennedy & Herzog (A).

76TH ST, sws, 380 nw Ridge blvd, 80x109.4; Home Title Ins Co-Donald Campbell et al; H J Davenport (A).

KIMBALL AV, sc Hobson av, runs ne675xn 368.7xnw311.6xsw522xe613 to beg; also PROP begins at a monument in cl of road bet land formerly of Hendrick I Lott & Eliz A Voorhees, in the centre of a road leading from same to land of Elijah H Kimball, 672.6x 1617.9; Anna Stattel & ano as trstes for Ellen Lahey & ano-Buffalo-Flatbush Corpn et al; J Z Lott (A).

NEW LOTS RD, ss, 21.2 w Williams av, runs w84.9xs81.9xe20xn15xe40xn89.10 to beg; Ray Lashowitz-Vermont Eldg Co; A Sachs (A).

SNEDIKER AV, es, 116.8 s Belmont av, 16.8x 100; Jno McCormick-Jas Siratt et al; C S Heidenreich (A).

PILOT begins 64 e from Sec 9th & Ditmas av, 32x100; Henry C Jacobs-Mary Shutt et al; Watson & Kristeller (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.

MARCH 14. 42D ST, 215 W; Joe Fagen-Sperry & Hutchinson Co, Inc & H Bindler (68) 300.00 42D ST, 215 W; Barnett L Abrams-Sperry & Hutchinson Co & Harry Bindler (71) 290.00 BROADWAY, 1448-50; Henry I Cobb-Cornelia M Palmer et al, exrs, &c & 41st St Realty Co (70) 28,995.33 ST NICHOLAS AV, nec 160th, -x-; American Flooring Co, Inc-N Y Public Library, Astor, Lenox & Tilden Foundations & Norcross Bros Co (69) 1,450.00

MARCH 16.

WHITE ST, 41; Welsh Machine Works -Wm H White & Gordon Bros (73) 47.25 11TH ST, 218-20 E; Kazemier & Uhl-Annie Hochstim & Max Hochstim (renewal) (72) 125.08 19TH ST, 37 E; Wm A Thomas Co-Montrose Realty Co & Jno H Scheier (renewal) (75) 300.00 25TH ST, 11 W; Standard Utility Co-11 West 25th St Co (74) 449.50

MARCH 17.

FRONT ST, 67-9; Fred W Randall-Preferred City Real Estate Co & Anthony Musica & Son; renewal (79) 120.00 25TH ST, 11 W; Hull Rippen & Co-11 W 25th St Co (80) 99.03 46TH ST, 46 W; Standard Fireproof Sash & Door Co-Arthur Brisbane & Anton Strand (77) 805.00 46TH ST, 46 W; Nicholas Gregoria & Co-Arthur Brisbane & Anton Strand (77) 1,262.50 SAME PROP; Gross & Shulman-same (78) 258.00 51ST ST, 53 W; Garman Bros & Co-33 W 51st St Co, Inc & Franklin M Halmes (85) 3,102.30

81ST ST, ns, 100 w Amsterdam av, 112.6x100.2; Ideal Iron Works Corpn -S B Constn Co; renewal (83) 2,044.85 91ST ST, 51 E; Max A Moshenberg-Truetees Sailors Snug Harbor Property, Chas Rosenberg & Building Contracting Co (82) 220.00 5TH AV, 448 Ely J Rieser-Chas C Bull et al exrs & A Stern (84) 1,947.37

MARCH 18.

46TH ST, 46 W; Bronx Cut Stone Co-Arthur Brisbane & Anton Strand (88) 125.00 46TH ST, 46 W; Isaac Blumberg-Arthur Brisbane & Anton Strand (94) 185.00 SAME PROP; Harris Roofing Co-Arthur Brisbane & Anton Strand (95) 130.00 84TH ST, 324-6 W; Candee, Smith & Howland Co-324 West 84th St Co, Inc & Keystone Constn Co (91) 4,606.00 84TH ST, 324-6 W; Fredenburg, Lounsbury & Houghtaling Inc-324 West 84th St Co, Julius Tischman & Sons Inc & Keystone Constn Co (89) 338.00 BROADWAY, 1372-82; also 37TH ST, 109-17 W; also 38TH ST, 114 W; Candee, Smith & Howland Co-Hobart Estate Co, Times Square Improvement Co & Keystone Constn Co (90) 15,901.31 BROADWAY, 1372-82; also 37TH ST, 119-21 W; also 38TH ST, 114 W; Hydraulic Press Brick Co-Times Square Improvement Co, Harry Fischel, Keystone Constn Co & Richmond Constn Co (87) 3,228.30 BROADWAY, nec 37th, 130x154xirreg to 38th; Standard Sand & Gravel Co-Times Square Improvement Co, Richmond Contracting Co & Keystone Constn Co (92) 1,442.00 FT WASHINGTON AV, 454; Louis Fagin-Brown-Weiss Realities Corpn (93) 597.50

MARCH 19.

GREENWICH ST, 396; Jos Eauchman-Estate of Jacob Weeks, Bartow S Weeks & Bernard Karp (109) 907.72 38TH ST, 114 W; also 37TH ST, 109-7 W; also BROADWAY, 1372-82; Candee, Smith & Howland Co-Hobart Estate Co, Times Square Improvement Co & Keystone Constn Co (97) 15,901.31 SAME PROP; Sayre & Fisher Co-same (98) 668.50 SAME PROP; American Clay Products Co-same (99) 3,120.00 SAME PROP; Hydraulic Press Brick Co-Hobart Estate Co, B S Weeks, C J McDermott, Times Square Improvement Co Inc, Harry Fischel, Keystone Constn Co & Richman Constn Co (100) 3,228.30 42D ST, 529 W; E E Dey & Sons Co-Park & Tilford, Jno T Brady & Co & Wm E Smith Inc (renewal) (108) 168.00 59TH ST, 38 W; Sutphen & Myer-38 W 59th St Co, Albt I Sire & Wm F Donnelly (107) 590.00 84TH ST, 324-6 W; Vermont Marble Co-324 W 84th St Co, Julius Tischman & Sons Inc & Keystone Constn Co (104) 297.00 84TH ST, 324-6 W; Jas McLaughlin Co-324 West 84th St Co, Julius Tishman & Sons Inc & Keystone Constn Co (101) 395.00 84TH ST, 324-6 W; H W Bell Co-324 West 84th St Co, Julius Tishman & Sons Inc & Keystone Constn Co (102) 147.70 BROADWAY, 1372-82; also 37TH ST, 119-21 W; also 38TH ST, 114 W; Vermont Marble Co-Hobart Estate Co, Times Square Improvement Co, Harry Fischel, Keystone Constn Co & Richman Constn Co (105) 865.27 BROADWAY, 3585-95; Oberg, Blumberg & Bleyer-147th & 148th St Corpn & Keystone Constn Co (106) 1,320.80 BROADWAY, 1372-82; also 37TH ST, 109-17 W; also 38TH ST, 114 W; H W Bell Co-Hobart Estate, Times Square Improvement Co & Keystone Constn Co (103) 1,386.02 MANHATTAN AV, 63-7; Otto Reissmann-Morris Weinstein (96) 265.00

MARCH 20.

42D ST, 549 W; Henry Bauman-Park & Tilford & W E Smith, Inc; renewal (110) 37.50 46TH ST, 46 W; Harry Lefrals-Arthur Brisbans & Isaac Blumberg (111) 40.00 59TH ST, 38 W; Benj Riesner Sheet Metal Works, Inc-38 West 59th St Co (112) 595.40

Bronx.

MARCH 13. No Mechanics Liens filed this day. MARCH 14. BROADWAY, sec 231st, 28.6x75; Schmitz & Eulenstein-Jno Gilbert (29) 7,760.55 MARCH 16. KINGSBRIDGE AV,\*\* 3121; Niagara Radiator & Boiler Co-Mary Maloney & Thos R Maguire (76) 164.61 MARCH 17. 149TH ST, 436-8 E; N Y Safety Fire Door Co-Bronx 149th St Realty Co & Cramp & Co (32) 915.00 STEBBINS AV, 1271; Chas F Darby-Peter Huebsch (30) 18.75 ELOCK hued by Woodlawn av, 210th st, Gunhill rd & Steuben av; Jno F Farrell-Montefiore Home for Invalids & Harry Alexander (31) 15.00

MARCH 18.

No Mechanics Liens filed this day. MARCH 19. No Mechanics Liens filed this day. \*\*Recorded in N Y County.

Brooklyn.

MARCH 12. DE KALB AV, ss, 175 e Marcy av, 75x100; Watson & Pittinger Corpn -Curtin Constn Co & 714 DeKalb Av Realty Corpn 205.18

SURF AV, ns, 81.2 e W 32d, 20.2x 115.9; Sterling Wood Working Co-Simon Bros Holding Co & Jacob Sommer 360.00 WEBSTER AV, ss, 387 e 1st, 77x106.6; M G Williams & Co-Jno Monteleone. 62.00

MARCH 13.

No Mechanics' Liens filed this day.

MARCH 14.

No Mechanics Liens filed this day.

MARCH 16.

NEVINS ST, ws, bet Fulton & Livingston, 38x90; P F Donnellan-Lewis A Streit & Herman Raub 110.00 S 1ST ST, nec Roebling, 77x50; E J O'Brien Co-Jno D H Schulz 465.00 W 3D ST, es, 100 w Sea Breeze av, 40 x100; F J Byrne-Geo West, Jas Edwards, Rachel Rosenberg & C Rosenberg & Co 127.00 BROOKLYN AV, ws, 107.5 n Linden, -x-; L Andrusov-Sunshine Constn Co & Leon Schaeffer 66.00

MARCH 17.

WATKINS ST, 428; M Futernick-Moses & Mollie Kaufman, Jake Altman & Paul Levy 44.00 E 38TH ST, ws, 257.6 n Av I, 160x100; M Burke-Anna S & Wm Wingerath 120.00 47TH ST, nc 12 av, 60.2x100; W Fish-kind-Celia Lewis & Louis Brett-schneider 375.00 ATLANTIC AV, ss, 40 e Howard av, 20 x100; A Rappaport-Jno Lawler 28.00 SAME PROP; J Friedlander-same 15.00 DUMONT AV, nwc Powell, 100x100; Chestnut Ridge White Brick Co-Stratmore Co 1,008.25

MARCH 18.

MONTAGUE ST, -c Hicks, -x-; H B Smith Co-Wm J Baldwin Jr Heating Co & Jno Thatcher & Son 174.50 78TH ST, ss, 200 e 19 av, 140x100; L Solomon-Marlowe Constn Co 82.00

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.

MARCH 14. AMSTERDAM AV, 1201-9; Crystal & Gold Contracting Co-Ralpaud Realty Co et al; Nov26'13 263.25 2D AV, 57-9; Oscar Luttinger-Harry G Rouse et al; Feb3'14 34.75 MARCH 16. 53D ST, 146 E; Jno A Murray & Co-Jno W Aitken et al; Nov20'13 428.52 190TH ST, ss, 100 w St Nicholas av; Empire Brick & Supply Co-One Hundred & Ninetieth St Realty Co et al; Jan3'13 7,286.98 SAME PROP; Vermont Marble Co-same; Feb'13 134.00 SAME PROP; Harbison Walker Refractories Co-same; Feb'13 3,243.00 SAME PROP; G B Raymond & Co-same; Feb'13 165.00 SAME PROP; Chas Zanini-same; Feb'13 1,507.71 SAME PROP; Annett & McConnell-same; Feb'13 990.00 SAME PROP; Dennis Canavan-same; Feb'13 35.73

MARCH 17.

No Satisfied Mechanics Liens filed this day.

MARCH 18.

14TH ST, 241 E; Blechner Bros-Doris Constn Co et al; Aug16'13 115.00 EDGECOMEE AV, swc 153d; Abr Rosen-Grand Centres Realty Co et al; Jan26'14 703.00

MARCH 19.

32D ST, 27 W; Theo C Wood-Harry J Luce et al; Mar18'14 42.75

MARCH 20.

BROADWAY, 1351-65; E J Electric Installation Co-Crosstown Realty Co et al; July'13 35.20 SAME PROP; same-same; June28'13. 495.35

Bronx.

MARCH 13. No Satisfied Mechanics Liens filed this day. MARCH 14. No Satisfied Mechanics Liens filed this day.

MARCH 18.

183D ST,\*\* 536-44 E; Constantino Laudadio Constn Co-Asaro Realty Co, Inc, et al; May26'13 6,000.00

MARCH 19.

3D AV, 324; \*\* Morris B Gold et al-Adelia M Lankenau et al; Dec22'13 175.00 \*\*Recorded in N Y County.

Brooklyn.

MARCH 12. BAY 50TH ST, nws, 149.2 e Harway av, 42.7x irreg; Carmine Galluzzi-Carmine Cariano & Jno Avezzano; Jan 21'14 21.75 FOSTER AV, nec E 93d, 150x100; Wolf Natbony-Herbert C Smith & Chas Ferriere or Vincenzo Glazzi; Feb 18'14 19.44 MARCH 13. FORD ST, es, 148.10 n East N Y av, 25 x100; Interborough Sash & Door Co-Edw T & Mary A Rogers & Rocco Giacmino; Dec11'13 190.00 PUTNAM AV, ns, 146 w Sumner av, 17x100; Philip Levine-Dora Lesser; Mar'14 24.20 \*SKILLMAN AV, ss, 50 w Lorimer, 30 x20; Jos Imbesi & ano-Antonio Trofa; Sep'13 185.00

WILLIAMS AV, ws, 220 s Sutter av, 80 x100; Henry B Singer-Habena Constn Co & Morris Wallerstein; Mar 5'14 800.00

MARCH 14. 61ST ST, ns, 300 w 20 av, 200x100. Abr Wohl & ano-Bernard J McBrearty & Wm S Gouch; July8'13... 100.00 SAME PROP; same-same; Aug5'13... 165.00 GREENE AV, nwc Provost, 175x200x irreg; Jas M Chatterton et al-Jno C Wiarda & Co; Oct9'13...10,871.00

MARCH 16. FORD ST, es, 148.10 n East N Y av, 25x100; Jos Alliano-Edw T & Mary A Rogers & Rocco Giacomine; Nov13 '13 50.00 FORD ST, es, 148.10 n East N Y av, -x-; Rocco Giacomino-Edw T & Mary Rogers; Dec10'13... 775.00 FORD ST, es, 148.10 n East N Y av, 25x100; Sam Robb-same & Rocco Giacomine; Dec15'13 40.00 SAME PROP; Jacob Shulman & ano-same; Dec15'13 50.00 FORD ST, es, 148.10 n East N Y av, 25x100; Meserole Masons Material Co -Edw T Rogers & Rocco Giacomino; Dec1'13 278.23

E 38TH ST, ws, 337.6 n Av I, 80x100; Wm Schirmeister-Anna S Wingerath & Wm Wingerath; Jan14'14... 27.70 E 38TH ST, ws, 337.6 n Av I, 60x100; Leon Janousky-same; Jan6'14... 83.00 E 38TH ST, ws, 237.5 n Av I, -x-; Frank Thimboli-same; Oct16'13... 85.00 E 38TH ST, ws, 277.6 n Av I, 40x100; Raphael Kramer-Anna S Wingerath; Sept3'13 33.13 SAME PROP; same-same; Sept24'13. 33.13 CHRISTOPHER AV, ws, 100 s Riverdale av, 50x100; Chestnut Ridge White Brick Co-New Lots Constn Co; Mar14'14 130.00

MARCH 18. LEE AV, 239; Henry Zuzker-Chas Chugerman, Mendel Bassel & Esrael Levine; Dec17'13 260.00 SAME PROP; same-Joe Chugerman & Joe Bassel & Emil Levine; Nov17'13 260.00

\*Discharged by deposit. \*Discharged by bond. \*Discharged by order of Court.

ATTACHMENTS.

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

Manhattan.

MARCH 12. MERCANTILE BANK OF MEMPHIS; Jno C Botts; \$12,549.50; D H Miller. OAKLAND MOTOR CAR CO of Michigan; Keystone Tire & Rubber Co, Inc; \$8,276; P Hellinger.

MARCH 13. No Attachments filed this day.

MARCH 14. CHAMBERLAIN, Emma W; Robt S Turnbull exr; \$2,154.44; J J Cunneen. DIETZ, Herman G; Bernhard Cooperman et al; \$1,500; M Springer. STANDARD MILLING CO; Southern Rice Sales Co; \$750; M C Ansoorge.

MARCH 16, 17 & 18. No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAR. 13, 14, 16, 17, 18 & 19. G B W Constn Co. 220-30 W 19th.. Rockwood Sprinkler Co. Sprinkler.. 7,491.00 Progressive Hotel Co, Inc. 429-31 4th av..The Nelson Co. Fixtures... 1,750.00 Terroine, Jos. 9-13 W 100th..Fairbanks Co. Machinery... 256.00 Typhoon Fan Co. 533 8th av..J L Mott Iron Works. Furnaces, &c. .... 125.00

Bronx.

MAR. 13, 14, 16, 17, 18 & 19. No Chattels filed these days.

Brooklyn.

MAR. 12, 13, 14, 16, 17 & 18. McDonald, M. V. 1302 Carroll..Wm H Curtin Mfg Co. Heating Apparatus.. \$637.00 Mapes Realty Co. 55th st cor 7th av.. Globe Mantel & Moulding Co. Consols 200.00 Mapho Realty Co. 7th av cor 55th st ..Popkin Gas Fix Co. Gas Fix... 275.00 Monteleone, Jno. 121 Noll..Michl J Vaughan. Gas Ranges... 140.00 Moulton, Margt & Chas. 86th st cor 3d av..Union Stove Works. Heaters. Oakcrest Bldg Corpn. E 14th st nr Av J..Progress Gas Fix Co. Gas Fix... 80.00 Schurr, Max J..Wm Kerby Co. (R)... 50.00 Wilson Contracting Co. Bristol st nr Sackett..Globe Mantel & Moulding Co. Consols 95.00

BUILDING LOAN CONTRACTS.

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

Bronx.

MARCH 13. BECK ST, sec Av St John, 110x125; Rockland Realty Co loans to Normal Constn Co to erect two 5-sty tenements; 14 payments...88,000.00 LURTING AV, ws, 150 n Pierce av, known as Lots 51 & 52 on Map of Morris Park; Frank C Mayhew &

Ralph Hickox loan to Matthew & Louisa Pfadenhauser to erect 2-sty & attic hollow tile dwelling; 2 payments 3,500.00

MARCH 17. BAILEY AV, ses, 303, ne Albany Crescent, 100x74.6x irreg; Bronx Investment Co loan to Jos Zilli, Inc, to erect 5-sty apartment; 4 payments...45,000.00

ORDERS.

Brooklyn.

MARCH 17. STERLING PL, sec Rochester av, 120x 100; J V Cunningham, Inc, on Spencer Aldrich to pay Realty Supply Co. 3,450.00 E 46TH ST, bet Avs M & N, -x-; Frank E Schulle on Home Title Ins Co to pay Pierce, Butler & Pierce Mfg Co 167.47

MARCH 18. HICKS ST, -c Montague, -x-; W J Baldwin Jr Heating Co on Jno Thatcher & Son to pay H B Smith Co 174.53

DEPARTMENTAL RULINGS.

DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY. (City of New York.)

In an effort to secure a standard interpretation of the switchboard wiring requirements contained in Rule 2-b, 3d and 4th paragraphs of the Electrical Code of the City of New York, the Commissioner of Water Supply, Gas and Electricity has established the following ruling:

Where a tight non-combustible outer cover is required, compliance with Rule No. 2-b will be deemed to have been secured if asbestos tape is wound helically over the inflammable outer braiding, then wrapped with light twine or heavy pack thread, and then painted with soluble glass; or if a braided asbestos tubing is drawn over the insulated wires and secured in place at the ends by means of twine or pack thread and then painted with soluble glass.

It should be noted that in either case care must be taken to leave about two inches of the inflammable braiding free from this fireproofing covering at lugs and terminal connections, and also to keep the flame-proofed wires away from all live metal parts.

Board of Examiners (Buildings)-Digest of Decisions.

APPEAL 1 of 1914, New Building 498 of 1913, premises east side Broadway, 134th to 135th Streets, Manhattan, Gaetan Ajello, appellant. Theatre; courts, stores in front; dance hall.

APPROVED ON CONDITION that the stairs leading to the ballroom be entirely shut off from the auditorium by a brick wall at least twelve inches (12") thick, and that any openings in this wall shall be provided with fireproof doors; (2) that an additional exit be provided at the point marked "A" on the auditorium plan, at least five feet (5' 0") wide, as indicated, and that an aisle be formed by the omission of two rows of seats; (3) that the aisles at the two points marked "A" on the orchestra floor plan be increased to be at least four feet (4' 0") wide in the clear; and (4) that the floor of the dance hall shall be constructed of approved fireproof arches at least twelve inches (12") in thickness, and that the wood floor of the dance hall shall be filled up solidly to the underside with fireproof material.

APPEAL 2 of 1914, New Building 389 of 1913, premises 309 and 311 West 86th Street, Manhattan, Schwartz & Gross, appellants. Pent house; on hotel; section 105.

APPROVED. APPEAL 3 of 1914, Alteration 22 of 1914, premises 287 West 10th Street, Manhattan, Samuel Katz, appellant. Brewery; increasing height of one story. Section 105.

APPROVED, on the statement of the appellant that the section the height of which is to be raised is and will be fireproof throughout, ON CONDITION that all openings between this fireproof section and the adjoining non-fireproof sections be provided with approved fire doors.

APPEAL 4 of 1914, New Building 397 of 1914, premises southwest corner 97th Street and Broadway, Manhattan, Thomas W. Lamb, appellant. Theatre; dance hall over auditorium. Withdrawn by appellant.

APPEAL 5 of 1914, Alteration 3908 of 1913, premises 521-523 West 23rd Street, Manhattan, Paul C. Hunter, appellant. Mezzanine; section 105.

APPROVED ON CONDITION that the strength of the structure be made satisfactory to the Bureau of Buildings.

APPEAL 6 of 1914, New Building 6693 of 1913, premises southwest corner Douglass Street and East New York Avenue, Brooklyn, Benj. Cohn, appellant. Theatre; gradients. Withdrawn by appellant.

APPEAL 7 of 1914, Ait. 6904 of 1913, premises 44-48 Nostrand Av., Brooklyn, Elisha H. Janes, appellant. Walls, adding two stories.

APPROVED ON CONDITION that the walls are found by the Bureau of Buildings to be of sufficient strength to carry the additional load to be imposed thereon.

APPEAL 8 of 1914, New Building 397 of 1912, premises southwest corner 97th St. & Broadway, Manhattan, Thomas W. Lamb, appellant.

Theatre; dance hall above. APPROVED ON CONDITION THAT THE DANCING FLOOR SURFACE be laid directly on fireproof material, without air-spaces, and that the supporting construction be made fireproof; and on the further condition that the existing and the proposed construction be adequately strong to carry the load imposed thereon by the changes in construction and use.

APPEAL 9 of 1914, New Building 484 of 1913, premises northeast corner 94th St. & 5th Av., Manhattan, Delano & Aldrich, appellants. Area, percentage covered; private dwelling. APPROVED.

APPEAL 10 of 1914, Alteration 1670 of 1913, premises 34th to 35th St., Madison to 5th Av., Manhattan, Trowbridge & Livingston, appellants.

Altman's Store, extension. Wood non-fireproof (quartered white oak for finish flooring). Section 105.

APPROVED. APPEAL 11 of 1914, Alteration 3827 of 1913, premises 155 East Broadway, Manhattan, Horneburger & Bades, appellants. Elevator shaft. Withdrawn.

APPEAL 12 of 1914, New Building 6693 of 1913, premises southwest corner Douglass St. and East New York Av., Brooklyn, Benj. Cohn, appellant. Theatre; gradients; exits.

APPROVED ON CONDITION that one additional exit be provided from the top balcony at the point marked "A"; and on the further condition that at the point marked "B" one large opening, not less than five feet wide, be substituted for the two openings shown, and provided with doors opening flat against the wall in such manner as not to obstruct the stairs and platforms.

BUREAU OF FIRE PREVENTION, 157 East 67th Street.

ORDERS SERVED.

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

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.) B-- Fire Escape. C-- Fireproofing and Structural Alteration. D-- Fire Alarm and Electrical Installation. E-- Obstruction of Exit. F-- Exit and Exit Sign. G-- Fireproof Receptacles and Rubbish. H-- No Smoking. I-- Diagrams on Program and Miscellaneous. J-- Discontinue use of premises. K-- Volatile, Inflammable Oil and Explosive. L-- Certificates and Miscellaneous. M-- Dangerous condition of heating or power plant. O-- Discontinue use of Oil Lamps. DR-- Fire Drills. SS-- Standpipes and Sprinklers.

MANHATTAN ORDERS SERVED.

Named Streets.

- Attorney st, 43-Louis Levison et al.....DR Barclay st, 105-9-A Tdwin Schaff.....D Bayard st, 9-Herbert Baun.....C Bayard st, 9-Morris Chibnik.....C-A-G Bleeker st, 91-Mrs Frances E Woodbury..SS Bleeker st, 123-Chas Banks Estate.....SS Bond st, 1-5-A W Mass & Co.....DR Bond st, 1-5-Albert Friedlando Est.....DR Bond st, 42-44-Edison Elec Illum Co.....C Broome st, 268-Max Goldberg.....C Broome st, 424-Catherine A Tone.....SS Broome st, 469-71-Jay Ell Waist & Dress Co.I Broome st, 469-71-Marcus Singer.....I Broome st, 507-15-Michael Vezzela.....A Canal st, 221-7-Berggren & Pearson.....C Canal st, 243-Royal Art Glass Co.....M-G Cherry st, 169-Joseph & Nathan Becker....SS Church st, 202-Isabel Anderson.....SS Church st, 320-22-N Y Imp Real Estate Co.SS Clinton st, 150-Abr Calperin.....I-C Clinton st, 150-Morris Neidech.....C-G Clinton st, 250-2-Louis Dobofsky.....D Columbia st, 66-Jacob Guberman.....C Columbia st, 66-Louis Stein.....C Columbia st, 66-Jacob Guberman.....A-G-C Columbia st, 66-Phillip Schultz.....A-G-C Delancey st, 186-88-Wing Lee.....M-C Division st, 133-George Goldberg.....C Duane st, 2-8-Rhineland Real Estate Co.DR Duane st, 2-8-J P Felt Co.....DR Duane st, 2-8-The McConnell Printing Co..DR Duane st, 2-8-Lutz & Sheinkman, Inc.....DR Duane st, 2-8-Columbia Photo Eng Co.....DR Duane st, 2-8-Outdoor World Pub Co.....DR Duane st, 2-8-A T De La Mare Printing & Pub Co.....DR Duane st, 2-8-New York American.....DR Duane st, 2-8-William's Bookbinding Co..DR Duane st, 2-8-William Bratter & Co.....DR Duane st, 2-8-Hurst Electrotype Co.....DR Duane st, 134-6-Anna M Baker.....SS Elizabeth st, 252-Vincent Casale.....D East Broadway, 32-Rothbard & Jaffe.....G-C East Houston st, 179-David Schwartz.....C Franklin st, 85-Emanuel M Campe.....SS Franklin st, 132-40-David S Walton.....SS Front st, 1-Edison Elec Illum Co.....D Front st, 3-Stock Quotation Telegraph Co..D Front st, 5-Henry D McCord.....D-C Fulton st, 53-Robert D Kerby.....G Fulton & Front sts-Edison Elec Illum Co..C Goerck st, 34-Isaac Lubermann.....G-A-C Grand st, 60-Herman L Flam & Rosner...DR Grand st, 133-The Ethelia Realty Co.....D Grand st, 368-72-Harry Reltzer.....C Great Jones st, 45-Rosenzweig & Elson....A Greene st, 67-Behrman & Peltz.....G Greene st, 148-50-Sarah M Althouse.....C Greene st, 189-95-Sol Rosenfeld & Son.....C Greene st, 190-2-Samuel Meinhard Est.....SS Greene st, 209-Joseph Abramson.....C



# BUILDING MANAGEMENT

## ELEVATOR TRAFFIC CONGESTION IN TALL BUILDINGS, AND HOW THE PROBLEM MAY BE SOLVED.

By HERMANN GUMPEL, Consulting Engineer, Chicago.

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

To find a remedy for elevator traffic congestion, the most objectionable feature of the tall building situation, it is necessary to realize the causes and then attack the evil at its roots. Since neither the books nor the occasional articles published on this subject completely explain the underlying conditions, some further public discussion of this question might be helpful toward solving the problem.

### Traffic Observations.

Out of hundreds of elevator traffic observations, taken in New York City and Chicago, I select at random the following from the First National Bank Building in Chicago:

No. of observations.	t	n	N	D
1	115	8	12	April 1, 1912-9 a. m.
2	110	8	8	" " " "
3	102	7	13	" " " "
4	100	8	15	" " " "
5	112	9	14	" " " "
6	101	9	14	Dec. 4, 1912-5 p. m.
7	94	7	14	" " " "
8	88	3	4	" " " "
9	95	3	3	" " " "
10	125	15	12	" " " "

Herein denotes

- t—Round-trip time in seconds, without time for landing and loading at main floor.
- n—Number of stops without stop at main floor.
- N—Number of passengers carried to and from main floor.
- D—Date and time of observation.

There is no regularity or even a constant proportion between the round-trip time, the number of passengers carried and the number of intermediate stops. All these quantities are dependent on a combination of conditions, which cannot be taken care of by conclusions based merely on an average of any number of observations. They do not yield to calculation, no matter how deeply we indulge in mathematics.

### Interstory Traffic.

The interstory elevator traffic diagrammatically shown here, taken with the main floor traffic, is the most changeable and uncertain quantity. Whenever it occurs during rush time, it is decidedly disturbing to the maintenance of good elevator service. Interstory passengers frequently emerge from the back of a crowded car, while leaving, thus lengthening the time of a stop. The new Equitable Life Building will have special elevators for interstory traffic, and these will materially assist in improving the service during rush time (in case they are used exclusively for this purpose) by not stopping at the main floor at all.

The amount of interstory traffic is varying in different kinds of buildings (see diagrams), and can be reduced by

local arrangements, such as by having toilet rooms on all floors of office buildings. The influence of interstory traffic on the round-trip time can be studied by comparing Observation 2 of the table with Observation 7. In one case we have eight main floor passengers per trip and eight stops, but interstory traffic and consequently a round-trip time of 110 seconds; in the other case we have 14 main floor passengers and seven stops, and it takes only 94 seconds. If no interstory traffic takes place an "up" stop during rush time requires from 5 to 7 seconds, and a "down" stop from 4 to 5 seconds on an average.

### Stops and Loads.

The following elements make up the additional time required by a stop in excess of the regular running time: (1) The period of acceleration and retardation. (2) The time for handling the operating equipment. (3) The time for opening and closing the gate. (4) The time required by the passengers leaving or entering the car. The first three amounts are constant in any particular case, partly simultaneous and will practically not change, whether one, two, three or twelve passengers are leaving or entering the car. The fourth quantity mentioned does not change in proportion to the passengers leaving or entering, and is greatly depending on the movements of the passengers relative to each other, while leaving the car at intermediate floors.

A large number of combinations are possible. For instance, there may be four stops and four passengers at each stop, and consequently 16 passengers per trip, or eight stops and two passengers at each stop, and again 16 passengers altogether per trip. This actually occurs, as the above table demonstrates. In the first case, with only four stops, the round-trip time will be shorter as in the second with eight stops, and yet we carry the same number of passengers. It will readily be seen there is no such thing as a fixed and constant proportion between the number of passengers carried and the round-trip time. Consequently, to run elevators only half filled in buildings would not relieve the situation, but even would be harmful. I still venture to say that "an hour's test during rush time with only half-filled cars and in a fairly rented building would disprove this rule."

### How to Avoid Congestion.

If arrangements would be made so as automatically to give an elevator operator a signal, either optical or accoustical, as soon as he is exceeding his normal and economical round-trip time, possibly in connection with such a traffic regulating system as that installed in the Woolworth Building, this would decidedly benefit the service.

It must well be kept in mind that a car that is returning too late to its terminal at the main floor during rush time is delaying all the other cars in the same battery, thus making the building's most valuable equipment useless during moments when it is the most urgently needed.

Overcrowded cars should be avoided by all means, if only for the reason that they are conducive to accidents by rendering it extremely difficult for an operator to fulfill his duty properly.

To remedy elevator traffic congestions and to make reasonable provision for an emergency such as fire or panic is simply a matter of increasing the floor capacity of the elevator equipment. This cannot be done by increasing the plat-

form of each individual elevator, unless we have only two terminals, as in theatres, subways and lecture halls. The width and depth of the car has to be kept within reasonable proportions. In such buildings as we have reference to in this article either additional one-story elevators or double-deck cars, serving two floors at one single stop and consequently reducing the round-trip time by reducing the number of possible stops, can fill the requirement.

### Calculate for Maximum Conditions.

To arrive at satisfactory results, the elevator capacity necessary for a well served building should be calculated for maximum conditions, such as occur during rush hours. In all other lines of engineering we are guided in our calculations by maximum conditions, considering that in spite of an occasional drop in efficiency (as will always occur in real practice) our arrangement will prove satisfactory under any state of circumstances. Maximum elevator traffic conditions for a building under design, can be predetermined from experience and service observations in existing buildings under similar predicaments.

However, it remains undisputed that double-deck elevators are the only logical solution of the elevator traffic congestion problem in tall buildings, a solution equally fair to owners as well as to tenants, since the installation of further one-story equipment than at present customary would reduce the profits on the investment on account of the further reduction of the amount of valuable space in the building.

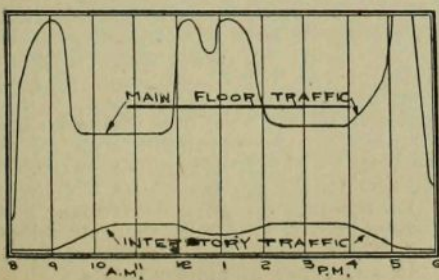
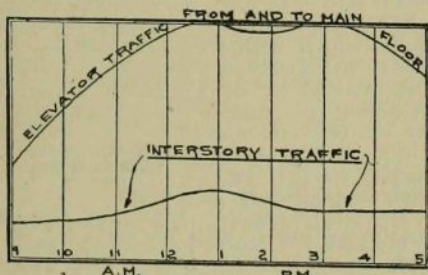
### An Automatic Sprinkler Record.

The value of automatic sprinklers as a means of extinguishing fires is shown by the record made by them at the plant at Bush Terminal.

This plant, consisting of ten loft factory buildings, two hundred warehouses and seven steamship piers, is thoroughly protected by automatic sprinklers. In a period of seven years, 30 fires have occurred in these various buildings. Sixteen of these were in factories, 9 in storehouses, and 5 on the piers. In all, 239 sprinkler heads opened in these fires, the maximum number at any one fire being 29. The average number of sprinklers opening at each fire in factories was 3.6, in storehouses, 12.3, and on the piers, 14. Eight of the factory fires and one of the storehouse fires were extinguished by one sprinkler; 14 of the factory fires and 4 of the storehouse and one of the pier fires were extinguished by 5 sprinklers or less, while only 2 of the factory fires and 5 storehouse and 4 pier fires required more than 5 sprinklers for their extinction. In each case the fire was extinguished without calling into service the public fire department.

### Building Managers' Dinner.

New York Building Managers' Association will meet at dinner on April 7, when matters of interest to the organization will be discussed at length. The dinner will be held instead of the regular monthly meeting. A. J. Bleeker, chairman of the dinner committee, said last week that no place has been designated, but that undoubtedly the dinner will be held at one of the downtown restaurants, convenient to those members who reside in the suburban sections. Among those who have been invited to attend are several not at present associated with the organization, but whom it is expected to interest in the work undertaken by the association.

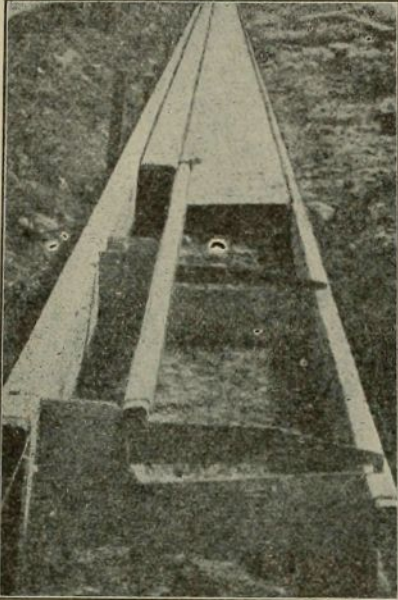


**USEFUL APPLIANCES**

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 Keyless Concrete Form.**

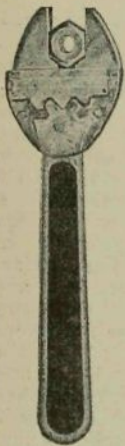
**B**UILDERS doing concrete sidewalk construction work will find in the Hotzel form several novelties that may appeal to them. In the first place, its operation does not involve the use of keys, bolts or wedges, thus insuring uniform width and perfect work. The ease



with which the forms can be set up and taken down is the second large factor in its favor. It may be used for sidewalks, steps, walls, piles, sewers, bridges and foundations. It is manufactured by the Hetzel Steel Form & Iron Works, of Warren, Ohio. The illustration shows the form in service for continuous curb and gutter construction.

**An Automatic Adjusting Wrench.**

**Q**UICK repairs about a building sometimes save large sums of money. For instance, suppose the packing in a radiator valve blows out in an apartment or richly furnished office. Escaping steam and water can take the lining out of an entire maintenance account unless you have some man in the repair department that is as quick with his tools as he is with his head and hands. Now suppose that the man is equal to the emergency, but the tools with which he has been supplied are out of date. Under such conditions damage cost runs up in exact pace with the anger and contempt of the irate tenant.



There is no very definite information at hand whether the man who perfected the automatic nut wrench being introduced by the Cochran Pipe Wrench Manufacturing Company, of Chicago, found the uncontrollable temper of an irate tenant the necessity that proved to be the mother of his invention, but the fact remains that this company has

pulling on the handle it is evident that a very tight grip is obtained on the nut without preliminary adjustment; thus the ordinary thumb screw adjustment of a monkey wrench is eliminated.

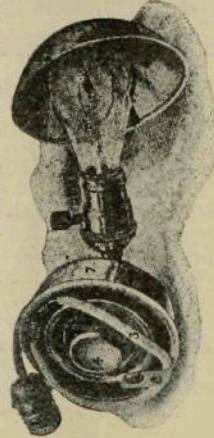
**Electric Lamp Sticks to Glass.**

**H**ISTORIANS say that the cave dwellers lived by the simple rule of daylight and darkness. When night came they went to sleep and were up with the first streak of dawn. They needed and used no light. But when they became civilized they began to reason that Manitou, the Great Spirit of the North American Indians, would not feel offended if they extended their day a little and so the flaming pine knot came into vogue.

Now the great advantage of living in a cave centered in the fact that the living room usefulness was not confined only to the radius from which the light fell from a center chandelier. The soft clay walls permitted the convenience of sticking the pine knot into the wall wherever the light was most needed. Whether or not that was the beginning of American night life which culminated in the Great White Way history does not enlighten us, but the Wallace Novelty Company, of 299 Madison avenue, supplies a hint that at least links the pine knot of five thousand years ago with the white light of the present one thousand nine hundred and fourteen earthly revolutions around the sun in the Christian era, and provides the incandescent bulb that will stay put if stuck on the side of the present day cave dweller's apartment.

Fact is, the base and light may be stuck onto the surface of a glass mirror or window pane and it will stay put in a most uncanny manner. On the under side of this device as shown in the illustration, is a suction cup by means of which it will stay put on any non-porous surface. It cannot be jolted off a reading table, nor off a shelf on a rocking boat or in a swerving automobile. Furthermore it can be carried in a handgrip.

It consists of a bulb, and an adjustable and removable shade that fits any size or style bulb, a hook for hanging, an automatic clamp, a rubber suction cup, a silk cord and the base. When assembled it is twelve inches high and weighs one pound and a half. The shade is perfectly adjustable and can be instantly removed. When in place, the light can be thrown at any angle. The ten feet of silk cord, patent base and socket can be attached to any fixture in home or office, and when not in use the cord winds up in the hollow base of the lamp and thus prevents tangling and kinking.



**Renewable Cartridge Fuses.**

**T**HERE is no necessity in this day of inventive genius for buying a new fuse every time one blows. The Economy Fuse and Manufacturing Company, of Chicago, is putting on the market a renewable cartridge fuse that has virtues that building managers should know about. Its general appearances



a wrench that ought to stop the flow of steam, wrath or water as quickly as human hand and brain can do it.

As shown in the cut, the moveable jaw is attached to a short rack. This engages a few teeth on the swiveled end of the handle. By placing the movable jaw against the near side of the nut and

are shown in the cut, but more particularly it may be described as providing a practical method of reducing the fuse maintenance expense to a ridiculous minimum. Another important feature is that they never vent fire or hold a sustained arc, hence they are said to be absolutely safe. Instead of the usual

heavy expense incidental to the blowing of a fuse, a new fusible link is inserted. These links cost a mere trifle.

**Brick Tables for Architects.**

**A**NOTHER ingenious device for lightening the monotony of the drawing board is being distributed by the Hydraulic Press Brick Co., of St. Louis. The device is in the form of a brick scale and tables for working same all bound in durable green cloth board.

The complete set consists of fifteen scales, general form of which is shown in the accompanying illustration. These scales are arranged according to different brick thicknesses and mortar joints covering practically all ranges. The explanatory book tables, which accompany the scales are designed to aid in eliminating as far as possible the labor, which is incident to the draughtman's preparation for a brick structure.

Too often the designer has been deterred from the use of an otherwise very desirable bond and pattern by the real difficulties that lie in adjusting the brick units to the wall dimensions and has thus lost one of the finest and subtlest artistic effects which legitimately come within the range of his profession. The scales are tables which are the result of matured architectural experience, having been prepared by M. P. McArdle, of St. Louis, with the express purpose of meeting this situation and of rendering what has been heretofore an irksome task—the preparation of working drawings for ornamental bond—a genuine pleasure.

The scales, divided on the basis of 1/4 inches to the foot are packed fifteen in number, eight for vertical and seven for horizontal measurements, and are meant to furnish the architectural draughtsman with a ready and convenient method of determining the number of courses and joints in all brickwork, using one brick and joint as a unit of measurement.

The tables which accompany the scales indicate the necessary dimensions for height and length of any number of brick, including joints, and are calculated so as to provide each scale with its own corresponding table.

The eight vertical scales represent units, of one brick and joint, ranging from 2 1/2 (the scale reproduced) to 3 1/2 inches at 1/8 intervals, thus giving an opportunity to use a suitable scale to fit the height of brick and joint selected. In addition to the scales and its key there is an accompanying booklet done in a highly artistic manner that describes minutely the different classes of brick bond and types of mortar joints.

2 1/2"	248
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CORPORATED 1914  
K. & E. CO.



## CURRENT BUILDING OPERATIONS

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### THE NEW STANDARD OF FIRE RESISTING CONSTRUCTION

What the Country's Leading Experts Have Approved as the Ideal Building Practice for Structures that Are Actually Fireproof.

An Interview With  
IRA H. WOOLSON  
Consulting Engineer, National Board of Fire Underwriters.

LIKE everything else, building construction must have a standard; but, strangely, there never has been in this country what properly could be called an ideal from which a standard specification could be drawn. Attempts have been made to determine by committee investigation, research and test, what would constitute a fireproof building only to find in the end that the word "fireproof" as applied to a building is an absolute term, and such a structure could not be built and be profitable as an investment.

For instance, the tombs beneath the Pyramids are fireproof, the vaults under the Woolworth and similar buildings are fireproof, but you cannot house a business or put a home underground and take from it all light and ventilation. Wherever there is combustible material and a strong draught and sufficient heat you will always find the danger of destruction by fire. So, for that reason, this committee has discarded the term "fireproof," as applied to a standard of building construction, because it is misleading. Instead, it has adopted the term "fire-resistive."

This term gives us a practicable basis upon which to work. We have materials that are fire-resistive, but we have none that under any and all conditions are positively proof against fire. The term fire-resistive is of course elastic, and it will doubtless become the duty of this committee to properly define the term so as to indicate the degree of resistance that would be proper to expect for different types of construction. The committee has taken that which it had at hand, and by assembling the materials under a standard that experience had shown to be sound has evolved a structure that is in the highest practical sense fire-resistive. In fact, the committee defines this "standard building" as one which will not only safeguard the lives of the occupants, but shall be so designed and equipped that the damage resulting from a fire from within or without shall be reduced to a minimum and that it shall be able to sustain a complete burn-out of its contents without serious injury to its structural members, irrespective of its occupancy, location, or efficiency of municipal protection.

These are requirements which the majority of our so-called "fireproof buildings" could not meet.

We have the gold dollar as a standard of currency, the pound as the standard of weight, and so on, but where is our standard of building construction? This committee has sought to supply it.

In arriving at this standard the committee has had data before it representing the best experience in practically every department entering into building construction the world over. The result is that the specifications call for a building 100 per cent. good. It applies in its present form mainly to commercial buildings, but eventually will be modified to cover other classes of struc-

WE present the first of two installments of an interview with Ira H. Woolson, consulting engineer to the National Board of Fire Underwriters and chairman of the National Committee on Fire Resistive Construction in the National Fire Protection Association which last year drafted a standard or ideal for a fire-resistive building intended to be able to resist a fire temperature of 2,000 degrees F. for four consecutive hours. In other words, the purpose of the investigation has been to determine what should or should not go into a building to make it fireproof in the accepted meaning of the word. This committee consists at present of Ira H. Woolson, E. T. Cairns, G. W. Cleveland, J. E. Curtis, Julius Francke, Richard L. Humphrey, Robert Palm, A. C. Patton, G. W. Riddle, W. G. Sanderson, Walter Smedley, A. P. Stradlin, Mason R. Strong, Henry V. Thayer, J. Foster Warner, W. F. Bellinger, P. H. Bovier, Rudolph P. Miller and W. F. Oatman. The specifications have been drawn for the construction of a standard building. At the next annual meeting of the association, which will be held in Chicago in May, this committee plans to make further report upon this subject. It proposes to make further general specifications adapted to buildings for special use, and eventually it hopes to outline the fundamental features of fire-resistive construction that should control the erection of buildings in all the important classes. It is the forerunner of the higher type of commercial building of tomorrow, and as such it has a vital interest for every architect, builder, investor and construction financier. It will be concluded in next week's issue.

tures. The committee's purpose was to define a standard building applicable to any occupancy, leaving as much as possible the details of construction for special occupancy and special use or hazard to be determined by future committees as modifications of this standard.

The committee is of the opinion that a building of this fire-resistive class should be planned, built and equipped with materials that are incombustible, and with all its structural parts, such as walls, columns, floors and roofs, able to resist fire for at least four hours at an average temperature of 2,000° F. without serious structural damage. It must be so constructed that a fire will be confined to the space in which it originates, and the building be protected against exterior fire by approved doors and windows or other approved devices. Ample and safe means of egress must be provided in such a building for all

occupants, and finally the building shall be equipped with such apparatus that a fire can be extinguished in its incipient stage.

#### The Standard Specifications.

This standard building may be constructed to comply with any of the types where all loads are carried on walls; where there are exterior bearing walls and interior bearing columns and where all loads are carried on a protected structural skeleton of steel or reinforced concrete. The allowable floor loads and wind stresses and the quality of all materials used in the construction shall conform to the best engineering practice; all work, whether fireproofing or construction, shall be installed under the constant supervision of a competent and reliable inspector, and no combustible material will be used in the structure, partitions, or finish.

The height of this ideal standard building from grade to roof-line, irrespective of its occupancy, is not to exceed 70 feet, unless the building is fully equipped with automatic sprinklers, in which case the height will not exceed 125 feet; nor will any standard building exceed a height of two and one-half times the width of the widest street upon which it is located.

The area within enclosing or fire-walls will not exceed 7,500 square feet, with no dimension greater than 125 feet for a building without automatic sprinklers; or 20,000 square feet, unrestricted as to linear dimensions, for a building fully equipped with automatic sprinklers.

Stair exit consists of the direct connection of any floor area to an approved stairway built in conformity with the specifications hereafter detailed, either as an enclosed interior staircase, or a smokeproof tower. The horizontal exit as a life saving device is provided as is the connection of any floor area through a fire exit partition, fire wall, or an open-air balcony or vestibule to another floor area in the same or an adjoining building having its own independent stair exits; the other area must be of sufficient size to contain temporarily the joint occupancy of the two areas thus joined, allowing not less than five square feet of unobstructed floor space per person.

#### Exits Required.

Every floor area in this ideal building shall have at least two separate exits, and whenever any floor area exceeds 10,000 square feet at least one additional exit shall be provided. The occupants of every floor above the first will be provided with exits computed on the basis of at least 22 inches of width for every fourteen persons for stair exits, or 22 inches in width for every fifty persons for horizontal exits. At least one of the exits provided for every such floor area will be a stair exit. No reduction in width of exit stairway or passageway required by these rules will be permitted at any subsequent point in the direction of exit travel.

Exits shall be remote from each other, and no point of any floor area shall be more than 100 feet distant from an exit. Whenever any building is more than four stories high, and has an occupancy greater than twenty-five people above the fourth floor, then each floor area shall be connected either directly to a smokeproof tower, or indirectly through a horizontal exit to such smokeproof tower.

In the matter of foundation walls, they shall be built of hard burned brick laid in cement mortar, or of concrete, and shall have a thickness 4 inches greater than the wall next above. Exterior walls shall be impervious to water, or be adequately waterproofed. Retaining walls, if built of stone, must be plastered on the exposed side with  $\frac{3}{4}$  inch of cement mortar and all exterior, interior, party and fire walls will be built of hard burned brick, laid with flush joints of cement mortar, or of reinforced concrete. Veneered walls are not permitted. All party or lot line walls shall extend 3 feet above the roof as a parapet, shall be the full minimum thickness, and shall be properly coped.

Fire walls shall be continuous from foundation to 3 feet above roof level and be coped; except that interior walls need not extend above roof. No exterior wall shall be less than 12 inches thick; no party wall or fire wall shall be less than 16 inches thick, and no ducts, chases, or flues shall be permitted within the minimum required thickness of a wall.

The maximum percentage of openings allowed in any exterior wall shall not exceed 40 per cent. of its superficial area per story. If a bearing wall is punctured 40 per cent. of its superficial area, the wall will not be less than the following thicknesses: The top story, 12 inches, next three stories below, 16 inches; following two stories, 20 inches.

There shall be not less than 5 feet of wall between openings in a vertical line, and the minimum distance between adjacent wall openings shall be 20 inches. Exterior window openings will not exceed 45 square feet in area, and no single dimension shall exceed 9 feet. No window opening shall be less than one foot from the ceiling surface. Openings in fire walls shall not exceed 80 square feet in area. No fire wall shall have more than three openings in any story, and the distance between adjacent openings shall be not less than 9 feet.

All walls must be securely anchored and bonded at points where they meet. When supported by skeleton structural framework they must be properly anchored and bonded.

(To be concluded.)

### \$1,000,000 Hospital on Lower East Side.

The Beth Israel Hospital Association of 70 Jefferson street, Joseph H. Cohen, 1 East 33d street, president, will soon make definite announcement for a fourteen-story hospital somewhere on the lower east side of the city, to cost in the neighborhood of \$1,000,000. The project has been under consideration for about two years.

### Mann Brothers To Build Factory.

Mann Brothers, manufacturers of refrigerators, 250 South street, Manhattan, are perfecting arrangements for the establishment of a new factory building near the Atlantic station at Tottenville, Staten Island. The cost will approximate \$150,000. No architect has yet been commissioned.

### Activity at East Orange, New Jersey.

John H. Dunn & Sons, of 786 Broad street, Newark, New Jersey, are about to start the erection of sixty two-family residences on the Norwood Manor Tract, Norwood street, Norwood place and Clinton street, East Orange, costing around \$5,000 each. Plans are being designed by Dunn Brothers, Firemen's Building, Newark.

### Brooklyn To Have New Hospital.

The Women's Dispensary, 827 Sterling place, Brooklyn, Miss A. K. Mirrielees, 147 Hancock street, Brooklyn, in charge, contemplates the erection of a new hospital, the site for which has not yet been selected. The campaign for the raising of funds has been started, and it is probable that nothing definite will be decided for several months. The selection of an architect has not been made.

### NO ARCHITECTS SELECTED.

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

MANHATTAN.—Beth Israel Hospital, 70 Jefferson st, Joseph H. Cohen, 1 East 33d st, contemplates the erection of a 14-sty brick and stone hospital on the lower East Side. No architect selected. Cost, about \$1,000,000.

BROOKLYN.—The Rosehorn Realty Co., A. Hornik, president, 1776 Nostrand av, contemplates the erection of a moving picture theatre and residence at the southeast corner of Blake av and Cleveland st. It is understood no architect has been selected.

BROOKLYN.—The Women's Dispensary, 827 Sterling pl, Miss A. K. Mirrielees, 147 Hancock st, contemplates the erection of a hospital, for which funds are being raised. No architect selected.

ALBANY, N. Y.—The Third Reformed Church, Rev. B. J. Hotaling, in charge, 122 Morton av, Albany, contemplates the erection of a brick and stone church on Morton av at a cost of \$40,000. No architect selected.

GRANVILLE, N. Y.—The Granville Methodist Church, Rev. M. G. Coke, pastor, contemplates the erection of a church here. No architect selected.

MOUNTAIN LAKES, N. J.—The Board of Education of Hanover Township, F. E. Tilton, Morris Plains, N. J., district clerk, is receiving competitive sketches for three fieldstone or stucco schools, to be erected at Mountain Lakes, Hanover, N. J., and Whippany, N. J., to cost about \$34,000.

NEW ROCHELLE, N. Y.—Thanhouser Film Corporation, Warren st, corner of Grove st, New Rochelle, contemplates the erection of a steel and concrete studio office in Main st. No architect selected.

YONKERS, N. Y.—Valentine Ott, 255 Riverdale av, Yonkers, contemplates the erection of a 2½-sty frame residence on the Lawrence Tract to cost about \$7,000. No architect selected.

WELLSVILLE, N. Y.—The National Aluminum Works, John E. Potter, president, contemplates the erection of a concrete and steel aluminum plant here. No architect selected. Cost, about \$25,000.

SCARSDALE, N. Y.—John Glendinning, care of Glendinning & Martin, 150 Broadway, contemplates the erection of four 2½-sty frame residences on School lane, to cost about \$8,000 each. No architect selected.

TARRYTOWN, N. Y.—The Young Men's Lyceum, Frank Briggs, president, contemplates the erection of a library at the northwest corner of Broadway and Central av. No architect selected.

OLEAN, N. Y.—The Baptist Association, South st, J. G. Duke, 160 Union st, contemplates alterations to the 2-sty church in South st. No architect selected.

HASBROUCK HEIGHTS, N. J.—The Borough of Hasbrouck Heights, C. P. Hoffman, president, contemplates the erection of a new building or making additions to the present school, to cost \$40,000. No architect selected.

MANHATTAN.—The Friedman Construction Co., 171 Broadway, Henry Friedman, Pres., contemplates the erection of three 6-sty apartment houses in the north side of 161st st, between Fort Washington av and Riverside drive. No architect selected.

ADDISON, N. Y.—The Young Men's Christian Association, M. Thornton, secretary, contemplates the erection of an addition to the Y. M. C. A. building here. No architect selected.

LACONA, N. Y.—Fred Austin, this place, contemplates the erection of a garage here. No architect selected.

### PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS. BRONX.—Oscar Lowinson, 5 West 31st st, architect, is taking bids for alterations and additions to the 5-sty tenement, southwest corner of Bathgate av and 172d st, for J. Levine, 140 East 92d st, owner. Cost, about \$10,000.

BROOKLYN.—L. & S. Improvement Corporation, Lee C. Schwartz, president, 150 Chester st, is taking bids on subs for three 4-sty tenements, 41x89 ft., in the north side of Sterling pl, 100 ft. east of Ralph av, from plans by Cohn Bros., 361 Stone av. Cost, about \$66,000.

MANHATTAN.—Bruno W. Berger & Son, 121 Bible House, architects, are ready for bids for alterations to the 5-sty tenement, 42x33 ft., 31 Charles st, for Isaac Greenwald, 144 Cray av, Mount Vernon, owner. Cost, about \$10,000.

MANHATTAN.—The Libman Contracting Co., 130 West 46th st, is figuring the contract for alterations at the southeast corner of Madison av and 33d st for store and apartment purposes. Starrett & Van Vleck, Everett Building, architects.

SOUTH 2D ST.—Cohn Bros., 361 Stone av, have completed plans for a 6-sty tenement, 50x98 ft., in the south side of South 2d st, 50 ft.

east of Hooper st, for the Armor Construction Co., Louis Levine, president, 135 Henry st, Cost, about \$35,000.

BROOKLYN.—Hyman Cohn, 109 Bristol st, owner, is taking bids on subs for a 4-sty tenement, 60x88 ft., on the east side of Howard av, 62 ft. north of Prospect pl, from plans by Benj. Cohn, 361 Stone av. Cost, about \$25,000.

TROY AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 50x88 ft., on the east side of Troy av, 102 ft. south of St. Marks av, for Mass E. Berg, Inc., 1675 Lincoln pl, owner and builder. Cost, about \$22,000.

NEWARK, N. J.—Jordan Green, 27 Clinton st, Newark, architect, is taking bids from invited bidders on general and separate contracts for a 4-sty brick and limestone apartment, 50x100 ft., at the northwest corner of Pennsylvania av and Astor st for N. B. Scudder, care of architect, owner. Cost, about \$40,000.

MANHATTAN.—Figures are being received until March 24 for alterations to the 12-sty apartment 350 West 86th st for William R. Hearst, on premises. Chas. E. Birge, 29 West 34th st, architect. Cost, about \$30,000.

ARLINGTON, N. J.—William J. Fitzsimmons, architect, Ordway Building, Newark, and E. A. Bross, 1027 Springfield av, Irvington, N. J., owners, are taking bids for a 4-sty brick apartment, 48x34 ft., on the west side of Kearny av, 150 ft. north of Quincy av. Cost, about \$15,000.

### CHURCHES.

NEW ROCHELLE, N. Y.—Louis R. Metcalfe and Henry F. Ballantyne, 2 West 4th st, N. Y. C., architects, are taking bids for a 2-sty brick and terra cotta church, 30x60 ft., for the Italian Evangelical Presbyterian Church, 139 Union av, New Rochelle.

### DWELLINGS.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, architect, is taking bids for two 2½-sty residences, 24x33 ft., in Elm st for Joseph Greaseo, 17th st, Flushing, owner. Cost, about \$6,000 each.

7TH ST.—Benj. F. Hudson, 319 9th st, has completed plans for three 2½-sty frame residences, 20x37 ft., in the west side of East 7th st, 100 ft. south of Ditmars av, for Alexander G. Calder, Jr., 315 Ocean Parkway, owner and builder. Cost, about \$12,000.

MAPLEWOOD, N. J.—William J. Fitzsimmons, superintendent, Ordway Building, Newark, is taking bids for a 2½-sty frame residence, 30x26 ft., on Park av, near Springfield av, for George B. Lawrence, Prudential Insurance Co., 21 Osborne Terrace, Newark, owner. Cost, about \$5,000.

RIDGEWOOD, N. J.—H. A. DeBonyng, 97 Prospect st, owner, is taking bids to close April 15 for a residence from plans by Franklin D. Pagan, 57 Lawton st, New Rochelle, N. Y., architect. Cost, about \$20,000.

MOUNT VERNON, N. Y.—Gross & Kleinberger, Bible House, architects, are taking bids on general contract for a 2½-sty frame and stucco residence, 34x28 ft., at Chester Hill Park for H. B. Davis, Stuyvesant Plaza. Cost, about \$9,000.

MANHATTAN.—C. P. H. Gilbert, 1123 Broadway, architect, is taking bids for alterations to the 5-sty brick and stone residence, 54x175 ft., at 881 5th av for Adolph Lewisohn, 9 West 57th st.

LESTER HILL, N. Y.—Frank L. Clew, 4387 Carpenter st, N. Y. C., is preparing plans for a 2-sty frame residence at Lester Hill, White Plains, for Clarence W. Eisner, 3046 Heath av, owner and builder.

MOUNT VERNON, N. Y.—Plans have been prepared privately for a 2½-sty frame residence, 25x36 ft., at 9 and 11 Telcumseh av for R. Barbaresi, 333 Langdon av, owner and builder. Cost, about \$7,000.

MOUNT VERNON, N. Y.—Vincent S. Celona, 18 South High st, owner, is taking bids for a 2-sty brick residence, 39x22 ft., in the north side of Elliott st, 219 west of Columbus av, from plans by Henry Nordheim, 1087 Tremont av, N. Y. C., architect. Cost, about \$5,000.

MONTCLAIR, N. J.—Vincenzo Cardelicchio, 46 Monroe pl, owner, is taking bids for a 3-sty brick flat at Maple av and Monroe pl from plans by O. C. Gonnelli, 800 Broad st, Newark. Cost, about \$10,000.

NEW ROCHELLE, N. Y.—Lawrence L. Barnard, 46-48 Lawton st, architect, is taking bids on general contract for a 2½-sty brick residence at Beachmont for John W. R. Crawford, 26 Broadway, N. Y. C. Cost, about \$30,000.

BRONXVILLE, N. Y.—D. O. Pierce, 665 5th av, N. Y. C., owner, is taking bids on general contract for a 2½-sty brick residence, 48x36 ft., at Lawrence Park, from private plans, to cost \$14,000.

MOUNT VERNON, N. Y.—Ludwig & Lindenmeyer, 37 East 28th st, N. Y. C., have completed plans for a fireproof tile residence, with Spanish tile roof, 43x49 ft., on Winfield av for A. P. O'Brien, 37 Clinton pl, Mount Vernon. Cost, about \$15,000. Bids are wanted on the general contract.

BROOKLYN.—Paul J. Gallagher, 210 Corbin pl, owner and builder, is taking bids on subs for a 2-sty brick residence, 24x40 ft., in the east side of Coleridge st, 160 ft. south of Hampton av, to cost about \$11,000.

ST. GEORGE, S. I.—Harry W. Pelcher, National Bank Building, Port Richmond, architect, is taking bids for a 3-sty brick store and residence, 38x45 ft., on Richmond Terrace, for Ida Gerst, 1707 Richmond Terrace, New Brighton, owner. Cost, about \$10,000.

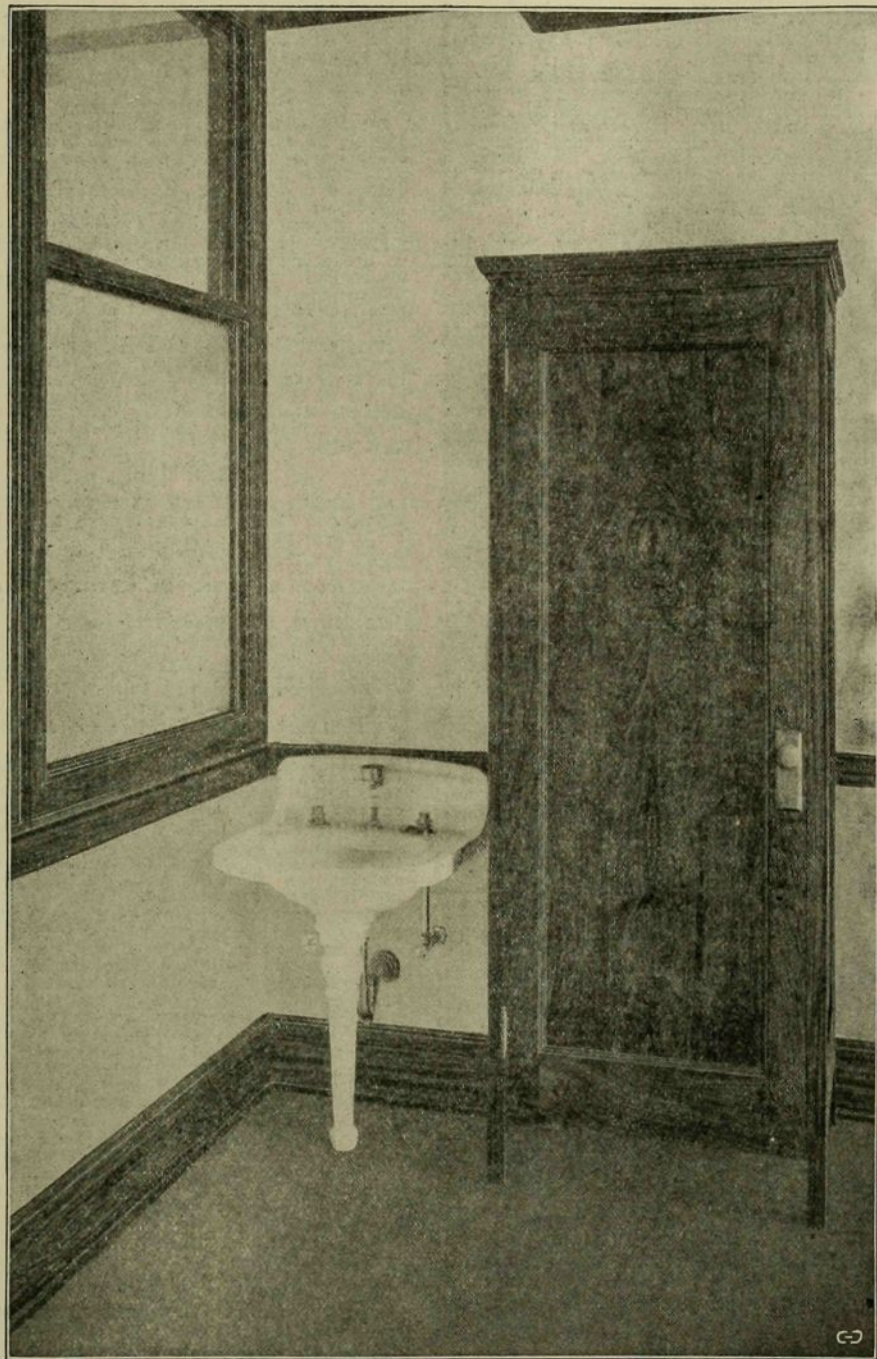
### FACTORIES AND WAREHOUSES.

ATLANTIC AV.—John G. Brown, Witherpoon Building, Phila., Pa., is preparing plans for a 1-sty brick factory, 115x100 ft., to be erected at the corner of Atlantic av and Logan st, for Kampfe Bros., owners. Cost, about \$20,000. Bids will be taken at once.

MANHATTAN.—Frederick P. Platt, 1123 Broadway, architect, is taking bids on revised plans for alterations to the 5-sty brick warehouse, 50x99 ft., 83-85 White st for the U. T.

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*Plans Figuring (Continued).*

Hungerford Brass & Copper Co., Uri T. Hungerford, president, 497 Pearl st. Cost, about \$15,000.

UTICA, N. Y.—Plans are being figured for the 2-sty brick bottling plant, 4x103 ft., on 3d av, for the Eagle Brewing Co., Wm. Welch, president. Peuckert & Wunder, 310 Chestnut st., Philadelphia, Pa., architects and engineers. Cost, about \$30,000.

MANHATTAN.—Louis E. Dell, 1133 Broadway, architect, is taking bids for a 2-sty brick storage building, 66x101 ft., in East 93d st, 90 ft. east of 3d av, for George Ehret, on premises.

**HALLS AND CLUBS.**

MANHATTAN.—Hoppin & Koen, 244 5th av, architects, are taking bids for remodeling the kitchen and other interior changes to the club house southeast corner of Madison av and 26th st for the Manhattan Club, on premises, Victor J. Dowling, president.

**HOSPITALS AND ASYLUMS.**

MANHATTAN.—Eugene Schoen, 25 West 42d st, architect, is taking bids on general contract to close March 30 for alterations to the 5-sty brick and terra cotta asylum and synagogue 274x280 2d st for the Austrian Hungarian Free Hebrew Burial Orphan Asylum Society, 17 Clinton st, Gus E. Hartman, president, 274 2d st. Cost, about \$100,000.

**MUNICIPAL.**

BROOKLYN.—The City of New York, Department of Water Supply, Gas & Electricity, 13-21 Park Row, is taking bids to close March 23 at 2 P. M. for a wagon shed and storage and office and storage building at the southwest corner of Butler and Nevins sts from plans by I. M. DeVarona, 21 Park Row, N. Y. C. Total cost, \$40,000.

**SCHOOLS AND COLLEGES.**

MANHATTAN.—Plans are being figured for the 5-sty school at 123-127 East 85th st for the Yorkville Talmud Torah School, 121 East 85th st, Harry Fischel, World Building, chairman building committee. Benj. W. Levitan, 30 West 31st st, architect. Cost, about \$100,000.

PERTH AMBOY, N. J.—The Board of Education of Perth Amboy, John K. Sheehy, president, is taking bids for an addition to P. S. 4 in Smith st, near Davidson av, from plans by Dayton & Smith, 102 Market st. Cost, about \$50,000.

**THEATRES.**

BROOKLYN.—The Libman Contracting Co., 130 West 46th st, N. Y. C., is figuring the general contract for a theatre at Bedford av and Prospect pl from plans by C. Volz, 2 West 45th st, Manhattan, architect, and desires bids on all subs prior to March 24.

BROOKLYN.—Wilfred Mulveny, owner, care of Koch & Wagner, architects, 26 Court st, is taking bids on general contract for alterations to the moving picture theatre southeast corner of Bridge and Concord sts.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

APARTMENTS, FLATS AND TENEMENTS.  
179TH ST.—C. B. Meyers, 1 Union Sq West, is preparing plans for a 6-sty apartment, southeast corner of 179th st and Fort Washington av, for the H. M. Construction Co., Samuel Minskoff, president, 927 East 163d st, owner and builder.

WEST END AV.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty apartment, southeast corner of West end av and 78th st for the 78th St. & West End Av. Realty Co., Inc., 56 West 45th st. Cost, about \$300,000.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty apartment, northeast corner of Sherman av and 207th st, for the 207th St. Realty Corp., 154 Nassau st. Cost, about \$115,000.

1ST AV.—Cohen & Felson, 329 4th av, have completed plans for alterations to the 4-sty tenement 147 1st av for Elias Jacobs Estate, 30 East 42d st. Cost, about \$10,000.

DIVISION ST.—Max Muller, 115 Nassau st, has completed plans for alterations to the 6-sty tenement, 62 Bayard st, for Eliza Pease, 61 West 74th st. Cost, about \$6,000.

RIVINGTON ST.—Chas. J. Reinschmidt, 147 4th av, has completed plans for alterations to the 5-sty tenement, 161 Rivington st, for Chas. & F. Falkenberg, 23 East 124th st. Cost, about \$5,000.

175TH ST.—George F. Pelham, 30 East 42d st, has about completed plans for three 6-sty apartment houses, 50x112 ft., each, in the north side of 175th st, 100 ft. west of Audubon av, for the Mosse Goodman Corporation, 117 West 119th st, owner and builder. Cost, about \$90,000 each.

RIVERSIDE DRIVE.—Samuel Katz, 1 Madison av, has completed plans for a 6-sty high class elevator apartment house at 838-844 Riverside Drive, to cost \$200,000. The Podwil Realty Co. is owner and builder.

**HALLS AND CLUBS.**

39TH ST.—Beverly S. King, 103 Park av, architect, is revising plans for the 6-sty addition to the Engineers' Club at 23 West 39th st, for the Engineers' Club, 32 West 40th st, owner. Henry G. Morse, 101 Park av, is consulting architect. Cost, about \$100,000.

**SCHOOLS AND COLLEGES.**

STUYVESANT ST.—Joseph L. Stelman and Rouse & Goldstone, 38 West 32d st, are preparing plans for a 6-sty addition to the school at the intersection of Stuyvesant and 9th sts for the Hebrew Technical School, 34 Stuyvesant st, and will take bids on general contract from a selected list of contractors, about April 15.

**STORES, OFFICES AND LOFTS.**

GROVE ST.—Chris. F. Bozeman, care of Lord, Hewlett & Tallant, 345 5th av, has completed plans for alterations to the 6-sty store and loft building, 50x81 ft., at 52-54 Grove st, for George W. Cowen et al, on premises, owner. Cost, about \$14,000.

**THEATRES.**

BROADWAY.—The Hoffman Co., room 501, Empire Building, 13th and Walnut sts, Philadelphia, Pa., is preparing plans for alterations to the Broadway Theatre, 92x157 ft., at 1443 Broadway, for the Finance Co., of Penn., George H. Earle, president. Cost, about \$75,000.

**Bronx.**

APARTMENTS, FLATS AND TENEMENTS.  
184TH ST.—Koppe & Moore, 830 Westchester av, are preparing sketches for 5-sty apartment house to be erected at the northwest corner of 184th st and Park av, for the Winnie Realty & Construction Co., Maurice Muller, 939 Intervale av, owner.

TINTON AV.—Excavating is under way for two 5-sty tenements, 42x100 ft., southwest corner of Tinton av and 149th st for the Tinton Building Corporation, Frank Biegisch, president, 391 East 149th st, Harry T. Howell, 149th st and 3d av, architect. Owner handles general contract. John Piecis, 704 Eagle av, mason contractor. Cost, about \$110,000.

**SCHOOLS AND COLLEGES.**

BRONX.—The Board of Education opened bids March 16 for completing and finishing the abandoned contract of J. J. Foley Plumbing and Heating Co., for item 2, Plumbing and drainage of P. S. 52. Christopher Nally was low bidder at \$10,734.

**STORES, OFFICES AND LOFTS.**

3D AV.—Buchman & Fox, Madison av and 42d st, are preparing plans for a 5-sty brick furniture store, 55x99 ft., at 2929 3d av for J. Clarence Davies, 3d av and 149th st, and will take bids on general contract about April 1.

**THEATRES.**

155TH ST.—Paul B. La Velle, 507 5th av, has completed tentative plans for the completion of the 2-sty brick theatre, 80x175 ft., northwest corner of 155th st and Westchester av, for the Harthill Realty & Mortgage Co., Inc., Joseph Herzberg, president, 25 West 42d st, owner. Cost, about \$50,000.

**Brooklyn.**

APARTMENTS, FLATS AND TENEMENTS.  
TROY AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 50x68 ft., on the east side of Troy av, 102 ft. south of St. Marks av, for Nass E. Berg, Inc., 1675 Lincoln pl, owner and builder. Cost, about \$22,000.

LIBERTY AV.—Chas. Infanger & Son, 2634 Atlantic av, are preparing plans for a 4-sty tenement, 43x90 ft., at the northwest corner of Liberty av and Lowell st, for Morris Halperin, 76 Broadway, owner and builder. Cost, about \$28,000.

WILLIAMS AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for two 4-sty tenements, 50x88 ft., on the east side of Williams av, 200 ft. south of Dumont av, for Wallan & Hoffman, Inc., 653 Georgia av, owners and builders. Cost, about \$50,000 each.

CONEY ISLAND.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty tenement, 45x85 ft., for Klein & Getzoff, 78 Junius st, owners and builders. Cost, about \$25,000. The location is for the present withheld.

VERMONT AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 25x89 ft., in the west side of Vermont av, 150 ft. south of Pitkin av, for Benj. Hoffman, 454 Hinsdale st, owner and builder. Cost, about \$15,000.

EASTERN PARKWAY.—Cohn Bros., 361 Stone av, are preparing plans for four 4-sty apartment houses, 50x91 ft., on the south side of Eastern Parkway, 189 ft. west of Nostrand av, for the Solomon Kraus Realty Co., M. Solomon, president, 2002 Douglass st, owner and builder. Cost, about \$140,000.

8TH ST.—Demolishing is under way for a 6-sty brick apartment, 64x77 ft., at 176-180 South 8th st for the Keap Construction Co., F. Peloyger, president, 150 Hart st, Shampam & Shampam, 772 Broadway, architects. Cost, about \$45,000.

BROOKLYN.—P. Tillon & Son, 387 Fulton st, are preparing plans for an 8-sty apartment, 48x 78 ft., to cost about \$75,000. Exact locations and owner's name is for the present withheld.

8TH ST.—Laspia & Salvati, 525 Grand st, are preparing plans for two 4-sty brick tenements, 34x79 ft., in the south side of 8th st, 327 ft. east of 3d av, for the B. T. Construction Co., 340 St. Marks av, owner and builder. Cost, about \$50,000.

**BANKS.**

NEW UTRECHT AV.—Slee & Bryson, 154 Montague st, are preparing plans for a 2-sty bank building to be erected at New Utrecht and 12th avs for the Broadway Trust Co., 839 Flatbush av, owner. Cost, about \$20,000.

**DWELLINGS.**

10TH ST.—Benjamin Driesler, 153 Remsen st, has completed plans for a 2½-sty frame residence, 26x50 ft., in the west side of East 10th st, 190 ft. north of Av I, for Albert B. Dietrich, 1410 Av J, owner and builder. Cost, about \$5,500.

STOCKHOLM ST.—Carl L. Otto, 130 Fulton st, N. Y. C., is preparing plans for a 3-sty brick and stone nurses' home in Stockholm st, north of St. Nicholas av, for the German Hospital of Brooklyn, on premises, owner. Cost, about \$50,000.

**FACTORIES AND WAREHOUSES.**

ATLANTIC AV.—Arthur Koch, 26 Court st, is preparing preliminary plans for a 2-sty brick and concrete artificial ice plant, 180x100 ft., on the south side of Atlantic av, between Grand and Classon avs, through to Pacific st, for the Central Hygienic Artificial Ice Co., Joseph Cook, president, 543 Madison st. Cost, about \$150,000. Bids on general contract will be taken about April 4.

**HOTELS.**

SURF AV.—John P. Boyland, 402 Fordham rd, N. Y. C., has completed revised plans for a frame hotel on the south side of Surf av, 159 ft. east of West 38th st, for Shapiro & Lowenthal, 245 West 130th st, N. Y. C., owners. The Siegel Contracting Co., 187 East 93d st, N. Y. C., general contractor. Cost, about \$20,000.

STORES, OFFICES AND LOFTS.

**METROPOLITAN AV.**—Shampan & Shampan, 772 Broadway, have prepared plans for a 5-sty loft building on the south side of Metropolitan av, 16.2 ft. north of Bedford av, for Henry W. Tholen, owner.

**Queens.**

CHURCHES.

**FOREST HILLS, L. I.**—G. Atterbury, 20 West 43d st, N. Y. C., is preparing plans for a stone church, 40x80 ft., for the Union Congregation Church, care of the Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Cost, about \$20,000.

DWELLINGS.

**CEDARHURST, L. I.**—Koch & Wagner, 26 Court st, Brooklyn, are preparing plans for a 2½-sty frame and stucco residence, 26x35 ft., at the southeast corner of Oakland av and Park pl, for L. A. De Waters, Inwood, L. I., owner. Cost, about \$8,000.

**BELLE HARBOR, L. I.**—B. F. Hudson, 319 9th st, Brooklyn, has completed plans for a 2½-sty frame and stucco residence, 24x40 ft., on the east side of Essex av, 192 ft. south of Washington av and east side of Southampton av, 77 ft. south of Washington av, for Chas. Schurmeister, Jr., 310 Ocean Parkway, Brooklyn, owner and builder. Cost, about \$11,000.

**EDGEMERE, L. I.**—John Jorgensen, Arverne, L. I., contemplates the erection of a 2-sty hollow tile and stucco residence on the east side of Harriman av, from private plans.

FACTORIES AND WAREHOUSES.

**L. I. CITY.**—Ballinger & Perrot, 1328 Broadway, have been commissioned to prepare plans for a 2-sty building, 75x180 ft., of slow burning construction, for the American Barlock Co., on Borden av, near Heyward st. The architects will call for bids on the general contract in about three weeks. The walls will be of brick with heavy timber interior.

**Nassau.**

DWELLINGS.

**GLEN HEAD, L. I.**—Benjamin W. Levitan, 20 West 31st st, N. Y. C., has completed plans for a 2½-sty residence and garage for Rutan, McAdam & Cooper, 29 West 34th st, N. Y. C. Rutan, McAdam & Cooper, 29 West 34th st, N. Y. C., general contractors. Cost, about \$35,000.

**ROCKVILLE CENTRE, L. I.**—J. J. Vreeland, 3 West Burnside av, N. Y. C., has completed plans for a 2-sty frame residence, 25x35 ft., for Annie Glasor, corner Mapes av and 178th st, N. Y. C. Cost, about \$3,500.

**GREAT NECK, L. I.**—E. G. Dietrich, 118 East 28th st, N. Y. C., is revising plans for a 2½-sty brick and stucco residence, 31x36 ft., for A. G. Relyea, this place, owner.

STORES, OFFICES AND LOFTS.

**FREEPORT, L. I.**—T. P. C. Forbes, Jr., this place, is receiving competitive sketches for fire repairs to his office building, to cost about \$7,000.

**Westchester.**

DWELLINGS.

**SCARSDALE, N. Y.**—Clark, MacMullen & Riley, 101 Park av, N. Y. C., heating and lighting engineers, are preparing plans for a 2½-sty frame and stucco residence, 42x70 ft., for Paul Mausolf, White Plains. Lord & Hewlett, 345 5th av, N. Y. C., architects.

**RYE LAKE, N. Y.**—Chas. E. Brugler, 23 Stone st, Portchester, contemplates the erection of a 2½-sty hollow tile and stucco residence here, to cost about \$14,000. Plans will be prepared privately.

**WHITE PLAINS, N. Y.**—Foundations have been completed for the 2½-sty frame residence, 23x38 ft., at Battle Hill Park for J. T. Balletto, 1 Grove st, owner. C. M. Bates, 2 Ridge st, general contractor. Cost, about \$6,000.

**LARCHMONT, N. Y.**—Hanson Z. Wilson, 198 Schermerhorn st, Brooklyn, N. Y., contemplates the erection of a residence at Larchmont Gardens.

**BRIARCLIFF MANOR, N. Y.**—B. G. Goodhue, of Cram, Goodhue & Ferguson, architects, has purchased thirty-three acres near the estate of W. W. Fuller and V. E. Macy. He will erect a fine residence on the property.

**CONTRACTS AWARDED.**

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

APARTMENTS, FLATS AND TENEMENTS.

**9TH ST (Sub.)**—The Marcus Contracting Co., Inc., 310 Front st, N. Y. C., has received the contract for demolishing and excavating the plot, 50x100 ft., at 130-132 South 9th st, Brooklyn, for an apartment, from plans by Shampan & Shampan, 772 Broadway, Brooklyn. M. Josephohn, 124 Houston st, N. Y. C., owner.

**3D ST (Sub.)**—The Marcus Contracting Co., Inc., 310 Front st, N. Y. C., has received the contracts for demolishing and excavating the plot, 50x100 ft., at 158-160 South 3d st, Brooklyn, for a 6-sty apartment for Aaron Siegel, Chas. M. Straub, 147 4th av, N. Y. C., architect.

**QUARRY RD.**—James C. Hoe's Sons, Inc., 52 Gansevoort st, have received the general contract to erect a 5-sty tenement, 29x64 ft., on the east side of Quarry rd, 89 ft. south of 182d st, for Karl and Rose Schaub, 2164 Quarry rd, owners, Moore & Landsiedel, 148th st and 3d av, architects. Cost, about \$20,000.

**CONCOURSE.**—Jos. Rowan Inc., 3114 3d av, has received the contract for plumbing in the 6-sty apartment, 100x80 ft., northeast corner of Concourse and Bush st for the K. & R. Construction Co., Max J. Klein and Ignatz Roth, 35 Nassau st, owners. The Tremont Architectural Co., 401 East Tremont av, architect. Cost about \$50,000.

**1ST AV.**—The Lustbader Construction Co., 163 East 82d st, has received the general contract to alter the 5-sty tenement, 22x70 ft., at 16 1st av for John Melchner, 9 1st av, owner. Bruno

W. Berger & Son, 121 Bible House, architects. Cost, about \$3,000.

**NEWARK, N. J. (sub.)**—William Crooks, 299 Sussex av, has received the mason work, and Abe Karosik, 127 Barclay st, the carpentry for two 3-sty frame and stucco flats, 26x70 ft., at 59-61 Lincoln av, for Louis Goldfarb, 800 Broad st, owner and builder. Cost, about \$9,000 each.

DWELLINGS.

**CONCOURSE.**—John McKeefrey, 1416 Broadway, has received the general contract to erect the 3-sty brick residence on the west side of Concourse, 423 ft. north of Bedford Park Boulevard, for the R. C. Church of Philip of Neri, Rev. Daniel Burke, 3025 Concourse, pastor. George H. Streeton, architect, 31 East 27th st. Cost, about \$15,000.

**MOUNT VERNON, N. Y.**—Andrew Carlson, Gorden av, has received the general contract for a 2½-sty frame and stucco residence on South 5th av, near 4th st, for D. Rubin, 132 South 4th av, owner. S. A. Guttenberg, P. O. Building, Mt. Vernon, architect. Cost, about \$7,500.

**LONG BEACH, L. I.**—J. C. Lyons, 30 East 42d st, N. Y. C., has received the general contract to erect a 2½-sty residence and private garage, of terra cotta blocks and stucco construction, for E. B. Levy, 27 West 42d st, N. Y. C., owner. Sommerfeld & Steckler, 31 Union sq West, architects. Cost, about \$14,000.

**HACKENSACK, N. J.**—Devoe & McCann, 1st st and Clay av, Hackensack, have received the general contract to erect a 2½-sty tile and stucco residence at State and Clay sts for Dr. E. P. Essortier, 173 Main st, owner. F. Eurich, Jr., 98 Sip av, Jersey City, architect. Cost, about \$10,000.

**MAYWOOD, N. J.**—Henry Elm, this place, has received the general contract to erect a 2½-sty frame residence on Thoma av for Emma S. Giegler, 4035 Park av, N. Y. C., owner. Cost, about \$4,000.

**SPENCER PL.**—E. Gariefy, 15 Spencer st, has received the general contract for alterations to the residence southeast corner of Spencer pl and Hancock st, Bklyn, for A. J. Killock, 383 Jay st, owner. Slee & Bryson, 154 Montague sq, architects. Cost, about \$7,000.

**BABYLON, L. I.**—E. W. Howell, George st, has received the general contract to erect a 2½-sty frame residence at The Crescent for George Walbridge, this place, owner. Chas. Peck, 5 East 42d st, N. Y. C., is architect. Cost, about \$7,000.

FACTORIES AND WAREHOUSES.

**WYTHE AV.**—Dawson & Archer, 15 East 40th st, N. Y. C., have received the general contract to erect an 8-16-20-sty brick and stone factory and warehouse, 100x200 ft., at the southwest corner of Wythe av and South 1st st, for the Fulton Bag & Cotton Mills, Atlanta, Ga., owner. Rouse & Goldstone, 40 West 32d st, N. Y. C., architects. C. Matlock, 30 East 42d st, N. Y. C., steam engineer.

**SOMERVILLE, N. J.**—James J. O'Leary Co., 500 Bloomfield av, Passaic, N. J., has received the general contract for a 1-sty brick lace mill.

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## Contracts Awarded (Continued).

The Redfern Lace Works, Doughty av, owners. Chas. Brendon, 500 5th av, N. Y. C., architect. Cost, about \$25,000.

150TH ST.—The Turner Construction Co., 11 Broadway, has received the contract to erect three buildings for the Rock Plaster Mfg. Co. at the foot of 150th st and East River, consisting of a 4-sty mill, 80x122 ft., 1-sty storage, 27 x50 ft., and a 1-sty engine and storage building, 80x52 ft., all to be reinforced concrete throughout.

## HALLS AND CLUBS.

44TH ST.—Marc Eldlitz & Son, 30 East 42d st, have received the general contract to alter and make extensions to the 6-sty brick clubhouse, 75x200 ft., at 27-31 West 44th st, for the Harvard Club, Peter B. Olney, president, McKim, Mead & White, 101 Park av, architects. Gunvald Aus, 101 Park av, steel engineer. Cost, about \$180,000.

## HOSPITALS AND ASYLUMS.

MAMARONECK, N. Y.—Chas. Ward Hall, 140 Nassau st, N. Y. C., has received the general contract to erect the 2-sty brick and limestone Palmer Memorial Hospital on Boston Post rd, near Orienta rd, for the Palmer Hospital Asso-

ciation, William S. Johnson, president. William H. Beers, 235 5th av, N. Y. C., is architect. Cost, about \$40,000.

## PUBLIC BUILDINGS.

SANDY HOOK, N. J.—De Riso Bros., 217 3d st, Union Hill, N. J., have received the general contract to erect a 2-sty brick and terra cotta observatory for the U. S. Government, Department of Agriculture, B. T. Galloway, acting secretary. F. Upham, Woodward Building, Washington, D. C., architect.

## STABLES AND GARAGES.

NEWARK, N. J.—Frank Strainero, 10 Cutler st, Newark, has received the general contract to erect a 1-sty brick garage, 40x100 ft., at North 11th st and Berkeley av for Vincenzo Merola, Bloomfield av and 11th st. M. Mancusi Ungaro, 238 Washington st, Newark, architect. Cost, about \$5,000.

WASHINGTON ST (sub).—The Fordham Cornice Works, 1004 Tremont av, has received the roofing contract for the 2-sty brick and steel stable, 75x150 ft., at 578-582 Washington st, for John J. Bradley, 68 Hudson st. Horenburger & Barden, 122 Bowery, architects. Thomas Drysdale, 26 Court st, Brooklyn, general contractor. Cost, about \$25,000.

## SORES, OFFICES AND LOFTS.

BROADWAY (sub).—Post & McCord, 101 Park av, have received the steel contract for the 20-sty store and office building at the southeast corner of Broadway and 27th st to 5th av, for the Johnson-Kahn Co., 220 5th av, owner. Schwartz & Gross, 347 5th av, are architects.

## THEATRES.

RALPH AV.—Louis Farber & Co., 1715 Park pl, have received the general contract to erect a 1-sty brick theatre, 32x100 ft., west side of Ralph av, 80 ft. north of Prospect pl, for Joseph Spielberg, 1775 Pitkin av, owner. Farber & Markowitz, 189 Montague st, architects. Cost, about \$10,000.

CHATHAM SQ.—The Theatrical Building Co., 2295 2d av, has received the general contract to alter the 1-sty brick moving picture theatre, 25x142 ft., at 5 Chatham sq, for Henry Berg, 507 5th av, owner. Louis A. Shelhart, 194 Bowery, architect. Cost, about \$8,000.

## MISCELLANEOUS.

LONG BEACH, L. I. (sub).—Wm Messer Co., 27 Suffolk st, has received the plumbing contract, covering the reinforced concrete bathing house on the Boardwalk, through to Broadway, for the National Bathing Co., owner. Dodge & Morrison architects. Salmon Bros. Co., Arlington, N. J., general contractors.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

APARTMENTS, FLATS AND TENEMENTS.  
84TH ST, 105-7 East, 9-sty brick tenement, 51 x87; cost, \$150,000; owner, Rudolph Gross, 269 West st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 90.

SHERMAN AV & ACADEMY S, s w cor, two 5-sty brick tenements, 50x113; cost, \$125,000; owner, Bendheim Construction Co., 128 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 89.

## CHURCHES.

114TH ST, 401-407 West, 1-sty brick church, 100x160; cost, \$200,000; owners, Corp. of the Novitiate of the Fathers of Mercy, 120 West 24th st; architects, Cross & Cross, 10 East 47th st. Plan No. 86.

## HALLS AND CLUBS.

62D ST, 2 East, 5-sty brick club house, 93x75; cost, \$250,000; owners, The Knickerbocker Club, Egerton L. Winthrop, president, 32 Liberty st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 83.

## STABLES AND GARAGES.

60TH ST, 246 West, 3-sty brick garage, 25x95; cost, \$15,000; owner, Ethel Bernsteln. Montclair Hotel, Montclair, N. J.; architect, Otto H. Taub, 130 West 46th st. Plan No. 91.

## STORES, OFFICES AND LOFTS.

ST NICHOLAS PL, 41, 2-sty brick store and office, 18x24; cost, \$5,200; owner, Martha Philip, 116 Madison av; architect, Henry A. Koelble, 114 East 28th st. Plan No. 82.

16TH ST, 105-107 East, 9-sty brick stores and lofts, 50x92; cost, \$150,000; owners, Hyman & Oppenheim, 105-107 East 16th st; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 84.

43D ST, 106 West, 2-sty brick store and offices, 22x100; cost, \$15,000; owner, J. Walter Rosenberg, 151 South Broad st, Phila., Pa.; architects, Stuckert & Sloan, 1420 Chestnut st, Phila. Plan No. 85.

## STORES AND TENEMENTS.

175TH ST, n s, 100 e St Nicholas av, three 6-sty tenements, 50x96; cost, \$150,000; owner, 751 10th Av Co., Jacob L. Friedman, president, 319 East 22d st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 87.

10TH AV, 753, 6-sty brick tenement, 25x100; cost, \$45,000; owner, 751 10th Av Co., Jacob L. Friedman, president, 319 East 22d st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 88.

## MISCELLANEOUS.

GRAND CENTRAL TERMINAL YARDS, under 45th st, bet Madison and Park avs, 1-sty brick lavatory, 122x9; cost, \$4,000; owner, N. Y. Central & Hudson River R. R. Co., premises; architects, Warren & Wetmore, 70 East 45th st. Plan No. 80.

2D AV, 2478, 1-sty brick engine and boiler room, 41x44; cost, \$1,800; owner, Harlem River Park Co., 2478 2d av; architect, Francis Averkamp, 522 West 147th st. Plan No. 81.

124TH ST, 407-423 West, 1-sty frame assembly room, 90x72; cost, \$500; owner, Mrs. Scott Cameron, 31 East 38th st; architect, Frank E. Dow, 123 East 23d st. Plan No. 92.

## Bronx.

## DWELLINGS.

GRAND CONCOURSE, w s, 375 s 204th st, 3-sty brick dwelling, slag roof, 28x50.4; cost, \$15,000; owner, R. C. Church of St. Philip of Neri, Rev. Daniel Burke, 204th st and Villa av, Treas.; architect, Geo. H. Streeton, 31 East 27th st. Plan No. 108.

POWELL AV, s s, 205.01 w Olmstead av, 2-sty frame dwelling, 21x52, tin roof; cost, \$5,000; owners, Martha & J A Young, 428 East 160th st; architect, Anton Firner, 2069 Westchester av. Plan No. 112.

VALENTINE AV, e s, 100 s Fairmount av, 1-sty frame bungalow, 18x25; cost, \$800; owner, Celia Levine, 695 East 178th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 114.

NEW DRIVE, n s, 20.7 w Palisade av, 2-sty brick dwelling, slate roof, 24.8x54; cost, \$11,000; owner, Nellie B. Ball, 622 West 113th st; architects, Snee & Bryson, 154 Montague st, Brooklyn. Plan No. 115.

## STABLES AND GARAGES.

233D ST, n s, 225 w Bussing av, 1-sty frame garage, 12x20; cost, \$125; owner, Chas. E. Thompson, on premises; architect, Geo. P. Crozier, 223d st and White Plains av. Plan No. 105.

BUSSING AV, n e cor 234th st, 1-sty frame garage, 14x24; cost, \$150; owner, Wm. J. Thompson, on premises; architect, Geo. P. Crozier, 223d st and White Plains av. Plan No. 104.

## STORES AND DWELLINGS.

WEBSTER AV, e s, 800 n 204th st, 1-sty frame store and dwelling, 25x60; cost, \$1,800; owner, Stephen McBride, 2904 Valentine av; architect, Thos. Riley, 2977 Webster av. Plan No. 106.

## STORES, OFFICES AND LOFTS.

FORDHAM RD, n s, from Webster to Decatur avs, 2-sty brick store and offices, plastic slate roof, 61.9x93.6; cost, \$20,000; owner, Arthur H. Murphy, 1800, Arthur av; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 118.

## STORES AND TENEMENTS.

BRYANT AV, e s, 150 n Seneca av, 4-sty brick tenement, slag roof, 25x57; cost, \$12,000; owner, Michael J. Murphy, 830 Whittier st; architects, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 107.

STEBBINS AV, w s, 369.08 s Westchester av, five 5-sty brick tenements, slag roof, 40x88; cost, \$150,000; owner, Foxvale Realty Co., Frank Starkman, 748 Beck st, Pres.; architects, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 103.

MACOMBS RD, e s, 75 s 174th st, 5-sty brick tenement, 63.64x82.64; cost, \$50,000; owner, Julius Schork, 1620 University av; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 109.

SO BOULEVARD, w s, 54.1 n Fairmount pl, 1-sty frame stores, 54.10x97.8 slag roof; cost, \$20,000; owner, C. J. Carey Construction Co., C. J. Carey, 906 East 176th st, president; architect, John P. Boyland, Webster av and Fordham rd. Plan No. 111.

160TH ST, n s, 149 w Melrose av, 5-sty brick tenement, slag roof, 50x88.8; cost, \$35,000; owner, 180th St Bldg Co., Edw. J. Byrne, 3029 3d av, Sec. and architect. Plan No. 117.

WASHINGTON AV, s e cor 165th st, two 6-sty brick stores and tenements, plastic slate roof, 49x76.3, 46x71.5; cost, \$60,000; owner, Academy Const. Co., Marx Psaty, 147 East 125th st, Pres.; architect, Samuel Sass, 32 Union sq. Plan No. 116.

## MISCELLANEOUS.

WILDER AV, e s, 160 s Kingsbridge rd, 1-sty frame tool house, 10x24; cost, \$50; owner, Geo. Valentine, on premises; architect, Robt. Skriivan, 4436 Carpenter av. Plan No. 11.

238TH ST, s s, 121.10 w Waldo av, 1-sty frame shed, 13x20; cost, \$100; owner, Edw. Hizuay, on premises; architect, Eli Benedict, 1947 Broadway. Plan No. 113.

HOFFMAN ST, 2376, 1-sty frame shed, 30x33; cost, \$250; owners, Knight & De Micca Co., 4441 Park av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 119.

## Brooklyn.

## CHURCHES.

LINCOLN PL, n e cor Rochester av, 1-sty brick synagogue, 85x85, slag roof; cost, \$105,000; owner, Petach Tikvah, Inc., 1515 Lincoln pl; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1255. (Corrects error in issue March 14.)

## DWELLINGS.

BERRIMAN ST, e s, 270 n Wortman av, 1-sty brick dwelling, 20x38, gravel roof, 1 family; cost, \$2,500; owner, Saml. Fuchs, 792 Sutter av; architects, Farber & Markowitz, 189 Montague st. Plan No. 1303.

WARWICK ST, e s, 100 s Ridgewood av, two 2-sty frame dwellings, 17x41, shingle roof, 1 family each; total cost, \$9,000; owners, Gatehouse Bros., 57 Chestnut st; architect, Geo. E. Crane, 2706 Jamaica av. Plan No. 1278.

ST. MARKS AV, n s, 250 w Rockaway av, two 4-sty brick dwellings, 50x89, slag roof, 23 families each; total cost, \$5,000; owner, Main Bldg. Co., 1464 Eastern Parkway; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1314.

ELTON ST, w s, 188.5 n Atlantic av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$3,500; owner, Geo. Hohe, 100 Bradford st; architect, L. F. Schilling, 167 Van Siclen av. Plan No. 1368.

EAST 7TH ST, w s, 100 s Ditmars av, three 2-sty frame dwellings, 20x35, shingle roof, 1 family each; total cost, \$10,500; owner, Alex Calder, Jr., 315 Ocean Pkwy; architect, Benj. F. Hudson, 319 9th st. Plan No. 1363.

EAST 8TH ST, e s, 124.6 s Foster av, 2-sty frame dwelling, 20x35, gravel roof, 1 family; cost, \$3,000; owner, Fred Cassala, 430 Pearl st, New York; architect, Benj. F. Hudson, 319 9th st. Plan No. 1362.

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EAST 12TH ST, e s, 260 s Av J, two 2-sty frame dwellings, 22x48, shingle roof, 2 families each; total cost, \$9,000; owner, Burant Holding Co., 1124 Av J; architects, Sterling Architectural Co., 13 Park Row, New York. Plan No. 1342.

EAST 12TH ST, e s, 220 s Av J, 2-sty frame dwelling, 25x45, shingle roof, 2 families; cost, \$5,000; owner, Burant Holding Co., 1124 Av J; architects, Sterling Architectural Co., 13 Park Row, New York. Plan No. 1338.

WEST 36TH ST, w s, 100 s Mermaid av, 2-sty frame dwelling, 17.6x61, gravel roof, 2 families; cost, \$3,500; owner, Mrs. Anna Herzstein, 865 Elmsere pl, Bronx; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1319.

74TH ST, n s, 395.11 e Stewart av, seven 2-sty brick dwellings, 20x38, gravel roof, 1 family each; cost, \$3,500; owner, A. A. Finkenstein, 320 Broadway, N. Y.; architects, Eisenla & Carlson, 16 Court pl. Plan No. 1329.

MERMAID AV, s s, 60 w West 25th st, two 1-sty frame dwellings, 13x31, shingle roof, 1 family each; total cost, \$1,000; owner, Danl. Sylvester, West 19th st, near Neptune av; architect, Wm. Richter, 4411 18th av. Plan No. 1323.

EAST 15TH ST, e s, 340 s Av V, ten 2-sty brick dwellings, 20x36, slag roof, 1 family each; total cost, \$28,000; owner, Vanadrian Bldg. Co., 2234 East 15th st; architect, Robert A. Van Cleave, 2234 East 15th st. Plan No. 1398.

EAST 32D ST, e s, 84 n Beverly rd, two 2-sty brick dwellings, 20x55, gravel roof, 1 family each; total cost, \$6,000; owner, Chris Morgen, 1335 New York av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1369.

AV Q, n s, 60 w East 19th st, 2-sty frame dwelling, 22x40, shingle roof, 1 family; cost, \$5,000; owner, Wm. Bordfeld, 636 East 34th st; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 1406.

BEDFORD AV, n w cor Maple st, 2-sty brick dwelling, 25x57, slag roof, 1 family; cost, \$7,000; owner, P. A. Faribault, 375 Fulton st; architect, Frank J. Helmle, 190 Montague st. Plan No. 1380.

BEVERLY RD, n e cor 232d st, eight 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, \$24,000; owner, Chris Morgen, 1335 New York av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1370.

HEGEMAN AV, n w cor Hinsdale st, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, \$4,500; owners, Sam Pertz & ano, 263 New Lots rd; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1393.

HEGEMAN AV, n e cor Snediker av, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, \$4,500; owners, Sam Pertz & ano, 263 New Lots rd; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1392.

HEGEMAN AV, n s, 20 w Hinsdale st, eight 2-sty brick dwellings, 20x44, slag roof, 2 families each; total cost, \$36,000; owners, Sam Pertz & ano, 263 New Lots rd; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1391.

JEROME ST, w s, 200 n Pitkin av, two 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$7,000; owner, Frank Gertler, 634 East 5th st, N. Y.; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1428.

WEST 32D ST, w s, 220 s Neptune av, five 1-sty frame dwellings, 16x40, shingle roof, 1 family each; total cost, \$5,000; owner, Henry Prehn, 124 West st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1443.

76TH ST, n s, 123.8 w 5th av, ten 2-sty brick dwellings, 20x37, felt roof, 1 family each; total cost, \$40,000; owner, Arthur D. Constant, 419 75th st; architect, Edw. L. Middleton, 60 Jewel st. Plan No. 1437.

EAST 16TH ST, e s, 100 s Av R, two 2-sty frame dwellings, 18.6x56, shingle roof, 2 families each; total cost, \$9,000; owner and architect, Rich Vom Lehn, Jr., 464 East 24th st. Plan No. 1468.

EAST 17TH ST, w s, 100 s Av R, two 2-sty frame dwellings, 18.6x56, shingle roof, 2 families each; total cost, \$9,000; owner, Rich Vom Lehn, Jr., 464 East 24th st; architect, same. Plan No. 1467.

WEST 30TH ST, e s, 160 s Mermaid av, 1-sty frame dwelling, 14x26, shingle roof, 1 family; cost, \$1,000; owner, Mrs. John Norton, 138 West 127th st, N. Y.; architect, R. F. Schaefer, 1526 Flatbush av. Plan No. 1464.

WEST 30TH ST, e s, 160 s Mermaid av, 1-sty frame dwelling, 17x36, shingle roof, 1 family; cost, \$1,000; owner, Mrs. John Norton, 138 West 127th st, N. Y.; architect, R. F. Schaefer, 1526 Flatbush av. Plan No. 1463.

WEST 33D ST, e s, 100 s Mermaid av, two 1-sty frame dwellings, 14x32, shingle roof, 1 family each; total cost, \$1,400; owner, Barnet Shaprio, 280 14th st; architect, Wm. Richter, 4411 18th av. Plan No. 1458.

WEST 33D ST, e s, 120 s Mermaid av, two 1-sty frame dwellings, 14x32, shingle roof, 1 family each; total cost, \$1,400; owner, Agnes Foley, 306 15th st; architect, Wm. Richter, 4411 18th av. Plan No. 1459.

AV R, s s, 20 e East 16th st, two 2-sty frame dwellings, 18.5x56, shingle roof, 2 families each; total cost, \$9,000; owner and architect, Richard Vom Lehn, Jr., 464 East 24th st. Plan No. 1469.

AV R, s s, 100 e East 16th st, two 2-sty frame dwellings, 18.6x56, shingle roof, 2 families each; total cost, \$9,000; owner and architect, Richard Vom Lehn, 464 East 24th st. Plan No. 1470.

5TH AV, n e cor 76th st, 3-sty brick store and dwelling, 21.9x90.5, slag roof, 2 families; cost, \$8,000; owner, M. Green & Co., 552 48th st; architect, Jonas Green, 406 48th st. Plan No. 1452.

5TH AV, e s, 219 n 76th st, four 3-sty brick stores and dwellings, 21.5x53.10, slag roof, 2 families each; total cost, \$20,000; owner, M. Green & Co., 552 48th st; architect, Jonas Green, 406 48th st. Plan No. 1453.

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Plans Filed—New Buildings—Bklyn. (Contd.)

5TH AV, n s cor 76th st, 3-sty brick store and dwelling, 21.9x90.5, slag roof, 2 families; cost, \$8,000; owner, M. Green & Co., 406 48th st. Plan No. 1452.

FACTORIES AND WAREHOUSES.  
THROOP AV, s w cor Hart st, 3-sty brick storage, 50x100, gravel roof; cost, \$20,000; owner, Alex Reisenberger, 712 Broadway; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 1366.

EAST 53D ST, e s, 100 n Winthrop st, 2-sty frame storage, 20x65, tin roof; cost, \$2,100; owner, Frank M. Stark, 127 Atkins av; architect, E. Dennis, 241 Schenk av. Plan No. 1426.

SCHOOLS AND COLLEGES.  
AV P, s w cor West st, two 1-sty frame schools and toilets, 66.4x22.5, felt roof; cost, \$3,400; owner, City of New York; architect, Harry Devoe, 131 Livingston st. Plan No. 1281.

STILLWELL AV, e s, 80 n Av S, two 1-sty frame school and toilet, 64.4x22.5, felt roof; cost, \$3,400; owner, City of New York; architect, Harry Devoe, 131 Livingston st. Plan No. 1282.

STABLES AND GARAGES.  
NORTH 7TH ST, s s, 150 e Roebling st, 2-sty brick stable, 25x34; cost, \$600; owner, Mary Gammara, 260 North 7th st; architect, Gustave Erda, 826 Manhattan av. Plan No. 1283.

CYPRESS AV, n w cor Highland av, 1-sty brick garage, 14x18, tile roof; cost, \$400; owner, Chas. L. Atkinson, 86 Hanson pl; architect, Geo. H. Suess, 2968 West 29th st. Plan No. 1339.

BLEECKER ST, s s, 144 e Myrtle av, 1-sty brick garage, 20x20, gravel roof; cost, \$800; owner, Frank Eller, 359 Palmetto st; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 1318.

HAMPTON AV, 87, 1-sty frame garage, 18x18, shingle roof; cost, \$200; owner, Frank G. Walthers, 1612 Sheephead Bay rd; architect, M. W. Morris, 82 Wall st, N. Y. Plan No. 1316.

LINCOLN RD, s s, 450 w Bedford av, 1-sty frame garage, 14x21, shingle roof; cost, \$450; owner, Edwin H. Stoorhoff, 133 Maple st; architect, Harold G. Dangler, 215 Montague st. Plan No. 1405.

BERGEN ST, n s, 342.6 e Classon av, 1-sty brick stable, 15x11, gravel roof; cost, \$400; owner, Bertha Schmercher, on premises; architect, Adam E. Fischer, 373 Fulton st. Plan No. 1419.

AV H, n s, 160 w East 17th st, 1-sty frame garage, 13x18, shingle roof; cost, \$350; owner, Wm. Bordfeld, 636 East 34th st; architect, R. F. Schaefer, 1526 Flatbush av. Plan No. 1462.

STORES AND DWELLINGS.  
ROCKAWAY PARKWAY, e s, 150 s Glenwood rd, 2-sty store and dwelling, 25x70, tin roof, 1 family; cost, \$4,000; owner, Martha E. Garrison, 1517 Rockaway Parkway; architect, Louis F. Schillinger, 167 Van Sieten av. Plan No. 1293.

7TH AV, w s, 49.8 n 51st st, three 3-sty brick stores and dwellings, 16.8x55, slag roof, 2 families each; total cost, \$22,500; owner, Asher Dann, 5523 12th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1434.

STORES AND TENEMENTS.  
16TH AV, n e cor 43d st, 1-sty frame store, 22.4x15, gravel roof; cost, \$500; owner, Fredk. Wilms, 672 President st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1302.

ELLERY ST, n s, 250 w Tompkins av, 6-sty brick tenement, 50x86.10, slag roof, 35 families; cost, \$40,000; owner, Jacob Pomerantz, 185 Heyward st; architects, Nast & Springsteen, 21 West 45th st, New York. Plan No. 1335.

DUMONT AV, s s, 50 w Williams av, 4-sty brick tenement, 58x89, slag roof, 23 families; cost, \$25,000; owner, The Crispit, Inc., 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1351.

KENT ST, n s, 100 e Manhattan av, 4-sty brick tenement, 28x60, slag roof, 8 families; cost, \$14,000; owner, Harry Goodman, 921 Manhattan av; architect, Gustave Erda, 826 Manhattan av. Plan No. 1346.

OCEAN AV, e s, 324.11 s Newkirk av, 4-sty brick tenement, 50x85.6, slag roof, 16 families; cost, \$40,000; owner, Hartman Realty Co., 974 68th st; architect, W. T. McCarthy, 16 Court st. Plan No. 1349.

OCEAN AV, e s, 174.11 s Newkirk av, 4-sty brick tenement, 50x85.6, slag roof, 16 families; cost, \$40,000; owner, Hartman Realty Co., 974 68th st; architect, W. T. McCarthy, 16 Court st. Plan No. 1348.

OCEAN AV, e s, 224.11 s Newkirk av, two 4-sty brick tenements, 50x85.6, slag roof, 16 families each; total cost, \$80,000; owner, Hartman Realty Co., 974 68th st; architect, W. T. McCarthy, 16 Court st. Plan No. 1350.

CHRISTOPHER AV, s e cor Blake av, 4-sty brick store and tenement, 50x90, gravel roof, 24 families; cost, \$40,000; owner, Maxcy Realty & Mortgage Co., 1351 Eastern Pkwy; architect, Harry Dorf, 614 Kosciusko st. Plan No. 1400.

HEGEMAN AV, n w cor New Jersey av, 1-sty brick store, 32x20, gravel roof; cost, \$900; owner, Isaac Sandler, 117 Louisiana av; architect, Morris Rothstein, 627 Sutter av. Plan No. 1399.

POWELL ST, e s, 250 s Livonia av, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, \$28,500; owner, Gassum Realty Co., 545 Blake av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1385.

VANDERBILT AV, e s, 134.10 n Gates av, 5-sty brick tenement, 60x62, slag roof, 20 families; cost, \$48,500; owner, Peru Realty Co., 6802 10th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1395.

PRESIDENT ST, n s, 200 w Nostrand av, three 4-sty brick tenements, 50x101, gravel roof, 16 families each; total cost, \$75,000; owner, Jos. Kellner, 1311 President st; architects, Cohn Bros., 361 Stone av. Plan No. 1441.

SEIGEL ST, s s, 465 e Bushwick av, two 5-sty brick tenements, 50x88, slag roof, 29 fami-

lies each; total cost, \$100,000; owner, Mrs. Meta Meyer, 179 Moore st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1432.

STERLING PL, n s, 100 e Ralph av, three 4-sty brick tenements, 41.8x89, gravel roof, 16 families each; total cost, \$84,000; owner, L. & S. Improvement Co., 150 Chester st; architects, Cohn Bros., 361 Stone av. Plan No. 1442.

NEWKIRK AV, s w cor East 21st st, 4-sty brick tenement, 80x86.6, slag roof, 20 families; cost, \$60,000; owner, Morris Wolfinger, 1226 49th st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1433.

EASTERN PARKWAY, n s, 330 w Franklin av, 4-sty brick tenement, 30x92.6, gravel roof, 17 families; cost, \$40,000; owner, Paul W. Connelly, 5107 Newnely, 5107 New Utrecht av; architects, Eisenla & Carlson, 16 Court st. Plan No. 1460.

EASTERN PARKWAY, n s, 360 w Franklin av, 4-sty brick tenement, 50x90, gravel roof, 17 families; cost, \$40,000; owner, Paul W. Connelly, 5107 New Utrecht av; architects, Eisenla & Carlson, 16 Court st. Plan No. 1461.

MISCELLANEOUS.  
KINGSLAND AV, w s, 110 s Greenpoint av, 1-sty brick experiment building, 27x27, slag roof; cost, \$2,500; owner, Standard Oil Co., 26 Broadway, N. Y.; architect, C. C. Woodruff, 213 10th st, N. Y. Plan No. 1507.

KINGSLAND AV, w s, 20 s Greenpoint av, 2-sty brick laboratory, 46x74, slag roof; cost, \$20,000; owner, Standard Oil Co., 26 Broadway, N. Y.; architect, C. C. Woodruff, 213 10th st, N. Y. Plan No. 1308.

OCEAN PARKWAY, n w cor Kings Highway, 1-sty frame grandstand, 38x43, no roof; cost, \$2,000; owner, Parkway Driving Club, on premises; architect, John F. Durney, 1372 East 14th st. Plan No. 1334.

16TH AV, w s, 420 n Bath av, 1-sty frame shed, 13x67, shingle roof; cost, \$100; owner, Barth Turelana, 121 Bay 11th st; architect, Ferdinand Savignano, 260 Bay 11th st. Plan No. 1321.

BERRIMAN ST, w s, 350 n Liberty av, 1-sty brick chicken market, 25x60, gravel roof; cost, \$2,100; owner, Louis Stavg, 715 Hendrix st; architect, E. Dennis, 241 Schenk av. Plan No. 1394.

WEST 10TH ST and Atlantic Ocean, 1-sty frame locker rooms, 25.10x200, gravel roof; cost, \$1,200; owner, Sea Beach Land Co., 60 Wall st, N. Y.; architect, Jas. F. Brewster, 2938 West 8th st. Plan No. 1374.

Queens.  
DWELLINGS.

BELLE HARBOR.—Dennis av, e s, 83 n Bayside drive, 3 1/2-sty frame dwelling, 28x32, shingle roof, 1 family, steam heat; cost, \$3,000; owner, John N. Connolly, 73 North 7th av, Rockaway Park; architect, Frank Bertolino, 44 North Lincoln av, Rockaway Park. Plan No. 487.

CORONA.—47th st, e s, 200 s Burnside av, two 2-sty frame dwellings, 18x50, tar and gravel roof, 2 families; cost, \$6,800; owner, Camella Nicolasi, 452 National av, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan Nos. 482-83.

JAMAICA SOUTH.—Garfield av, w s, 180 s Rockaway rd, 2 1/2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$1,500; owner, And. Erickson, Garfield av, South Jamaica; architect, Walter E. Hadler, 1770 Fulton st, Brooklyn. Plan No. 481.

JAMAICA.—Pierson st, n s, 100 w Jeffrey av, four 2-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat; cost, \$10,500; owner, Frank P. Renaldi, 328 Fulton st, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan Nos. 500-1-2-3.

JAMAICA.—Wells av, n s, 470 s Swale rd, three 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$7,500; owner, Max Gross, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 497-98-99.

JAMAICA.—William st, s s, 200 w Jeffrey av, two 2-sty frame dwellings, 18x40, shingle roof, 1 family, stem heat; cost, \$7,500; owner, Frank P. Renaldi, 328 Fulton st, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan Nos. 504-5.

JAMAICA.—Lewis av, w s, 265 n Hillside av, 2 1/2-sty frame dwelling, 19-31, shingle roof, 1 family, steam heat; cost, \$2,200; owner, Jacob Schmidt, 208 East 35th st, N. Y. C.; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 506.

UNION COURSE.—Rector st, w s, 125 n Rockaway rd, 2-sty frame dwelling, 20x50, shingle roof, 2 families; cost, \$2,600; owner, Fred Zahn, 152 Rector st, Union Course; architect, Gottfried Eicholz, 266 Montauk av, Brooklyn. Plan No. 491.

BELLE HARBOR.—Suffolk av, e s, 200 n Newport av, 2-sty frame dwelling, 24x27, shingle roof, 1 family; cost, \$4,500; owner, Mrs. Augusta Smith, 99 Clifton Terrace, Weehawke, N. J.; architects, Boerum & Farrell, 17 South Lincoln av, Rockaway Park. Plan No. 512.

CORONA.—Lawn av, w s, 90 s Shopoler av, two 2-sty frame dwellings, 17x31, shingle roof, 2 families; cost, \$7,200; owner, J. Gallo, 14 Kingsland av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 526-27.

CORONA.—Railroad av, s s, 300 e Central av, 1-sty frame dwelling, 22x35, tin roof, 2 families; cost, \$1,800; owner, Guiseppi Dote, 118 Railroad av, Corona; architect, A. F. Brems, 83 Corona av, Corona. Plan No. 515.

CORONA.—Shopoler av, n s, 45 e Rapelje av, two 2-sty frame dwellings, 17x31, shingle roof, 1 family; cost, \$7,200; owner, J. Gallo, 14 Kingsland av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 524-25.

ELMHURST HEIGHTS.—Belmont av, e s, 260 s Kensington Terrace, 2 1/2-sty frame dwelling, 22x46, shingle roof, 2 families, steam heat; cost, \$4,500; owner, Frank Maly, 22 16th st, Elmhurst; architect, Robert Johnson, 60 Grove st, Corona. Plan No. 518.



ELMHURST.—2d st, n s, 170 w Pettit pl, four 2½-sty frame dwellings, 19x32, shingle roof, 1 family; cost, \$14,000; owner, John Nicholas, Broadway and Whitney av, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 520-21-22-23.

JAMAICA.—6th st, n s, 100 e New York av, 2-sty frame dwelling, 20x26, shingle roof, 1 family, air heat; cost, \$2,000; owner, P. Vinciguerrri, Park av, South Jamaica; architect, owner. Plan No. 508.

JAMAICA.—Maure av, e s, 150 s Beaufort st, two 2-sty frame dwellings, 18x35; shingle roof, 1 family; cost, \$4,000; owners, Proctor & Ward, 272 Washington av, Jamaica; architect, Ole Harrison, Fulton st, Jamaica. Plan Nos. 513-14.

ROCKAWAY BEACH.—Undine av, e s, 182 s Boulevard, four 2-sty frame dwellings, 18x32, shingle roof, 2 families; cost, \$6,000; owner, Bernhard Starkey, 717 Palmetto st, Brooklyn; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan Nos. 529-30-31-32.

ROCKAWAY BEACH.—Eldert av, e s, 175 n L. I. R. R., 1-sty frame dwelling, 15x35, shingle roof, 1 family; cost, \$500; owner, Henry Bach, Kieley av, Rockaway Beach; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 535.

MIDDLE VILLAGE.—Navy st, w s, 467 n Metropolitan av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$2,500; owner, Alex. L. Duncan, 92 Nagy st, Middle Village; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 566.

RICHMOND HILL.—Belmont av, s s, 40 e Welling st, two 2-sty frame dwellings, 34x55, shingle roof, 1 family, steam heat; cost, \$6,600; owner, John F. Ejurland, 1331 Guion st, Richmond Hill; architect, Walter H. Hazard, 1129 Portland av, Woodhaven. Plan No. 563.

ROCKAWAY BEACH.—Mohawk st, w s, 162 s Washington av, 2-sty brick dwelling, 27x39, tile roof; cost, \$5,000; steam heat; owner, Neponset Building Co., Neponset; architect, Wm. Sandifer, Rockaway Beach. Plan No. 567.

WHITESTONE.—13th st, n s, 125 e 7th av, two 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, \$6,000; owner, Joseph F. Urback, 55 West 22d st, Whitestone; architect, Lyman H. Andrews, 13th st, College Point. Plan Nos. 558-59.

ROCKAWAY BEACH.—Ryder pl, w s, 336 s Lefferts av, 1-sty frame dwelling, 15x24, shingle roof, 1 family; cost, \$350; owner, Mrs. J. Giesser, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 534.

UNION COURSE.—Shipley st, n s, 275 w Vandever av, 2-sty brick dwelling, 18x40, shingle roof, 1 family; cost, \$2,600; owner, Mrs. T. W. Buhner, 37 Window st, Union Course; architect, Gottfried Eicholz, 266 Montauk av, Brooklyn. Plan No. 510.

WOODHAVEN.—Manor av, n w cor Elmwood st, 2½-sty frame dwelling, 20x45, shingle roof, 1 family, steam heat; cost, \$4,500; and Manor av, e s, 40 n Elmwood av, 2½-sty frame dwelling, 24x48, shingle roof, 1 family, air heat; cost, \$5,000; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 538-39.

WOODHAVEN.—Dennington av, e s, 100 n Jamaica av, 2½-sty frame dwelling, 24x48, shingle roof, 1 family, air heat; cost, \$5,000; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 540.

ELMHURST.—Dewey st, w s, 130 n Calmus rd, 1-sty frame dwelling, 18x20, tin roof, 1 family; cost, \$500; owner, L. DeFola, 66 Tremont st, Brooklyn; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 545.

FAR ROCKAWAY.—Kensington Gardens, w s, 158 s Mott av, 2-sty frame dwelling, 52x36, shingle roof, 1 family, steam heat; cost, \$5,000; owner and architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 544.

FAR ROCKAWAY.—Hollywood av, w s, 171 n L. I. R. R. tracks, two 2-sty frame dwellings, 22x28, shingle roof, 1 family, steam heat; cost, \$7,000; owner, Mary L. McManus, Hollywood av, Far Rockaway; architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan Nos. 542-3.

FOREST HILLS.—Whitson av, n e s, 138 n w Puritan av, two 2½-sty terra cotta dwellings, 17x14, tile roof, 1 family, steam heat; cost, \$12,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 549.

MIDDLE VILLAGE.—Weisse av, n w cor Wayne av, two 2-sty frame dwellings and stores, 17x62, shingle roof, 2 families; cost, \$7,000; owners, August & Christina Hoerning, 51 Furman av, Middle Village; architect, John M. Vanderveest, 2328 Linden st, Evergreen. Plan Nos. 556-57.

MASPETH.—Perry av, s w cor Columbia av, 2-sty frame dwelling, 21x45, tin roof, 2 families; cost, \$3,000; owner, K. Molckowicz, 99½ East 8th st, N. Y. C.; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 546.

RICHMOND HILL.—Clinton av, e s, 95 s Metropolitan av, 2-sty brick dwelling, 20x50, tar and gravel roof, steam heat, 2 families; cost, \$3,500; owner, John McGinn, 170 East 89th st, N. Y. C.; architect, Benj. Hudson, 319 9th st, Brooklyn. Plan No. 531.

ROCKAWAY BEACH.—North Eldert av, w s, 400 n L. I. R. R., three 1-sty frame dwellings, 12x30, shingle roof, 1 family; cost, \$900; owner and architect, Chas. P. Dorman, 226 Washington av, Brooklyn. Plan Nos. 553-54-55.

ST ALBANS.—Prentice av, n w cor Banks av, 2-sty frame dwelling, 16x24, shingle roof, 1 family; cost, \$900; owner, Thomas Clansk, Snediker av, Jamaica South; architect, O. Hildebrandt, Higbie av, Springfield. Plan No. 548.

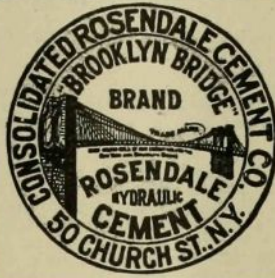
FACTORIES AND WAREHOUSES.  
L. I. CITY.—Thompson av, s s, from Orton to Manly sts, 7-sty concrete factory, 200x300, slag roof; cost, \$600,000; owner, National Carbon Co., 304 Hudson st, N. Y. C.; architects, Maynicke & Franke, 25 Madison Sq, North, N. Y. C. Plan No. 494.

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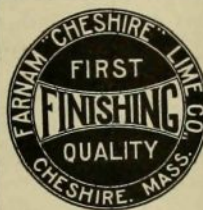


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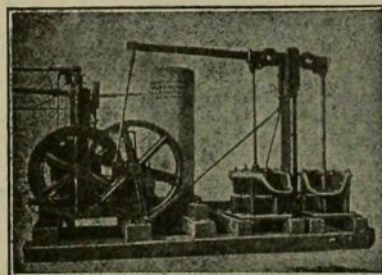
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WATER ST, 79-81, masonry to 5-sty brick store, offices and lofts; cost, \$75; owner, Margaret Chesborough, 17 Battery pl; architect, John E. Sims, 209 East 19th st. Plan No. 899.

WEST ST, 463, masonry to 10-sty brick offices and factory; cost, \$450; owner, Western Electric Co., 463 West st; architect, Jas. F. Hughes, 38 East 29th st. Plan No. 913.

WEST HOUSTON ST, 484, new partition to 5-sty brick store, loft and dwelling; cost, \$300; owner, Chas. B. Ruegger, 484 West Houston st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 834.

WEST HOUSTON ST, 105, alterations to 5-sty brick tenement; cost, \$500; owners, Lueder F. Von Ohlsen Estate, 67 East 87th st; architect, Max Cohen, 280 Bedford av, Brooklyn. Plan No. 833.

WHITE ST, 83-85, rear extension, new elevator shaft and stairs to 5-sty brick warehouse; cost, \$15,000; owner, U. T. Hungertford Brass & Copper Co., Uri T. Hungertford, president, 497 Pearl st; architect, Fred P. Platt, 1123 Broadway. Plan No. 869.

17TH ST, 13 East, house tank to 8-sty brick lofts; cost, \$250; owners, Elizabeth D. Armstrong et al, 22 East 17th st; architect, Chas. Sheres, 882 Kelly st. Plan No. 896.

20TH ST, 10-16 West, concrete arch flooring to 11-sty brick loft; cost, \$80; owner, Louis Stern, 41 West 42d st; architect, Gus Kleinhardt, 967 Washington av. Plan No. 918.

23D ST, 115-17 East, fireproof partitions to 12-sty brick store and lofts; cost, \$400; owner, 115 East 23d St Co., care of M. & L. Hess, 907 Broadway; architect, Jas. A. Reese, 249 West 18th st. Plan No. 911.

23D ST, 14 West, new store front to 5-sty brick store and loft; cost, \$500; owner, Jas. McCutcheon, 5th av and 34th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 895.

25TH ST, 312-318 West, alterations to two 6-sty brick tenements; cost, \$100; owner and architect, Daled Realty & Construction Co., 257 Broadway. Plan No. 846.

26TH ST, 525-529 West, steel framing to 4-sty brick factory and lofts; cost, \$150; owner and architect, Harris H. Uris, 16 East 96th st. Plan No. 871.

27TH ST, 254 West, new door to 2-sty brick store and lofts; cost, \$10; Ludlow L. Malins, 416 West 154th st; architect, D. Briganti, 205 East 178th st. Plan No. 922.

28TH ST, 219 West, new windows, partitions and plumbing to 5-sty brick tenement; cost, \$1,500; owner, Oestreicher Realty Co., 1409 Broadway; architect, John H. Knubel, 305 West 43d st. Plan No. 856.

29TH ST, 42 West, remove partitions to 3-sty brick lofts; cost, \$15; owner, Henry Gratacap, 690 6th av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 919.

32D ST, 100-2 West, new store front to 7-sty brick store and lofts; cost, \$50; owners, Estate of Frank B. McDonald, 119 Centre st; architect, Chas. Dingeldein, Jr., 535 East 138th st. Plan No. 827.

34TH ST, 138 West, enlarge entrance to 4-sty brick store and dwelling; cost, \$450; owner, Albert A. Levi, 52 Broadway; architects, Taylor & Levi, 105 West 40th st. Plan No. 830.

34TH ST, 19-21 West, sprinkler tanks to 12-sty brick store; cost, \$2,600; owners, Adaline L. Prince et al, 19 West 34th st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 887.

35TH ST, 214-216 West, new partitions, plumbing and heating to 3-sty brick church and mission; cost, \$10,000; owner, National Bible Institute, Inc., Don O. Shelton, Pres., Briar Cliff Manor, N. Y.; architects, Jackson, Rosenkrans & Waterbury, 1328 Broadway. Plan No. 921.

37TH ST, 221-227 East, 6-sty addition in height to 6-sty brick telephone exchange; cost, \$200,000; owner, New York Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 906.

42D ST, 123 West, alterations to 4-sty brick store; cost, \$200; owner, Mary Warren, 924 5th av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 842.

42D ST, 51 East, alterations to 6-sty brick stores and offices; cost, \$100; owners, N. Y. C. & H. R. R. Co., Grand Central Terminal; architect, Geo. A. Sumner, 989 Southern Blvd. Plan No. 849.

42D ST, 455 West, new partitions and plumbing to 4-sty brick tenement; cost, \$200; owner, Henriette Weil, 455 West 42d st; architect, John H. Knubel, 305 West 43d st. Plan No. 907.

44TH ST, 150-152 West, masonry to 3 and 4-sty brick store and dwellings; cost, \$100; owner, The Kineo Realty Co., 150 West 44th st; architect, Frank Hausle, 81 East 125th st. Plan No. 892.

45TH ST, 2 West, new stairs to 16-sty brick store and offices; cost, \$1,100; owners, The Sperry Realty Co., 2 West 45th st; architect, August N. Allen, 2 West 45th st. Plan No. 872.

46TH ST, 17 West, alterations to 3-sty brick store and dwelling; cost, \$5,000; owner, Pierre Jay, 49 East 64th st; architect, Christian H. Lang, 131 West 58th st. Plan No. 847.

47TH ST, 418-20 East, steel roof to 1-sty brick warehouse; cost, \$650; owners, Mary R. Goelet et al, 9 West 17th st; architect, Lionel M. Levine, 816 1st av. Plan No. 836.

48TH ST, 113 West, new vestibule to 4-sty brick store and dwelling; cost, \$150; owner, Societe Culinaire Philanthropique, 113 West 48th st; architect, H. Andrew Brandt, 81 West 50th st. Plan No. 926.

56TH ST, 343 West, masonry to 4-sty brick dwelling; cost, \$50; owner, Chas. J. Breck, 45 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 852.

56TH ST, 109-121 West, new plumbing to 12-sty brick hotel; cost, \$1,800; owner, Michael Coleman, 118 West 57th st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 879.

57TH ST, 325 East, new door and dumbwaiter shaft to 4-sty brick residence; cost, \$900; own-

ers, Winifred Masterson Burke Relief Foundation, 17 East 51st st; architect, Fred Brush, 30 Broad st. Plan No. 908.

59TH ST, 24-28 West, remove partitions to 6-sty brick tenement; cost, \$50; owner, Alexander S. Cochran, 527 5th av; architect, Fred. Rose, 21 East 45th st. Plan No. 829.

60TH ST, 108 East, new partition and extensions to 4-sty brick residence; cost, \$1,500; owner, Dr. Milton J. Ballin, 53 East 58th st; architect, Phillip Goldrich, 835 Beek st. Plan No. 860.

65TH ST, 11 West, general alterations to 5-sty brick tenement; cost, \$10,000; owner, The Reed Realty Co., 99 Nassau st; architect, Jas. W. Cole, 403 West 51st st. Plan No. 877.

82D ST, 103-105 West, new door, plumbing and partitions to 4-sty brick stores and dwelling; cost, \$6,000; owner, Mary E. Muir, 103-105 West 82d st; architect, Louis Muller, 500 5th av. Plan No. 826.

86TH ST, 48 East, new sign to 2-sty brick stores and offices; cost, \$375; owners, Duff & Conger, 86th st and Madison av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 925.

96TH ST, 52 West, new partitions to 4-sty brick dwelling; cost, \$150; owner, Amanda Bassford, Larchmont, N. Y.; architect, Alexander Nelson, 103 West 96th st. Plan No. 910.

99TH ST, 103-7 West, new partitions to 1-sty brick moving picture theatre; cost, \$100; owner, Louis W. Morrison, 148 West 99th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 851.

104TH ST, 107 West, new store fronts to 5-sty brick stores and tenement; cost, \$2,000; owner, City Real Estate Improvement Co., 908-12 Columbus av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 855.

110TH ST, 62 East, new entrance and partitions to 5-sty brick stores and tenement; cost, \$1,500; owner, Sam Gordon, 62 East 110th st; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 824.

110TH ST, 51 East, new store front to 5-sty brick store and tenement; cost, \$500; owner, John B. Campbell, 170 West 72d st; architect, Wm. H. Birkmire, 1133 Broadway. Plan No. 884.

118TH ST, 204-8 East, new vent shafts and windows to two 4-sty brick tenements; cost, \$4,000; owner, Mrs. Alicia L. Laird, 127 East 7th st; architect, Henry Regelmann, 133 7th st. Plan No. 854.

129TH ST, 67-71 East, 1-sty addition to 1-sty brick garage; cost, \$1,500; owner, The N. Y. C. & H. R. R. Co., Grand Central Terminal; architect, Aug. L. Schulz, 533 East 83d st. Plan No. 894.

136TH ST, 151-153 West, masonry, new gallery, heating and lighting to 1-sty brick church; cost, \$25,000; owners, Mother Zion A. M. E. Church Corp., Rev. Jas. W. Brown, pastor, 110 West 136th st; architects, Tandy & Foster, 1931 Broadway. Plan No. 878.

176TH ST, 500 West, new partition, store front and plumbing to 6-sty brick tenement; cost, \$700; owner, New York Real Estate Security Co., 42 Broadway; architect, John K. Knubel, 305 West 43d st. Plan No. 875.

AV A, 1623, reset store fronts to 5-sty brick stores and tenement; cost, \$200; owner, Henry Frank, 1623 Av C; architect, Sidney Oppenheim, 333 East 80th st. Plan No. 874.

AV A, 365, new stairs, plumbing and fireproof to 2-sty brick store garage; cost, \$28,000; owner, Central Crosstown Railway Co., Herbert H. Vreeland, president, 165 Broadway; architect, Benj. E. Stern, 1 West 41st st. Plan No. 880.

AMSTERDAM AV, 1789, new store front and marquise to 5-sty brick store and tenement; cost, \$675; owner, John C. G. Hupfel, 148 East 37th st; architect, Geo. J. Froelich, 690 Whitlock av. Plan No. 891.

BROADWAY, 1270-80, reset store front to 12-sty brick stores and offices; cost, \$100; owner, Estate of Geo. B. Wilson, 1270-80 Broadway; architects, B. Schacht Iron Works, 279-81 East 148th st. Plan No. 888.

BROADWAY, 1568, alterations to 4-sty brick store and dwelling; cost, \$100; owner, Peter De Lacy, 125 West 42d st; architect, Wm. H. Erler, 35 West 31st st. Plan No. 903.

BROADWAY, 1117-1119, masonry to 12-sty brick store and lofts; cost, \$50; owner, Louisa M. Gerry, Newport, R. I.; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 876.

BROADWAY, 1255-1261, new window to 11-sty brick loft; cost, \$150; owners, The Martin Estate, Alfred E. Marling, Trustee, 47 West 34th st; architect, Frank Hausle, 81 East 125th st. Plan No. 853.

BROADWAY, 787-89, 2,000-gallon house tank to 4-sty brick store and lofts; cost, \$200; owner, Edith Coventry, 787-89 Broadway; architects, The Rusling Co., 39 Cortlandt st. Plan No. 868.

BROADWAY, 2625-2631, 1-sty rear extension to 1-sty brick stores; cost, \$1,000; owner, Gus Stillgebauer, 304 West 99th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 827.

BROADWAY, 1571-1585, alterations to 4-sty brick store, offices and theatre; cost, \$400; owner, Mitchell H. Mark Realty Co., 701 7th av; architect, Wm. H. Erler, 35 West 31st st. Plan No. 904.

BROADWAY, 1446, alterations from moving picture house to 3-sty brick office and store; cost, \$8,000; owner, Henry Young, Goshen, N. Y.; architect, Harry N. Paradies, 231 West 18th st. Plan No. 923.

LENOX AV, 124-28, sky sign to 2-sty brick stores; cost, \$250; owners, Sophie Rothschild and Hattie Kallman, 911 Park av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 858.

LEXINGTON AV, 1812, new store fronts to 3-sty brick store and dwelling; cost, \$750; owner, Nettie Goodwin, 582 West 187th st; architects, Cohen & Felson, 329 4th av. Plan No. 897.

PARK AV, 1580-84, new store fronts to 5-sty brick store and tenement; cost, \$1,000; owner, Abraham Lipshitz, 86 East 113th st; architect, Jacob Fisher, 25 Av A. Plan No. 914.

WEST BROADWAY, 520-24, wooden platform to 7-sty brick store and lofts; cost, \$250; owners, William Brennan Estate, 135 Broadway; architects, Vendrasco & Bartocini, 496-98 West Broadway. Plan No. 862.

WEST END AV, 314-16, alteration of two 4-sty dwellings into one brick dwelling; cost, \$7,500; owner, Hugh H. Baxter, 316 West End av; architects, Tryon & Loeb, 37 East 28th st. Plan No. 864.

1ST AV, 1314, new store front to 5-sty brick store and tenement; cost, \$100; owner, Frederick Beck, 1314 1st av; architect, Sidney Oppenheim, 333 East 80th st. Plan No. 873.

1ST AV, 87, new store fronts to 5-sty brick stores and dwelling; cost, \$350; owner, Louis Barth, 32 Cooper sq; architect, Frank C. Schaeffler, 34 West 28th st. Plan No. 917.

2D AV, 1051, reset store front to 4-sty brick tenement; cost, \$250; owner, Harnischfeger, 774 East 179th st; architects, Tremont Architectural Co., 401 East Tremont av. Plan No. 870.

2D AV, 318, rearrange partitions and new plumbing to 4-sty brick tenement; cost, \$6,000; owner, Alexander J. Leimberg, 156 15th st, Brooklyn; architect, John C. Wandell, 4-5 Court st. Plan No. 886.

2D AV, 631, new plumbing, partitions and windows to 4-sty brick store and tenement; cost, \$800; owner, Harris A. Solomon, 2345 Broadway; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 900.

3D AV, 2269, alterations to 3-sty brick store and dwelling; cost, \$1,000; owner, Wm. H. Jacobs, 2269 3d av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 902.

3D AV, 906, widen doorway to 5-sty brick moving picture theatre; cost, \$100; owner, Caroline Lexow, 722 St. Marks av, Brooklyn; architect, Chas. K. Lexow, 515 Lexington av. Plan No. 828.

3D AV, 1342-1344, new store fronts to 5-sty brick stores and tenement; cost, \$2,000; owner, The 77th St. Bldg Co., Lewis E. Ransom, 279

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**Queens.**

ARVERNE.—Park av, e s, 620 n Boulevard, new plumbing in hotel; cost, \$125; owner, E. F. Cojean, Arverne. Plan No. 365.

BEECHURST.—32d st, s s, 300 e 14th st, erect bay window on dwelling; cost, \$150; owner, Chas. H. Mailes, premises. Plan No. 369.

BEECHURST.—32d st, e s, 350 e 15th av, erect new bay window on dwelling; cost, \$178; owner, C. O. Brown, premises. Plan No. 370.

BROOKLYN HILL.—Union pl, s w cor Jamaica av, new plumbing in dwelling; cost, \$50; owner, Chas. Anderson, premises. Plan No. 385.

COLLEGE POINT.—15th st, nw cor Schleichers court, new plumbing in dwelling; cost, \$50; owner, G. Dietz, premises. Plan No. 379.

ELMHURST.—Bretioner av, s s, 200 w Washington av, new plumbing in dwelling; cost, \$125; owner, Louis Kratz, Britioner av, Elmhurst. Plan No. 368.

EVERGREEN.—Weirfield st, 363, new windows in dwelling; cost, \$180; owner, Emil Weiss, premises. Plan No. 384.

EVERGREEN.—Cypress av, 113, new plumbing in dwelling; cost, \$75; owner, M. Quinn, Willow st, Evergreen. Plan No. 362.

EVERGREEN.—Hancock st, 1023, interior alterations to dwelling; cost, \$200; owner, Chas. Bantzhoff, premises. Plan No. 354.

FAR ROCKAWAY.—Central av, n s, 523 e Mott av, install new elevator in warehouse; cost, \$3,000; owner, J. Winkler, Far Rockaway. Plan No. 338.

FAR ROCKAWAY.—Cornaga av, w s, 254 n Healy av, interior alterations to dwelling; cost, \$150; owner, G. Faulnoher, premises. Plan No. 390.

FAR ROCKAWAY.—Broadway, s s, 400 n Norton av, general interior alterations to dwelling; cost, \$3,000; owner, Alfred J. Tally, 6 Mt. Morris Park West, N. Y. C.; architects, C. Christenson & Son, Cedarhurst, L. I. Plan No. 382.

FLUSHING.—Grove st, 86, 1-sty frame extension, 20x25, rear 2-sty dwelling, tin roof, interior alterations; cost, \$1,200; owner, A. Stapleton, care Central Brewing Co., 68th st and East River, N. Y. C.; architect, Pat'k J. Murray, 2 Mitchell pl, N. Y. C. Plan No. 391.

FLUSHING.—Hillside av, s s, 225 e Colden av, new plumbing in dwelling; cost, \$75; owner, John Duggan, premises. Plan No. 381.

FLUSHING.—Linden av, 82, gas piping in dwelling; cost, \$10; owner, H. M. Carpenter, premises. Plan No. 383.

FLUSHING.—Murray st, 211, new plumbing in dwelling; cost, \$35; owner, J. A. Welsh, premises. Plan No. 364.

FLUSHING.—Murray st, 215, new plumbing in dwelling; cost, \$35; owner, W. Schurmacher, premises. Plan No. 363.

FLUSHING.—Central av, w s, 175 s Beech st, new plumbing in dwelling; cost, \$40; owner, M. Nusbaum, premises. Plan No. 359.

FLUSHING.—Elm st, n s, 400 w Murray st, new plumbing in dwelling; cost, \$125; owner, M. Walton, premises. Plan No. 360.

FLUSHING.—Bowne av, 342, gas piping in dwelling; cost, \$10; owner, A. Wilkenson, premises. Plan No. 343.

FLUSHING.—Forest av, n s, 100 e Smart av, new porch on dwelling, interior alterations; cost, \$100; owner, H. Wirth, premises. Plan No. 350.

FLUSHING.—Parsons av, w s, 150 n Forest av, new plumbing, hospital; cost \$300; owner, Flushing Hospital, premises. Plan No. 352.

GLENDALE.—Bedford av, w s, 200 s Myrtle av, new plumbing in dwelling; cost, \$250; owner, C. Mack, premises. Plan No. 374.

GLENDALE.—Myrtle av, n w cor McKinley av, interior alterations to dwelling; cost, \$30; owners, Welz & Zerweck, premises. Plan No. 372.

JAMAICA.—James st, s s, 360 e New York av, erect new porch on dwelling; cost, \$50; owner, Wm. H. Foster, premises. Plan No. 377.

JAMAICA.—Hanson pl, 31, 1-sty frame extension, 8x12, side 1-sty garage; cost, \$50; owner, John L. Pitz, premises. Plan No. 349.

JAMAICA.—Washington st, 12, interior alterations to moving picture show; cost, \$80; owner, John R. Booth, 5 Union Hall st, Jamaica. Plan No. 339.

JAMAICA.—Chichester av, n s, 150 w Van Wyck av, 1-sty frame extension, 45x21, side store, gravel roof; cost, \$300; owner, J. O'Dessa, 55 Park av, Brooklyn; architect, E. Dunning, Richmond Hill. Plan No. 336.

LAUREL HILL.—Newtown Creek, n s, 300 w Brook st, install new elevator in factory; cost, \$3,000; owner Nichols Copper Co., premises. Plan No. 357.

L. I. CITY.—Hoyt av, 238, interior alterations to tenement; cost, \$100; owner, M. S. Curtis, premises. Plan No. 376.

L. I. CITY.—Sherman st, 9, new foundation to dwelling; cost, \$350; owner, M. Vinciguerra, premises. Plan No. 371.

L. I. CITY.—Sherman st, e s, 140 s Camelia st, new foundation to dwelling; cost, \$250; owner, Geo. Stowell, premises. Plan No. 358.

L. I. CITY.—Jackson av, 398, new electric sign to store; cost, \$500; owner, Peter Doelger, premises. Plan No. 351.

L. I. CITY.—2d av, 877, cut new doors to dance hall; cost, \$150; owner, W. F. Offenbacher, premises. Plan No. 340.

L. I. CITY.—Queens st, w s, 300 s Jackson av, new brick foundation to dwelling; cost, \$400; owner, W. Welsh, 21 Orchard st, L. I. City. Plan No. 335.

L. I. CITY.—Marion st, 118, new window in dwelling; cost, \$50; owner, A. Cabone, premises. Plan No. 344.

L. I. CITY.—Jamaica av, s s, 177 w Crescent st, 2-sty frame extension, 20x13, rear 2-sty frame dwelling, interior alterations; cost, \$900; owner, J. J. Blestein, 240 Jamaica av, L. I. City. Plan No. 332.

L. I. CITY.—Sherman st, 336-338, 1-sty frame extension, 11x13, on present extension, interior alterations; cost, \$750; owners, Benes & Storell, premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 333.

LONG ISLAND CITY.—10th av, 255, 1-sty frame extension, 25x35, rear 1-sty store, slag roof; cost, \$400; owner, Wm. H. Meyer, Steinway & Wilson avs, L. I. City. Plan No. 387.

LONG ISLAND CITY.—Academy st, w s, 125 s Grand av, 1-sty frame extension, 6x18, side garage, gravel roof; cost, \$100; owner, Dr. H. S. Finck, premises. Plan No. 380.

MASPETH.—Dyson st, w s, 300 n Lenox av, 1-sty frame extension, 10x12, side shed, tin roof; cost, \$50; owner, John J. Braesler, premises. Plan No. 334.

MORRIS PARK.—Curtis av, e s, 50 n Chichester av, gas piping in dwelling; cost, \$10; owner, M. DeBevoise, premises. Plan No. 356.

QUEENS.—Hollis Court boulevard, 13, erect new dormer window in dwelling; cost, \$200; owner, A. G. Jacobs, premises. Plan No. 353.

RICHMOND HILL.—Jamaica av, n s, 75 e Beech st, new plumbing in dwelling; cost, \$50; owner, J. Stromeyer, premises. Plan No. 342.

RICHMOND HILL.—Chestnut st, e s, 200 s Chichester av, new plumbing in dwelling; cost, \$50; owner, H. Rehse, premises. Plan No. 341.

RIDGEWOOD.—Martin st, 23, interior alterations to dwelling; cost, \$50; owner, John Dollar, premises. Plan No. 355.

RIDGEWOOD.—Woodward av, w s, 175 n Ralph st, new store front; cost, \$250; owner, Julius Stern, premises. Plan No. 361.

RIDGEWOOD.—Myrtle av, 2346, 1-sty frame extension, 22x25, rear 3-sty store and dwelling, tar and gravel roof; cost, \$1,000; owner, John G. Hess, 248 Humboldt st, Brooklyn; architect, Louis Allmindinger, 926 Broadway, Brooklyn. Plan No. 389.

ROCKAWAY BEACH.—Wainwright pl, w s, 540 n Washington av, 2-sty frame extension, 24 x10, rear 2-sty dwelling, interior alterations; cost, \$1,000; owner, A. Owens, 312 Washington av, Rockaway Beach; architect, Wm. Sandifer, Fairview av, Rockaway Beach. Plan No. 392.

ROCKAWAY BEACH.—Undine av, w s, 196 s Boulevard, repair dwelling; cost, \$125; owner, Wm. Toder, premises. Plan No. 378.

ROCKAWAY BEACH.—Washington av, n s, 100 n Thetis av, repairs to dwelling; cost, \$40; owner, J. Beyer, premises. Plan No. 375.

ROCKAWAY BEACH.—Horton pl, w s, 250 w Renss av, gas piping in dwelling; cost, \$10; owner, John Schettino, premises. Plan No. 373.

SPRINGFIELD.—Dock rd, s w cor Rockaway rd, 1-sty frame extension, 20x24, side shed, gravel roof; cost, \$200; owner, Christ Thofman, premises. Plan No. 388.

WHITESTONE.—6th av, w s, 150 s 20th st, 1-sty frame extension, 18x12, over present extension on rear, tin roof; cost, \$275; owner, Mrs. T. Farrell, premises. Plan No. 386.

WINFIELD.—Lee av, w s, 90 s Woodside av, 1-sty frame extension, side and rear 1-sty church, interior alterations; cost, \$1,500; owner, Winfield Reformed Church, 9 Fisk av, Winfield. Plan No. 367.

WOODHAVEN.—Beaufort st, s e cor Benedict av, interior alterations to store and dwelling; cost, \$300; owner, E. Thury, 230 University pl, Woodhaven. Plan No. 331.

WOODHAVEN.—Jerome av, s s, 50 e Freedom st, new plumbing in dwelling; cost, \$60; owner, Fred Reineking, premises. Plan No. 348.

**Richmond.**

BROADWAY, e s, 151 e William st, 312, Tottenville, 1-sty extension to frame dwelling; cost, \$200; owner, Mrs. Anna Rively, Tottenville; architects and builders, Burgess & Benedict, Tottenville. Plan No. 43.

BUSH AV, w s, 400 s Richmond Terrace, Port Richmond, new front porch to frame dwelling; cost, \$70; owner, Henry Lynk, Mariner's Harbor; architect and builder, James Lynk, Mariner's Harbor. Plan No. 40.

MADISON AV, e s, 400 e Town av, Arrochar, 1-sty extension to frame dwelling; cost, \$150; owner, Vito Castronuovo, Arrochar; architect and builder, Ericco Vece, Arrochar. Plan No. 45.

MANEE AV, e s, 300 n Jacob st, Tottenville, to enlarge summer kitchen to frame dwelling; cost, \$30; owner, W. W. Slaight, Tottenville; architect and builder, W. E. Joline, Tottenville. Plan No. 41.

MILL RD & SURF AV, s e cor, New Dorp, 1-sty extension, new partitions, plastering, &c. to frame hotel; cost, \$1,100; owners, C. Taibblie & Genovese, 25 Monroe st, N. Y. C.; architect and builder, John Carfagna, 215 North 6th st, Brooklyn. Plan No. 46.

NEW YORK AV, w s, 25 s St Mary's av, 1102-4, Rosebank, new plumbing to frame two tenements; cost, \$100; owner and builder, A. W. O'Connor Estate, 47 Rutland rd, Brooklyn; architect, John Davies, Tompkinsville. Plan No. 38.

POST AV, 987, Port Richmond, 1-sty extension to frame dwelling; cost, \$485; owner, P. Adler, Port Richmond; architect and builder, John Larsen, Port Richmond. Plan No. 44.

RICHMOND AV, w s, & HATFIELD AV, Port Richmond, 1-sty extension to frame store; cost, \$300; owner, John H. Leadley, Port Richmond; architect and builder, R. H. Leadley, Port Richmond. Plan No. 42.

PLOT 15, ocean front, 200 e Creek bet Seaside boulevard and the beach, South Beach, 1-sty extension to frame bungalow; cost, \$50; owner and builder, Edward Campbell, 236 Grand st, J. C. N. J. Plan No. 39.

**NEW JERSEY NEWS.**

**Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.**

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending March 14. The location is given, but not the owner's address:*

ELIZABETH.—Jacob Gordon, 317-19 Westfield av, 3-sty frame, \$10,000.

JERSEY CITY.—William Werther, 266 3d st, 4-sty brick alteration, \$3,000; Paul Schilling, 84 Van Wagenen av, 3-sty frame, \$10,000; Norman Christie, 14 Paterson st, 3-sty frame, \$6,000; Rose DonDero Siletti, 1089 & 1093 Summit av, two 4-sty brick, \$27,000.

BAYONNE.—John M. Cherry, 812 Broadway, 3-sty brick, \$12,000.

IRVINGTON.—Daniel Sass, 210-212 22d st, 3-sty frame, \$8,000; Otto Zitzmann, e s 21st st, 98 ft. n 15th av, 3-sty frame, \$6,000; Daniel Sass, s e cor 17th av & 22d st, 3-sty frame, \$8,000.

PERTH AMBOY.—John Zawilinsky, n w cor Hall av & Penn st, 3-sty brick, \$16,000.

HARRISON.—Morris Meltz, n w cor Grant av & New st, 3-sty frame, \$9,000; Morris Meltz, w s Grant av, 37 ft. n New st, 3-sty frame, \$7,000.

NEWARK.—David R. Seglin, 30-32 Broad st, 4-sty brick, \$30,000; Louis Imhof, 26 Grand av, 3-sty frame, \$6,000.

**APARTMENTS, FLATS AND TENEMENTS.**

JERSEY CITY, N. J.—Christian H. Ziegler, 75 Montgomery st, has been commissioned to prepare plans for a 4-sty brick apartment house at 70 Tonelle av for T. W. Coyle, 871 Bergen av, owner.

PASSAIC, N. J.—A. Preiskel, Hobart Trust Building, is preparing plans for a 3-sty hollow tile and brick apartment house, 90x106 ft., at Gregory av and Park pl, for Pink & Pashman, Van Buren st, owners. Cost, about \$35,000.

WEST NEW YORK, N. J.—Joseph Turck, 771 Bergenline av, is preparing plans for two stores and one flat, 3-stys, 50x82 ft., brick construction, at the corner of 21st st and Bergenline av.

ELIZABETH, N. J.—Oakley & Son, 280 North Broad st, owners and architects, are completing plans for a 3-sty brick apartment, 88x40 ft., on North av, between Newark av and North Broad st, to cost about \$20,000.

ELIZABETH, N. J.—C. H. Schmieder, 288 North Broad st, is revising plans for a brick and hollow tile apartment, 46x60 ft. at 4th av and Centre st for A. Colon, East Jersey st, owner. Cost, about \$8,000.

JERSEY CITY, N. J.—W. H. Bogart, 250 Jackson av, is preparing plans for a 3-sty brick apartment, 35x82 ft., to cost about \$22,000. The location and owner's name is for the present withheld.

WEST HOBOKEN, N. J.—Cicarelli & Marangello, 2d National Bank Building, Hoboken, are preparing plans for three 5-sty brick, limestone and terra cotta apartments, 87x125 ft., at the northeast corner of Spring and High sts, to cost about \$125,000.

**CHURCHES.**

GLEN RIDGE, N. J.—Wilbur S. Knowles, East Orange, N. J., is preparing plans for a stone addition to the church and Sunday school southwest corner of Ridgewood av and Clark st for the Glen Ridge Congregational Church, Rev. Claude Hall Wilson, 187 Ridgewood av, pastor, E. N. Bristol, 76 Highland av, chairman building committee. Cost, about \$55,000.

**DWELLINGS.**

ORANGE, N. J.—George E. Krug, 1170 Broadway, N. Y. C., has completed plans for a 2½-sty frame parsonage, 40x40 ft., for the First Presbyterian Church, of Orange, Main st, corner of Day st, owner.

LITTLE SILVER, N. J.—Chas. Darsh, 537 East Broad st, Westfield, N. J., architect, is revising plans and will call for bids about April 1 for a 2½-sty hollow tile and stucco residence for E. L. Hartwick, 9 West 29th st, N. Y. C. Cost, between \$5,000 and \$6,000.

PLAINFIELD, N. J.—Work is ready to start on two 2½-sty frame residences, 24x35 ft., at 218-222 West 3d st, for Morris Israel, 423 John st, Plainfield. W. H. Clum, 152 Park av, Plainfield, architect. Cost, about \$3,000 each.

**HALLS AND CLUBS.**

NEWARK, N. J.—Newark Aerie, No. 44, Fraternal Order of Eagles, 15 West Park st, contemplates the erection of a 3-sty brick clubhouse in Washington st, or Plane st, near Market st, from plans by Fred Grad, American National Bank Building, Newark. Cost, about \$35,000.

**HOSPITALS AND ASYLUMS.**

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, has been commissioned to prepare plans for a 3-sty brick home for the blind on Pavonia av, near Baldwin av, for St. Joseph's Home for the Blind. Cost, about \$100,000.

ENGLEWOOD, N. J.—Crow, Lewis & Wick-enhoefer, 200 5th av, N. Y. C., are preparing plans for a 1-sty brick hospital addition, 40x50 ft., in Engle st for the Englewood Hospital Association, A. L. Mason, secretary. Cost, about \$15,000. Bids to be taken about April 27.

**MUNICIPAL.**

EDGEWATER, N. J.—Watson G. Clark, 30 Church st, N. Y. C., engineer, is preparing plans for several thousand feet of sewer piping for the Borough of Edgewater, Henry Wissel, Mayor. Bids will be called about May 1. Cost, about \$50,000.

**SCHOOLS AND COLLEGES.**

NORTH BERGEN, N. J.—Fred Hensel, 909 Savoye st, West Hoboken, N. J., has been commissioned to prepare plans for rebuilding brick



5th av, and F. C. Smith, Mamaroneck, N. Y. Morris Jacobs, 56 Pine st, is the attorney for the company.

**IFE REVOLVING DOOR CO.** is a \$250,000 corporation chartered with offices in Manhattan to manufacture and deal in revolving doors, building materials, machinery goods and supplies. The papers were filed by Crawford Elliott, 242 Cumberland st, Walter W. Ife, 137 Bay 10th st, and Walter P. Hatch, 21 South Elliott pl, all of Brooklyn, as directors. W. W. Ife, 2 Stone st, N. Y. C., is the company's attorney.

**230 FIFTH AVENUE CORP.** has been chartered with a capitalization of \$660,000 with offices in Manhattan to do a realty, construction and contracting business. The incorporators are Stark Ferriss, 42 Maple av, Madison, N. J., Percy R. Buttenheim, Haworth, N. J., William H. Frame, Main st, Peekskill, N. Y., and two others. Ferriss & Storck, 165 Broadway, are the attorneys.

**NICHOLAS H. TRAPP & SON** have filed papers with \$5,000 capital stock to do general building, construction, contracting and realty with offices in Manhattan. The directors are Nicholas H. Trapp and Jos. N. Trapp, both of 17 Thames st, and Max Freedman, 129 West 117th st. Van Ness & Van Ness, 220 Broadway, are the attorneys.

**THIRD AVENUE AND FIFTY-EIGHTH STREET CO.** is a \$10,000 corporation chartered to do a realty, construction, manufacturing and dealing in building materials business with offices in Manhattan. The directors are Leonard W. Simmons, 113 West 114th st, Albert F. Egelhoff, 172 Sterling pl, and William H. Meagher, 17 West 184th st. Weschler & Kohn, 141 Broadway, are the company's attorneys.

**MIRKIN & SON IRON WORKS** have been incorporated with offices in Brooklyn to do general iron work, stone and building material, contracting and construction business. The directors are Abraham Mirkin, Rose Mirkin and David Mirkin, all of 78 Amboy st, Brooklyn. Jos. H. Rose, 353 Stone av, is the attorney.

**CHARLES WENDT CONTRACTING CO.** has been chartered to do a general contracting, construction, decorating and dealing in hardware and building material business with offices in Manhattan. The directors are Theresa Wendt and Chas. Wendt, both of 12 Bergen av, Jersey City, N. J., and Peter A. Lee, 221 West 131st st, N. Y. C. Meyer Levy, 115 Broadway, is the company's attorney.

**RIDGEDALE LAND CORP.** has filed incorporation papers with offices in Manhattan to do a realty and construction business. The incorporators are C. A. Meier, V. May Russell and Agnes Raposo, all of 128 Broadway. Stoddard & Mark, 128 Broadway, are the attorneys for the company.

**AJAX EXCAVATION CO.** with offices in Queens, has been chartered to do a general engineering and contracting business with Henry G. Ingersoll, 55 John st, N. Y. C., Jas. P. Hicks, 150 Jackson av, L. I. City, Sarah J. Hicks, 150 Jackson av, L. I. City, and Mary G. Ingersoll, Scarsdale, N. Y., as directors. H. G. Ingersoll, 55 John st, N. Y. C., is the attorney.

**J. V. S. RAPP & SONS** have filed papers as architects, engineers and contractors with offices in Manhattan. J. Harold Rapp, South Broadway, White Plains, N. Y., Henri Porlieu, 104 Orchard st, Newark, N. J., and Henry E. Perkins, 45 North 7th st, Newark, N. J., are the directors. Rollins & Rollins, 32 Nassau st, are the attorneys.

**SMITH, HAUSER & MACISAAC** have filed incorporation papers with a \$250,000 capitalization to do a general contracting, construction and manufacturing business with offices in Manhattan. The directors are Grant Smith, Spokane, Wash., Willard E. Hauser, 25 West 42d st, and Frederick J. MacIsaac, 25 West 42d st. Kellogg & Rose, 115 Broadway, are the attorneys.

**O'CONNELL TRUCKING CO.** with offices in The Bronx, has been chartered to do general trucking, dealing in building materials, realty and construction. The incorporators are Cornelius O'Connell and Hannah O'Connell, 1765 Gleason av, and Daniel J. Dillon, 450 Beach av, J. Davis, 68 William st, is the attorney.

**BUTLER & MAC LAREN** have filed incorporation papers with a \$100,000 capitalization to do general contracting, manufacturing, installing mechanical conveying machinery, construction, lease, manage and control stores, offices, hotels and restaurants, with offices in Manhattan. The directors are Leonard C. Butler, Montclair, N. J., James C. MacLaren, Harrison, N. Y., Amos H. Stephens, Park Hill, Yonkers, N. Y., and two others. The attorney is Amos H. Stephens, 30 East 42d st.

**VAN ZILE VENTILATING CORP.** is a \$120,000 company chartered to manufacture and deal in air deflectors, ventilating apparatus, installing systems, etc., with offices in Manhattan. The directors are Harry L. Van Zile and Thos. A. Lewis, both of 39 Cortland st, and John G. Wright, White Plains, N. Y. H. L. Van Zile is the attorney.

**OFFICIAL NOTICE.**

Hearing by the Industrial Board, State Department of Labor.  
Pursuant to Sections 52, 79-c and 83-a of the Labor Law, the Industrial Board, New York State Department of Labor, will hold public hearings in the hearing room of the Board, 381 Fourth Ave., New York City, as follows:  
On Wednesday, March 25, 1914, at 10 a. m., on proposed specifications for fire alarm signal systems.  
On Thursday, March 26, 1914, at 10 a. m. on proposed rules regulating the width of aisles leading to means of egress from factories.  
Copies of said proposed specifications and rules may be had on application at 381 Fourth Ave., New York City.  
**INDUSTRIAL BOARD, NEW YORK STATE DEPARTMENT OF LABOR.**  
By JOHN WILLIAMS, Secretary.

**TRADE LITERATURE**

**Toch's Red Book Out.**

Toch Brothers, 320 Fifth avenue, have just issued an attractive edition of their "Red Book" entitled, "The Check to Dampness." It contains valuable data for the architect, engineer and builder who wishes to keep posted on the latest developments in materials for the preservation and decoration of every type of building construction.

Toch Brothers for years have been inventors and manufacturers of technical and scientific paints, enamels, varnishes, etc., and this book is replete with data pertaining to materials which are proof against all destructive agencies—acids, alkalies, electrolysis, locomotive fumes, etc., and, in addition, contains authoritative data on the integral waterproofing of dry docks, tunnels, swimming pools, reservoirs; also the treatment of cement floors in warehouses, automobile plants, loft buildings, power houses, public and private buildings.

Different surfaces, different climates, and different conditions of application, require different "R. I. W." paints and compositions. No one paint or composition is equal to all conditions. "R. I. W." paints of special composition and manufacture are used for plastering upon; for stain and damp-proofing limestone, granite, marble, etc.; for resisting the fumes of acids and alkalies in factories, laboratories, etc.; and for preserving steel of different types subjected to various corrosive agencies.

**N. Y. Belting Catalogue.**

Reflecting the high grade of the goods it manufactures, the 1914 catalogue of the New York Belting and Packing Company of 91 and 93 Chambers street, is ready for distribution. It should interest architects and builders because it contains prices and information concerning pneumatic hose, rubber flooring, mats, tubing of various kinds for buildings and their equipment, fire hose, bumpers and rubber belting. The book deals with all kinds of mechanical rubber goods and its interesting illustrations showing the operation of manufacturing the rubber commodities in the Passaic mills lends to the book a didactic value that makes it a most desirable work to have on reference shelves.

**N. T. C. Regrinding Valves.**

The National Tube Company is issuing to the trade a booklet with the above title that catechismally gives all the information about regrinding valves that any one can possibly desire to know. It has a fine photographic sketch of the National valve with indices for following the information contained in the reading pages. Building managers will find this booklet, which is sent free to applicants writing on their business stationery by addressing the company at the Frick Building, Pittsburgh, Pa., most enlightening.

**Against Certain Holding Concerns.**

Chairman Clayton of the House Judiciary Committee today issued a copy of an Anti-Holding Company bill which will be used as a basis for legislation in the Administration's trust program. The bill declares that it shall be unlawful for any corporation engaged in interstate or foreign commerce to acquire directly or indirectly the whole, or any part of the stock or other capital of another corporation engaged also in interstate or foreign commerce, where the effect of such acquisition is to eliminate or lessen competition between the corporation whose stock is so acquired and the corporation making the acquisition, or to create a monopoly of any line of trade in any section of the country.

**New York Fire Insurance Exchange.**

At its annual meeting the New York Fire Insurance Exchange voted on the following ticket, reported by the committee on nominations: For president, George W. Hoyt; vice-president, Frederic C. Buswell; secretary and treasurer, A. M. Thorburn.

**SEVERE TAX ON INDUSTRIES.**

**Workmen's Compensation Statute—Employers Will Use Stock Companies.**

How the new workmen's compensation law in New York is calculated to increase the business of the stock casualty companies in spite of the fact that the labor interests, which were so prominent in the drafting of the bill, decreed otherwise, was pointed out at a meeting of the Barebones' Alumni Association by Julian Lucas, Jr., of Davis, Dorland & Co.

Mr. Lucas has made a study of workmen's compensation laws, both in this country and abroad, and has at his finger tips the features of the various State laws.

He does not believe, according to the Insurance Press, that the Glynn law, now being re-passed by the 1914 Legislature to avoid any taints of unconstitutionality, leaves much to be desired as compared with other compensation laws that have been effective in Michigan, New Jersey and Massachusetts. He predicted that the exceptionally high payments which must be made to injured employes and the expensive commission with high salaries which is to administer this law will result in driving industries from New York to neighboring States.

Regarding the State fund itself, Mr. Lucas analyzed the conflicting provisions of the law and expressed the opinion that an employer would be foolish to trust to take out his compensation in the State fund, as indications are that there will be no practical insurance men on the industrial commission having charge of this fund, and, in addition, the insurance department is specifically exempted from supervision over the rates of the commission.

**Inadequate Rates.**

Mr. Lucas said that it was more than likely that the rates promulgated by the commission would be inadequate, and in the end there would be a deficiency in the fund which would have to be taken, very probably, later from the State treasury. As to mutual companies, Mr. Lucas said that he did not believe many would be organized, as the possibility of heavy assessments in case of catastrophes would make it hazardous for the big employers who are members of a mutual. In fact, one catastrophe similar to the Triangle Shirtwaist Company's fire, when nearly 150 lives were lost, would put a mutual out of business. The law was particularly vague as to assessments in mutual companies.

Referring to the provision of the law which requires employers to give satisfactory evidence that they can pay the compensation of their employes in case of injury, he said he did not believe there would be many employers who would dare to trust themselves, or that the State commission would trust, to handle a matter of this kind.

Another feature of the Glynn law which will make business for the stock liability companies, he asserted, is that which restricts compensation payments to 42 hazardous trades. In many industries where there is a variety of trades engaged, it would be absolutely necessary, as recently pointed out by Insurance Superintendent Emmet, for the employer to have both workmen's compensation and employers' liability insurance. This is because the law does not impose workmen's compensation upon every industry, as is the case in most States where a similar statute has been adopted.

This would mean that an employer who went into the State fund for his hazardous employment would have to secure employers' liability insurance from the stock casualty companies, as the State fund contains no provision for providing employers' liability protection.

Another strong feature which will rebound to the advantage of the stock companies is the fact that they have the experience running over a period of years of workmen's compensation payments in other States.

## BUILDING MATERIALS AND SUPPLIES

**BIG INCREASE IN NUMBER OF PLANS FILED IN BROOKLYN AND QUEENS BOROUGHES THIS WEEK—HARDWOOD PRICES STEADIER.**

Only Slight Improvement in Inquiry for Structural Commodities—Brick Firmer.

**B**UILDING plans filed this week in Greater New York showed a decided improvement for the better. The greatest development was shown in the boroughs of Brooklyn and Queens. Comparing the week ending March 12 with the week ending March 19, we find the following difference in new building plans filed.

### BROOKLYN.

No.	Cost.	No.	Cost.
67.....	\$768,210	138.....	\$1,134,200

### QUEENS.

88.....	\$449,970	93.....	\$880,510
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Such a gain as this under the weather conditions featuring the week ending March 19, is gratifying. It reflects in part, at least, the constantly improving inquiry for building materials that has been reported to this department during the last six weeks. The general character of the construction indicates, as shown in the classified reports of the construction department of this issue, that money is not being held so tightly and, further, that the spring renting season now at approximately its height, has developed the strength that investors had hoped for. In consequence, they are getting ready to meet the demand for new buildings that will develop by the time the fall renting season comes around.

But it would improve much faster if money would ease up a little more readily. The prevailing rate of interest on bond and mortgage is still too high to permit full freedom in new building pro-

jection, and until money is easier no one need expect an entirely free movement of materials here in the metropolitan district.

The assurances given unofficially by the Interstate Commerce Commission to the effect that a report will be ready on the application of the Eastern railroads for a five per cent. increase in freight rates sometime before the turn of the first half of the year, is the foundation upon which big building material business, like steel, clay products and cement, hope that the last half of 1914 will prove to be prolific of large building orders. It has been said that if this increase in rates is permitted the railroads will spend vast sums of money for improvements. This will, in turn, open up myriads of mills which will have to hire more help. When money is flowing freely into investment channels high interest rates fall, building money is more readily obtainable on sound projects, providing there is a demand.

As for the demand, assurances from real estate interests are that the last renting season was an active one and that the coming spring removals will be exceptionally heavy. The serving of fire prevention law and labor violations on many owners will prompt many to rebuild rather than go to the great expense of remodeling their structures, according to the opinion of many realty men, with the result that the building movement will be large just so soon as the money situation is relieved from the present adverse pressure.

whether the samples shall be tested separately or mixed.

"The samples shall be passed through a sieve having twenty meshes per lineal inch, in order to break up lumps and remove foreign material."

The provisions of the Government specification covering sampling are as follows:

"Sampling, 16. The selection of the samples for testing will be left to the engineer. The number of packages sampled and the quantity to be taken from each package will depend on the importance of the work, the number of tests to be made, and the facilities for making them.

"17. The samples should be so taken as to represent fairly the material, and, where conditions permit, at least one barrel in every fifty should be sampled. Before tests are made samples shall be passed through a sieve having twenty meshes per lineal inch to remove foreign material. Samples shall be tested separately for physical qualities, but for chemical analysis mixed samples may be used. Every sample should be tested for soundness, but the number of tests for other qualities will be left to the discretion of the engineer."

The methods of testing recommended by the Special Committee on Uniform Tests of Cement of the American Society of Civil Engineers, and which are specified in the American Society for Testing Materials' specification, differ from the methods required by the Government specifications principally in regard to two of the tests, viz.: the method of determining the time of setting and the normal consistency. Briefly, the American Society's method for determining the time of setting and the normal consistency involves the use of the Vicat needle apparatus. In the Government method the normal consistency is determined by the ball method and the time of setting is determined by the standard Gillmore needles.

The standard specifications for cement of the American Society for Testing Materials are printed together with the methods of testing recommended by the Special Committee on Uniform Tests of Cement of the American Society of Civil Engineers in pamphlet form.

Circular No. 33 of the Bureau of Standards, Department of Commerce and Labor, United States Government specifications for Portland cement, issued May 1, 1912, contains the Government specification and methods of testing.

### COMMON BRICK STRENGTHENING.

**Sudden Movement in Filing of Building Plans Starts Inquiry.**

**C**OMMON brick began to show more animation as a building commodity this week. Unloading was heavier than it has been at any time since the first of the year and prospective wholesale purchasing was felt as far ahead as May 15 for Hudsons and into June for Raritans. Prices are still steady at low levels, but there are evidences that a bear raid on selling figures is being planned in anticipation of the arrival of a new fleet of barges from up-river as soon as the ice breaks up. For that reason manufacturers have been advised not to crowd the market. The inquiry of the week was confined principally to Bronx and Manhattan, showing that these two boroughs tend toward a general relinquishment of new building plans as freely as Queens and Brooklyn have in the last week.

Official transactions for Hudson common brick covering the week ending Thursday, March 19, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.		Arrived. Sold.	
Left over, Mar. 13—57.			
Friday, Mar. 13.....	0	0	3
Saturday, Mar. 14.....	0	0	2
Monday, Mar. 16.....	0	0	0
Tuesday, Mar. 17.....	0	0	2
Wednesday, Mar. 18.....	0	0	1
Thursday, Mar. 19.....	0	0	3
Total .....	0	0	11

Reported enroute Friday A. M., March 20—0. Condition of market, improving. Prices: Hudsons, — to \$6.50 nominal; covered, — to \$7.50; Raritans, \$6 to \$6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$7 to \$7.50 (yard). Dull. Left over, Friday, A. M., March 20—46. Covered barges sold, 2. Total number covered barges, 9. Total number in market, 55.

HUDSON BRICK UNLOADED.			
(Current and last week compared.)			
Mar. 6.....	14,500	Mar. 13.....	160,500
Mar. 7.....	22,500	Mar. 14.....	108,500
Mar. 9.....	249,500	Mar. 16.....	323,500
Mar. 10.....	170,000	Mar. 17.....	292,500
Mar. 11.....	189,500	Mar. 18.....	62,500
Mar. 12.....	231,500	Mar. 19.....	365,500
Total.....	877,500	Total.....	1,313,000

1913.		Arrived. Sold.	
Left over, Friday A. M., Mar. 14—45.			
Friday, Mar. 14.....	0	0	4
Saturday, Mar. 15.....	0	0	1
Monday, Mar. 17.....	4	5	5
Tuesday, Mar. 18.....	4	7	7
Wednesday, Mar. 19.....	3	13	13
Thursday, Mar. 20.....	5	3	3
Total .....	16	33	33

Condition of market, dull. Prices: Hudsons, \$7 to \$7.25; covered, \$7.50; Raritans, \$6.87½ to \$7. Newark, \$8.25. Left over Friday A. M., Mar. 21—28. Total covered, 0. Total covered barges sold, 2. Total covered left in market, 6. Total in market, March 22, 1913—34.

OFFICIAL SUMMARY.	
Left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Mar. 19, 1914.	119
Total No. bargeloads sold Jan. 1 to Mar. 19, 1914 .....	73
Total No. bargeloads left over Mar. 21, 1914.	46
Total No. bargeloads left over Jan. 1, 1913.	113
Total No. bargeloads arrived, including left over Jan. 1 to Mar. 20, 1913.....	223
Total No. bargeloads sold Jan. 1 to Mar. 20, 1913 .....	195
Total No. bargeloads left over Mar. 21, 1913.	28

### GLASS PRICES HELD STIFFLY.

**Manufacturers Will Close Down Rather Than Further Shade Lists.**

**T**HE slight improvement that developed this week in the window glass department of the building material market came in the nick of time. Manufacturers have been crowded on their price lists by Eastern distributors who thought the market could be beared to further discounts, but without avail. The manufacturers freely state that their only alternative is to close the mills rather than to further cut prices. An officer in one of the large glass distributing companies here asked:

"What is the use of further shading prices? The building movement cannot develop until money loosens, and money will not ease up until the railroads get more money to spend. It may seem a far cry from building construction to railroading, but the two are very closely related in financial circles. The slight increase they ask for will mean more to the prosperity of the whole building season, glass department included, than all the proclamations, protestations and preachment that could be uttered. We need national confidence, and if the railroads are not confident, all lines suffer. I consider the building situation of the entire country entirely within the hands of the Interstate Commerce Commission. Much as I dislike to say it, we will close down rather than cut our prices further because no matter how much we shade our lists we cannot artificially create prosperity by establishing unprofitable prices."

### THE HARDWOOD MARKET.

**Prices Steadier at Mill Centers with Less List Shading.**

**P**RICES, in both pine and hardwoods, are steadier than they have been for some time. There is still some price cutting in isolated cases where the seller needs the money bad enough to sell at a sacrifice, but the trend of the market is distinctly in an upward direction.

The hardwood market has shown some increase in inquiry during the last fortnight, but it has averaged on the whole about the same as the preceding two weeks. Consuming interests are beginning to buy with slightly more liberality, but the demand from this source is expected to show only a steady increase. Mill operations are moving with a fair degree of regularity, and several new operations have recently been put into action.

The demand for oak, on the whole, has shown somewhat of a decrease, but plain red seems to be more active. Gum is picking up to some extent both in mill demand and in local requirements. Other items in the hardwood market appear to be about at a standstill. It is reported from hardwood centers that numerous orders are being rejected on account of unsatisfactory prices offered, indicating a faith in the future of the market which bodes well.

Yellow pine interests have been among those most seriously affected by the untoward weather.

### LIME AND CEMENT SPECIFICATIONS.

**Committee B-5 of the American Society of Engineering Contractors Reports.**

**C.** W. BOYNTON, chairman of Committee B-5 on Standard Specifications for Lime and Cement, of the American Society of Engineering Contractors, has submitted for his committee the following report, which will be of interest to readers of this department of the Record and Guide.

"A Committee of the American Society for Testing Materials has the subject of limes specifications under consideration at the present time. This committee has had the cooperation of various active members of the National Lime Manufacturers' Association of the United States Bureau of Standards. Your committee recommends that no action be taken in regard to specifications for lime until such time as the above mentioned committee has submitted its report.

"The Standard Specifications for Cement of the American Society for Testing Materials, which requires that all tests shall be made in accordance with the methods proposed by the Committee on Uniform Tests of Cement of the American Society of Civil Engineers, is recommended for consideration by the Society.

"In an executive order of President Taft, dated April 30, 1912, Portland cement purchased after that date by any department, bureau, office or independent establishment of the Government, or that may be used in construction work connected with any of the aforesaid branches of the Government service, is required to conform to the specifications known as the United States Government specification for Portland cement, adopted by the Departmental Conference, February 13, 1912. This specification is also recommended for consideration by the Society."

The Government specification requires that the cement shall be tested in accordance with the standard methods described in the specification. The standard specifications of the American Society for Testing Materials include specifications for natural and Portland cement. The United States Government specifications covers only Portland cement. The requirements of the two specifications in regard to Portland cement do not differ essentially from the other.

Paragraph 1 of the American Society for Testing Materials' specifications, which covers sampling, reads as follows:

"Cement in barrels shall be sampled through a hole made in the head, or in one of the staves midway between the heads, by means of an auger or a sampling iron similar to that used by sugar inspectors; if in bags, the sample shall be taken from surface to centre. Cement in bins shall be sampled in such a manner as to represent fairly the contents of the bin. The number of samples taken shall be as directed by the engineer, who will determine