

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JULY 4, 1914

THE GOVERNOR PROMISES RELIEF FOR OWNERS

The Next Legislature Will Amend the State Fire Prevention and Factory Laws—
Kings County Grand Jury Brings in Presentment Against Inspection Evils.

IT has just developed that Governor Glynn has for some time been quietly weighing the whole situation as regards the labor laws in their relation to expensive structural changes to buildings throughout this State, and has come to the conclusion that in many particulars these laws are unnecessarily severe. The Governor's attention was turned to this matter by complaints which for some months have been pouring into his office.

These complaints have come from manufacturers and real estate owners all over New York State, but especially from New York City, where most of the orders for structural changes have been issued and where the laws have pressed most heavily.

In the position which he takes on this matter, in a statement given out at Albany, the Governor vindicates the attitude taken by the Real Estate Board of New York in its efforts for reasonable amendments to the labor law. He says:

"We have already placed New York far in advance of many other States of the Union in the line of progressive legislation to meet the justified demands of the toilers of our State. The State Factory Investigating Commission heard the cry of the mass of men and women toilers and was responsible for the enactment of remedial measures that guarantee to the factory employees the right to live as well as the license to work. As a result of the new laws secured by the Factory Commission, many factory buildings were practically remodelled so that now their occupants are given healthful surroundings. The result has been the manufacturers get better work out of their employees, because they are healthy and cheerful, and the cemeteries and tuberculosis sanitariums are the only losers."

Has Gone Too Far.

The Governor makes it plain that there should be no laxity in the care of the factory employees throughout the State. On the other hand, he thinks the pendulum has swung too far in the other direction. He says:

"I do not believe in legislation so radical that it means an attack on the valuation of real estate or driving out of our State manufacturing concerns or other large business enterprises. Real estate owners tell me that strict compliance with some of our laws would mean reconstruction of their buildings; while others insist there is such a general mix-up of orders from State and local authorities in New York City, that it is often a question as to whether an order given by a local authority today will not be rescinded by State authority tomorrow. It has also been stated that inspectors from the Department of Labor in New York, and attaches of the Fire Prevention Bureau and the Industrial Board, are seemingly pulling against one another in their work of building supervision and inspection, to the end that the real estate owners and the manufacturers are often in serious doubt as to just where they are at."

The Governor commends the work of

Governor Glynn, seeing the injury that is being done to the majority of the people of the State, directly or indirectly, through ill-advised fire-prevention and factory laws, frankly avows it and virtually promises to have amendments made by the next Legislature. The Kings County Grand Jury has set the courts in motion against those responsible for continuing the public annoyance and official extravagance resulting from the over-inspection of buildings.

the State Factory Investigating Commission and especially its energy in arranging hearings in New York and in other large cities of the State in order to bring out, as it is doing, facts and suggestions on the workings of the law. The Governor adds:

"That these hearings will be fruitful of excellent results is beyond question, and I feel that enough information will be gathered to make certain a solution of this great industrial problem, which will be as fair to the real estate owner and manufacturer as we are so zealously insisting it should be for the men and women workers of the State."

Comment by President McGuire.

Commenting on this statement by Governor Glynn, Laurence M. D. McGuire, President of the Real Estate Board of New York said:

"The conclusion reached by the Governor is the inevitable conclusion bound to be reached by everyone who gives serious consideration to the way the drastic features of the law have been working in New York and throughout the State.

"The purpose of the Labor Law was to make life safe and work more pleasant for factory operatives. This was a laudable purpose and every humane person will uphold it. But zeal has carried some of us too far. This whole thing must be brought down to a practical plane. We must have safety without confiscation; without conflict of authority; without needless expense that in many cases has reached practically the point of confiscation.

"We must have, as I infer from the Governor's language he wishes us to have, a rational law rationally administered. Any other kind will ultimately be as harmful to workers and operatives as it will be to owners."

Hearings by the Industrial Board.

Real estate owners generally, and particularly owners of factory buildings, will be interested in several public hearings to be held next week by the Industrial Board at its offices, 381 Fourth avenue.

The first subject to be taken up by the Industrial Board will be the proposed

rules and regulations relating to the construction, guarding, equipment, maintenance and operation of elevators and hoistways. This hearing will begin at 10 a. m., Tuesday, July 7th.

The hearing on Wednesday will begin at the same hour and will be on the proposed rules defining fireproof and fire-resisting materials and describing certain specifications relating to construction. These matters are all to be taken up in the report of the Industrial Board's Committee on Fire Hazards. On this committee the Real Estate Board of New York was represented by Alfred R. Kirkus and later by George W. Olvany.

On July 7 and 8 at 3 p. m. will be held public hearings on three propositions of the Industrial Board. The first is for the amendment of what is known as Regulation 2, which makes certain severe requirements for the enclosure of stairways.

Proposition 2 is to amend the Board's Regulation 3 so as to substitute the words "fire resisting" for the word "incombustible" applying to stairway enclosures in factory buildings in which articles of a combustible nature are kept.

Proposition 3 is a proposed new rule which will correct a provision of the law that has given a great deal of trouble to owners of factory buildings. The proposed new rule reads as follows:

"When, in addition to the required exits of any factory or factory building, there exist one or more outside fire-escapes not constructed in accordance with the provisions of the Labor Law relating to fire escapes, such fire escapes may be retained without being changed to conform to such provisions, if steps are taken, satisfactory to the Commissioner of Labor, to prevent their use as a means of exit."

Grand Jury Presentment.

The courts are taking cognizance of the unfair burdens that have been put upon property owners. Among the indictments handed up this week by the Grand Jury of Kings County was a presentment to the court in which it deplored the "foolish, ridiculous and useless system" of building inspection now in vogue in the Greater City and in the Borough of Brooklyn in particular, and urged the assembling of the authority of inspection in one or two departments instead of eight, as at present.

Judge Fawcett, in accepting the presentment, congratulated the members of the jury on its timeliness, as the matter has been taken up by many civic bodies and is now receiving the attention of the authorities at Albany.

The presentment reads:

"The Grand Jury of the County of Kings for June, 1914, deems it its duty to protest against the great burdens that are put upon the real estate owners of the County of Kings by the multiplicity of inspections of the various departments of the city, and of the foolish, ridiculous, useless system that goes with it, which menaces the progress of the Greater City and the Borough of Brooklyn in particular.

"There is no question about this fact

that we are over inspected. Over 1,000 inspectors, at an expense of over \$1,500,000, are continually harassing the unfortunate property owners and each one literally falling over the other in their eagerness to find fault and order changes in buildings already built or in construction. The result is that many property owners are selling their property for almost anything they can get and

many factories and manufacturing plants are being removed from the city to other localities.

"The cry of the taxpayers for relief is so great that we, the Grand Jury, desire to recommend the assembling of the authority of inspection in one or two departments, instead of eight, as at present.

"We recommend that the Tenement

House Department, in particular, be consolidated with the Building Department.

"We believe that departments which conflict with each other should be consolidated.

"We believe, for the economy of the taxpayers, that not more than two departments should have authority over buildings of the city."

NEW ELEVATOR REGULATIONS OUT

Framed by State Industrial Board to Cover Construction and Maintenance—A License Ordinance Pending in the Board of Aldermen.

THE subject of elevator construction and operation has come to the fore this week. Tentative rules and regulations were promulgated by the Industrial Board of the State Labor Department, with the announcement of a public hearing to be held at 381 Fourth avenue on July 7 at 10 a. m. A new elevator ordinance, providing for the licensing of elevator operators is also pending in the Board of Aldermen, before the Committee on General Welfare, which is to give a public hearing on the measure.

The regulations of the Industrial Board amount to an entire new code, and give the Commissioner of Labor a large degree of authority where the local Bureaus of Buildings have had authority heretofore. The new rules virtually supersede whatever is inconsistent therewith in the carefully prepared elevator regulations of the city building department. The new ordinance requiring a license also gives the Commissioner of Licenses certain authority over the operation of elevators. The general effect, it is feared, will be to still further complicate the inspection of buildings.

Supt. Miller on the Licensing Feature.

Taking up first the proposed city ordinance requiring elevator runners to take out a license, it is noted that the license must be obtained from the Commissioner of Licenses and be renewed annually upon payment of a fee of two dollars. Penalties are provided for operating an elevator without a license.

Asked for his opinion of the proposed ordinance, the editor of the new Building Code, Rudolph P. Miller, Esq., remarked upon the severity of the rule.

"It would mean," he said, "that all the elevators in private residences would have to have licensed operators, which I don't think is the intention of the proposer of this ordinance. There is a type of elevator in use known as the push-button elevator, which is expressly designed to avoid an operator. The elevator is automatic in its operation and movements, and as it is being installed under the present carefully drawn rules of the Bureau of Buildings is one of the safest forms of elevators in use. Unless some exception were made of certain elevators, this push-button elevator would be driven out of business entirely, much to the disadvantage, I think, of the general public.

"I am generally in sympathy with the purpose of this ordinance, as it is drawn, placing the liability for the employment of unlicensed operators on the owner, but should not perhaps the lessee or tenant be held liable in many cases, as the owner when letting his building for a long term of years loses control of the operation of the elevators and should not be held liable in that case.

Overlapping Jurisdictions.

"Another thing that should be carefully considered," said Mr. Miller, "is the fact that the different bureaus of building now have control over the installation and operation of elevators, and they should for this reason have some authority over the elevator op-

erators. At the present time the bureau prescribes, as required by the building code, certain qualifications for elevator operators, and where they are found to be violated steps are taken to have the operator removed.

"While I appreciate the difficulty of prescribing in the ordinance that the bureaus of buildings shall conduct the examination for the license, as there are five separate bureaus of buildings, I do think this could be possibly taken care of by inserting a provision under which the Commissioner of Licenses must take action toward revoking an elevator operator's license if a report is made to him by any of the Superintendents of Buildings to the effect that such operator is not competent or has failed to observe the requirements of the elevator regulations, or has been guilty of carelessness or neglect. Provision should, of course, be made that such an operator can have a hearing upon five or ten days' notice.

As to Qualifications.

"If the Commissioner of Licenses is to conduct the examination of applicants for elevator operators' licenses, it seems to me that the ordinance ought to provide either directly for certain qualifications for the operators or should authorize and direct the Commissioner of Licenses to publish rules prescribing the necessary qualifications for elevator operators.

"In considering this ordinance it would be well to remember that there are in the Borough of Manhattan alone over ten thousand passenger elevators at the present time. I imagine that in the other four boroughs together you would find about five thousand. I am not posted on this. It must also be remembered that the average number of operators to each elevator is probably about two. It would mean that the Commissioner of Licenses would have to undertake at once to examine and qualify thirty thousand operators in the City of New York. I notice that the ordinance is to take effect immediately. A little consideration would show that it will take considerable time to examine thirty thousand persons and issue licenses to them."

The New Rules.

The new rules and regulations of the State Industrial Board fill ten pages of a pamphlet. The existing law (section 79-i) provides that all elevator shafts shall be protected on all sides at each floor by substantial vertical enclosures. The proposed new regulations require that all hoistway enclosures shall not be less than six feet high. The grille-work enclosures of shafts and cars shall contain no space between any two bars or members larger than one and one-half inch; where plain straight bars are used the space shall not exceed one inch.

Passenger elevators must have a lifting capacity of not less than 75 pounds for each square foot of floor area. In the top of every door there must be a trapdoor to afford egress for passengers. Where there are two cars in the same shaft there may be means of egress in

case of emergency in the side of each car. Car doors must be kept closed when the car is in motion. No lock will be required on the principal car door, but other gates or doors in the car must have latches or locks to prevent their being used except in an emergency.

Cars must be lighted when in service. All passenger cars are to have safety jaws of a type approved by the Commissioner of Labor that will grip the guard rails and hold the car whenever the safeties are released by the speed governor. All elevators must be equipped with a speed governor whose action will trip and release the safeties whenever a car attains a downward speed of two hundred feet a minute, or forty per cent over the normal speed. Car safeties will not be required on plunger elevators, nor for sidewalk elevators which travel less than twenty feet.

Safety Devices.

Freight elevators in factories where more than one hundred people are employed on one floor, in order to be available in case of emergency, shall be capable of safely lowering a live load of fifty pounds per square foot of its platform area. All power driven elevators hereafter installed shall have no less than two hoist ropes and two ropes attached to each counterweight. All elevators must have devices to automatically bring the car to rest at both limits of travel. Weekly inspection reports of the condition of the elevators in a building shall be made by a competent person on a form prescribed by the Commissioner of Labor and shall be kept on file for his examination.

Highway Improvements.

Because of the steady growth and structural improvement and consequent increase in vehicular traffic in the southern half of Nassau County, Long Island, the important highways in the township of Hempstead are being rebuilt to meet the traffic demands put upon them. Christian Hook road, in use since colonial days, is being newly macadamized from De Mott avenue to Long Beach road, thus making a smooth highway between the village of Hempstead and Long Beach. Bethpage turnpike, from Hempstead east to Farmingdale, is an important highway that has been rebuilt, as well as the main road through Floral Park. The road leading from Hempstead across Long Island to Great Neck is also undergoing improvement.

Rapid progress is being made on the improvement of the main highway between Hempstead and Freeport and it will soon be reopened to traffic. The bitulithic improvement of the Merrick road through Rockville Centre and Lynbrook, now under way, will make more popular this already famous automobile highway that runs the length of the south side. Another road that is under contract to be much improved is the one running east from Long Beach through Foxhurst to a point on the Merrick road between Rockville Centre and Baldwin.

HOME RULE FOR BUILDING CONSTRUCTION

Architects' Representative Interrogates Building Superintendents
Before State Commissioners to Show Overlapping Jurisdictions.

BY JOSEPH C. SCHAEFFLER

THE public hearings held by the State Factory Investigating Commission last week were productive of sufficient evidence of the fact that not only are the new fire prevention laws undesirable but also that their administration is wasteful and inefficient. The writer has made a specialty of designing manufacturing buildings for over sixteen years, during which time he has carried on operations in fourteen States, and no such chaotic condition of conflicting laws and regulations as now exists in the City of New York has ever before been experienced.

Many persons affected took the stand during these hearings and made statements which tended to show that these laws are unreasonable in many respects and that the duplication of inspections by the great number of inspectors now employed by the various city and State departments not only creates constant trouble but is a needless source of expense to the property owner and taxpayer as well.

But a bald statement of facts without the actual evidence necessary to firmly establish a case rarely, if ever, succeeds in convincing any legislative body that a law, once enacted, should be amended or repealed; and it was for the purpose of procuring this evidence that the writer, as chairman of the Committee on Factory Laws representing the New York Society of Architects, determined to request former Superintendent of Buildings Rudolph P. Miller to answer a series of thirty-nine questions and to insist that both the questions and the answers be entered upon the records of the hearings. Subsequently Supt. P. J. Carlin, of Brooklyn, and Supt. John W. Moore, of Queens, were induced to answer the same questions at a later hearing. Their answers were, in effect, the same as those received from Mr. Miller.

Some of the questions with the answers thereto received from Mr. Rudolph P. Miller, follow:

Q. Can any alterations to buildings be made before plans and applications have been filed with the Bureau of Buildings?

A. If they are structural alterations, it is unlawful to make them before plans and applications are filed with the Bureau of Buildings and approved by the bureau.

Factory Plans.

Q. Can any order from the Labor Bureau to make certain structural changes or alterations to a building be carried out before plans and applications have been filed at and approved by the Bureau of Buildings?

A. It is unlawful to make such changes within the City of New York without a permit from the Superintendent of Buildings.

Q. Would the Bureau of Buildings stop any structural alterations to a building as ordered by the Labor Bureau unless it first received approval?

A. This would depend upon the nature of the changes. If these changes were to relieve a serious unsafe condition, the Bureau of Buildings would probably not stop the work, though it would insist upon having plans and applications filed and approved. If the necessity for the changes were not immediate, it would probably stop the work.

Q. Do the Inspectors of the Bureau of Buildings inspect the premises while structural alterations are being made to conform with the requirements of the Labor Laws and the Industrial Board?

A. If the inspectors of the Bureau of Buildings are doing their duty, they will

inspect alterations being made under orders from the Labor Department.

Fire Prevention Plans.

Q. In the case of orders from the Fire Prevention Bureau for structural changes, can they be made until plans and applications have been filed at and approved by the Bureau of Buildings?

A. Any structural changes to buildings made under orders of the Fire Prevention Bureau are subject to the same provisions of the Building Code as changes made under the Labor Law. In other words, a permit must be obtained from the Bureau of Buildings in any case of structural changes to buildings.

Q. In the case of a tenement building, must the plans first be approved by the Tenement House Department before the plans will be examined by the Bureau of Buildings?

A. In the case of tenement houses it is not necessary that the plans should be first approved by the Tenement House Dept. before they are examined by the Bureau of Buildings. By arrangement with the Tenement House Dept. the Bureau of Buildings, however, will not issue permits until the Tenement House Dept. has approved the plans.

Tenement Plans.

Q. Do you examine the approved tenement house plans to find out if they conform with the Building Code?

A. The Bureau of Buildings examines the tenement house plans only with reference to the requirements of the Building Code and such ordinances over which it has direct jurisdiction.

Q. Would your plan examiners be qualified to also examine the plans as to the matters of light and ventilation of tenements?

A. There is no reason why competent plan examiners would not be qualified to examine tenement houses or other buildings with respect to the provisions for light and ventilation.

Q. Also as to the sanitary requirements and privacy of the plans arrangement?

A. The plan examiners would also be competent to judge of sanitary requirements and privacy.

Q. Your inspectors inspect the alteration and erection of tenement buildings?

A. The inspectors of the Bureau of Buildings do inspect the construction and alteration of tenement buildings.

Q. Is this in addition to the inspection as made by the inspectors of the Tenement House Department?

A. The inspection made by the Inspectors of the Bureau of Buildings is, I believe, in addition to the inspection made by the inspectors of the Tenement House Department, though the latter, I believe, are confined to the determination of rooms, courts, and other requirements of the Tenement House Law, and the Tenement House Department does not inspect as to construction, so far as I know.

Availability of Inspectors.

Q. Have you found any difficulty in getting proper and qualified inspectors for your Department?

A. There is no real difficulty in getting competent inspectors for the Bureau of Buildings. Generally speaking the man furnished by the Civil Service Commission from the eligible lists are satisfactory, but in case they should not prove so the process of removal is a very simple one.

Q. In the case of factory buildings, does the Labor Bureau or Industrial Board first examine and approve the plans of proposed new or altered build-

ings before your bureau will examine same as to the Building Code?

A. In the case of factories I do not know whether the Labor Bureau examines and approves plans. The Bureau of Buildings will issue permits for factory buildings that conform with the requirements of the Building Code and other ordinances over which it has jurisdiction.

Q. Is this the same in the case of the Fire Prevention Bureau?

A. The Bureau of Buildings will approve any plans submitted to it provided they conform to the requirements of the Building Code and other ordinances over which it has jurisdiction. It is suggested, however, to applicants that it would be well to obtain the approval of the Fire Prevention Bureau as well as that of the Bureau of Buildings.

Q. Would your plan examiners be qualified to pass on such structural matters as exists, stairways, fire escapes and other items required by the Labor and Factory Laws?

A. The plan examiners of the Bureau of Buildings are qualified to pass on matters as to exits, stairways, fire escapes and other items required by the Labor and Factory Laws.

Theatre Inspection.

Q. In the case of theatres, moving picture houses, dance halls and other places of public amusement, does not your department examine and inspect the premises before a final approval certificate is given?

A. The Bureau of Buildings does inspect theatres, moving picture houses, dance halls and other places of public amusement, as well as other buildings, before they are completed.

Building Bureau Takes Precedence.

An analysis of the foregoing questions and answers will reveal the startling fact that, although several city and State departments may order a property owner to make alterations to buildings in the City of New York, it rests entirely with the Bureau of Buildings to determine whether the execution of such alterations, or the erection of new structures, will be permitted. In other words, the power of the Bureau of Buildings over building operations in the City of New York takes precedence over that of all other departments. And, furthermore, if any alteration ordered by the Department of Labor, Fire Prevention Bureau, or other department is not in conformity with the Building Code, such alteration may not be approved even in the case where the Bureau of Buildings has temporarily waived its prerogative to first having plans and applications filed for its approval as it may do where delay might result in serious loss of life or danger to the public.

Under such conditions how is a property owner to know how to act when delay may mean that he will incur the payment of a penalty, whereas, on the other hand, if he proceeds promptly to clear his building of the violation imposed by another department the Bureau of Buildings may not approve the work when completed.

It will also be noted that, although the inspectors of the Department of Labor, the Fire Prevention Bureau, Tenement House Department, and other departments having jurisdiction are sent to inspect buildings under construction in the City of New York, the inspectors of the Bureau of Buildings must also make practically all of these inspections for their department regardless of any other inspections.

These inspections cover not only structural work, but plumbing and sani-

tary work as well, and it is very clear that the rules and regulations for plumbing and drainage which are a part of the Building Code cover all phases of that part of the work found in the Labor Laws.

In the case of the plan examinations it is exactly the same as with the future inspection at the building. The Department of Labor insists upon examining all plans for building operations affecting factory buildings before they are submitted to the Bureau of Buildings, after which the latter goes over practically the same examination a second time before the final approval of both departments is obtained.

One Lone Plan Examiner.

There is at present only one plan examiner at the Department of Labor for all of Greater New York City, and he is at present about five weeks behind his schedule. This means that it will require five or six weeks for one department, and an additional two weeks for a second department, or about eight weeks in all before an owner can expect to be allowed to commence building operations after filing plans and applications under the present system. As the law reads, this filing of plans is not obligatory and the law further provides that the Department of Labor may call upon the Bureau of Buildings to make the plan examinations and report on same.

All of this tends to demonstrate that the Bureau of Buildings is the department of prime importance in connection with all structural and building operations carried on in the City of New York. If this be true, it appears to be logical that all other departments could report to the Bureau of Buildings and all orders subsequently issued from that office. This would most probably result in a much more economical system of inspection and it would certainly obviate issuing the conflicting orders which are too often the result of our present system. The Department of Labor should, in this case, relinquish its claim to supervise structural and plumbing details in the City of New York, and its duties and inspections would revert to the "Welfare Work" for which it was primarily established.

Proposed Extension of Sixth Avenue.

On Thursday, July 9, a hearing will be held by the Committee on City Plan of the Board of Estimate and Apportionment at City Hall at 3 p. m. on a petition for the extension of Sixth avenue southerly to Varick street (or Seventh avenue extended). The hearing set for June 26 was postponed. The extension of this avenue is a project that is closely related to the extension of Seventh avenue, which is now constructively progressing.

Two principal plans are under consideration. The first contemplates extending Sixth avenue into and through Carmine street to the junction of Carmine with the new Seventh avenue, which would be accomplished by widening Carmine street. There would be an elbow at the intersection of Sixth avenue and Carmine, and another at the intersection of Carmine with (new) Seventh avenue. Estimates of cost exceed one million dollars.

The other principal plan provides for cutting a straight course in a southerly direction through all the blocks now intervening between the present terminus of Sixth avenue to Varick street (Seventh avenue extended) coming out at the intersection of Broome street. The estimated cost runs into the millions. The Central Mercantile Association, an organization of West Side merchants, favor this route which would affect about two hundred real estate parcels. Many short and irregular blocks would be created by following this line.

—L. Tannebaum, Strauss & Company have issued an interesting pamphlet on Tax Efficiency Service. The realty concern has instituted a service for property owners which ascertains whether too much is being paid in taxes, and if so an adjustment is sought. No charge is made unless a reduction is obtained.

THE NEED OF GOOD GUTTERS

Important Feature of Road Building
if Permanent Highway is Desired.

Following is an address to be delivered by T. Hugh Boorman, C. E., Highway Engineer, before the American Society of Engineers, Architects and Constructors, today at the Brighton Beach Casino:

"The most important difference I found in my research work on pavements in England in 1911, between construction there and in the United States, was the matter of the construction of gutters. I called the attention of one of our New York City engineers to the question immediately on my return to this Empire City and was advised to bring the matter up before the Committee on Specifications for Streets, and I now ask this national society to appoint a committee to confer with committees of other engineering bodies to suggest and recommend suitable clauses in paving contract specifications to obtain improvements in this important detail of construction. Highway engineers and road specialists have always agreed that the pre-requisite for a good pavement is proper drainage and a substantial foundation for the wearing surface, and it is now generally conceded that we must have a waterproof surfacing for even country roads.

Attention to Gutters.

"Given the fact that we are to roof our roads with waterproofing material, does it not follow that as on the building's roof, we must pay the greatest attention to the gutter and afford the best method possible for the carrying off of the rainwater to the outlets as efficiently and speedily as possible; does it not follow that we should apply similar precautions for road roofs?"

"In the June 10, 1914, issue of 'Engineering & Contracting' (Chicago) is given the construction of concrete curb and gutter as adopted in Washington by the District Commissioners, whose work is now under the supervision of Captain Mark Brooke Engineer Corps, U. S. A. This construction calls for an 8-inch curb and 24-inch gutter. The brick gutter calls for a width of 18 inches, and specifications for such material provide that:

"In laying the gutter as soon as practicable after the concrete base has been laid, a dry mixture of sand and cement is spread to a thickness of not less than 1/2 inch as a bed for the paving blocks. The blocks are laid on edge, joints being broken so that each block has at least a 4-inch lap in every course. A plank is laid over several courses and a rammer used until the blocks reach a firm bed and present a uniform surface. After ramming, the gutter is grouted with a thin, easy-flowing grout of neat cement.

Remedy for Defects.

"On examination of the concrete gutter on the Chevy Chase experimental road sections in Washington and Maryland last month, I found several cracks, and venture the opinion that a prepared asphalt joint applied across the work every twenty-five feet would obviate this trouble at a very trifling expense. The work referred to, however, is in connection with broad avenues and streets, having no business traffic, and what I wish to impress on this conference is the fact that in our city streets particularly, our construction of gutters is generally poor, from the fact that stone blocks are used transversely, instead of longitudinally; in old work such as one finds on Governor's Island, N. Y. Harbor, it is seen that our army engineers laid granite blocks for the gutters parallel with the curb.

"In England the gutters are laid longitudinally generally in the case of stone

or wood blocks, with the inner two lines depressed about half an inch, so forming a natural curved gutter.

"I have seen asphalt blocks on roads at Irvington, N. Y., so laid, and on the approaches to the North Philadelphia Depot of the Pennsylvania Railroad, brick has been set in this way; on one side of the depot twelve courses of brick and on the other eight courses.

"I contend that in all cases where other than a monolithic sheet pavement is used the gutter should be paved with blocks, longitudinally laid, and with a natural curve."

To Study English Housing Work.

Under the auspices of the National Housing Association, a dozen American housing workers sailed yesterday to study what England has done to improve the living conditions of its wage-earners. In the party are Frank B. Williams, chairman of the City Planning Committee of the New York City Club; Miss Madge D. Headley, secretary of the Tenement House Committee of the New York Charity Organization Society; Miss Emily W. Dinwiddie, supervisor of the dwellings of Trinity Church Corporation; James Jenkins, Jr., Director of the Department for the Improvement of Social Conditions of the Brooklyn Bureau of Charities; Robert E. Todd, Secretary of the Detroit Housing Association; Otto W. Davis, Assistant Secretary of the Minneapolis Civic and Commerce Association; Maurice R. Scharff, Civil Engineer, Pittsburgh; T. J. Kelly, Superintendent of the Brighton Mills, Passaic; Miss Udetta D. Brown, Housing Investigator, and Mr. and Mrs. John Ihlder. Mr. Ihlder is Field Secretary of the National Housing Association.

On their arrival in England the party will be joined by several others, among them Lawrence Veiller, secretary of the National Housing Association; Edward M. Bassett, chairman of the Height of Buildings Commission; Howard Woodhead, of the University of Chicago, and Dr. E. Brown, of McGill University, Montreal.

During their first week in England the Americans will join a large international party, organized by the British Garden Cities and Town Planning Association, which is to visit the principal garden villages and suburbs, including Hempstead, Bournville, Liverpool Garden Suburb and Letchworth. After this International Tour is ended, the Americans will study many other phases of English housing, including the work done by Miss Octavia Hill and her associates in London, Manchester and other cities, the operation of the housing and town planning laws of 1890 and 1909, the building and management of dwellings at municipal expense in London and Liverpool and the contrasting policy pursued by Birmingham. The methods of the latter city have been very much like those of New York, setting definite minimum standards and requiring the owners to bring their property up to these standards.

The Park Avenue Improvement.

The committee on the city plan of the Board of Estimate and Apportionment will hold a public hearing in room 16, City Hall, Borough of Manhattan, on Thursday, July 9, at 3.30 p. m., on the proposed modified plan for the change of grade at the intersection of 34th street and Fourth and Park avenues, Borough of Manhattan.

FUTURE OF EAST SEVENTY-SECOND STREET

Owners Hold Realty At High Prices, Having Faith In The Continuance of Section As A Place Of Residence

DESPITE the fact that the real estate market has been dull for the last couple of years, still there has been a steady absorption of properties in East 72d street, especially in that section between Fifth and Third avenues. Last week there was a decided impetus given to the movement when a syndicate, said to be composed of Philadelphia capitalists, purchased the Hotel St. Lorenz, a 7-story structure, occupying a plot 125x102.2, located at 125 to 133 East 72d street; also the Hotel Premier, a building of similar height, on plot 30x102.2, adjoining at the northwest corner of Lexington avenue. The St. Lorenz was

East 72d street differs from West 72d street inasmuch as the former section, at least as far east as Third avenue, is destined to be residential in character for many years to come, while on the other hand in some of the blocks in West 72d street, notably between Columbus avenue and Broadway, several fine dwellings have been converted into business establishments. In many instances apartments have been installed on the upper floors. Other buildings have been razed and upon their sites high class apartment houses erected. These have been easily tenanted, largely

section the real estate market has been quiet. It is encouraging the way tenants have been found for the new apartment's and the rentals have been well maintained. During the last couple of years a new city has sprung up in this district. There is but little question in my mind that East 72d street, at least west of Third avenue, will maintain its residential character, and even to the east I contemplate the erection of only a few business structures. In all probability the only innovation for several years to come would be the altering of a few dwellings for high class retail business.

"Seventy-second street is unlike some of the other main east and west arteries,



SCENES IN EAST 72D STREET.

erected about thirty years ago and was originally designed for an apartment house, but some years ago there was a demand for an apartment hotel in the section and the building was reconstructed. The corner property was improved for sanitarium purposes, there having been installed in the basement, a Turkish bath. The use to which this building had been put was changed and for several years it has been run as a hotel.

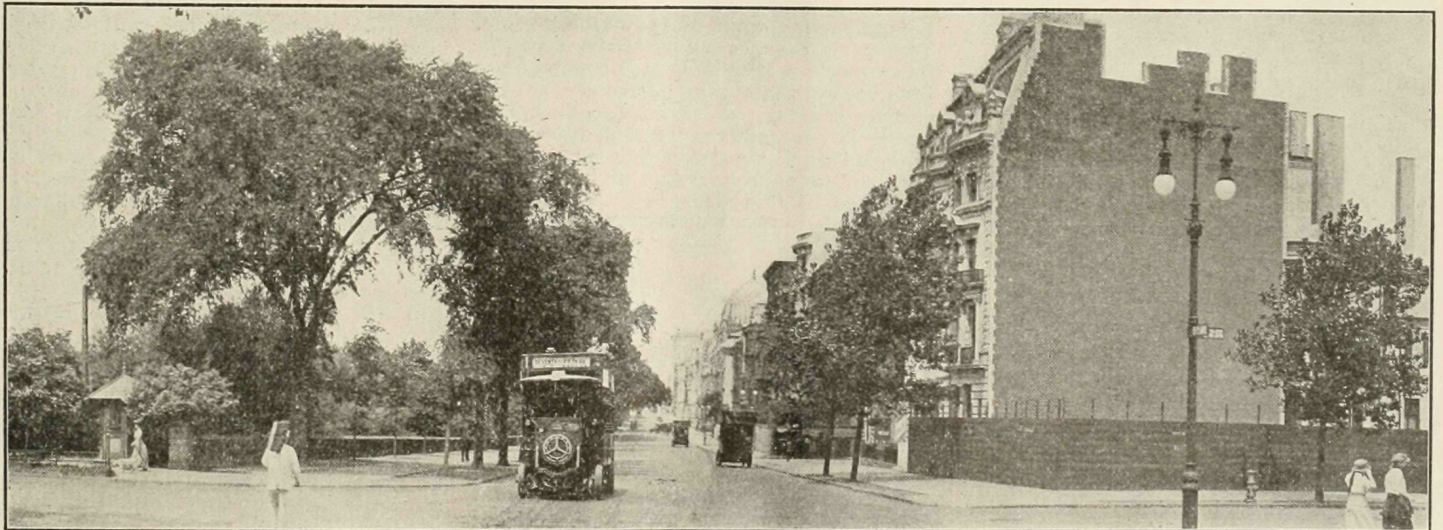
Seventy-second street is one of the important east and west thoroughfares

on account of the splendid transit facilities.

The north corner of Fifth avenue and 72d street, a vacant plot with an avenue frontage of 62.2 feet, has been under the ownership of James Stillman for several years, while the south corner of these thoroughfares, 25x125, is improved with a 5-story dwelling, the owners of record being Mary I. Burden and others.

Last January an interesting transfer was recorded affecting the 4-sty dwelling on lot 24x67, at 58 East 72d street. The property, which is assessed at \$83,000,

notably 86th street, because the Central Park forms a barrier to all but pleasure vehicles. There is projected an express station in Lexington avenue and 72d street, which will materially increase the accessibility of the section. Whatever improvements are being made are substantial in character. The sale and improvement with a 12-story apartment house on the plot sold last year by the trustees of the Freundschafft Society, is a notable example. The future of this section of the city is assured for many years to come."



LOOKING NORTH ON FIFTH AVENUE FROM 72D STREET.

in the Central Park zone. It has a width of 100 feet and faces entrances to the park, both at Fifth avenue and Central Park West, at this latter point the thoroughfare being under the jurisdiction of the Department of Parks. It forms the connection link between Central Park and Riverside drive.

was given as a gift by Gorden K. Bell to Marian M. Bell. George Raymond, as executor, transferred, to Argall L. Hull, the 4-story dwelling, on lot 16.8x102.2, for a stated consideration of \$25,000.

John J. Kavanagh, who is the dean of real estate brokers in this section, said this week: "Except in the Park avenue

Several interesting sales were closed during the current week in the Lenox Hill section. One deal in particular is interesting inasmuch as it will mean the altering of a stable into a studio building, designed for the use of architects. It is proposed to institute a school for young architects in the building.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

Entered at the Post Office at New York, N. Y., as
second-class matter.

Copyright, 1914, by The Record and Guide Co.

TABLE OF CONTENTS

(Section One.)

	Page.
The Governor Promises Relief.....	1
New Elevator Regulations Out.....	2
Home Rule in Building Construction; Joseph C. Schaeffler.....	3
The Need of Good Gutters; T. H. Boorman.....	4
Future of East 72d Street.....	5
A Disastrous Mesalliance; J. Sterling Drake.....	7
Property Rights Should Be Guarded; John Finck.....	7
Practicability of 12-Story Lofts; Frederick Fox.....	24
New Detention Home for Women.....	26
Advertised Legal Sales.....	18
Attachments.....	22
Auction Sales of the Week.....	16
Building Loan Contracts.....	22
Building Management.....	24
Building Material Market.....	40
Chattel Mortgages.....	22
Classified List of Advertisers.....	Third Cover
Current Building Operations.....	26
Departmental Rulings.....	22
Directory of Real Estate Brokers.....	17
Foreclosure Suits.....	19
Judgments in Foreclosure Suits.....	20
Leases.....	13
Lis Pendens.....	20
Mechanics' Liens.....	21
Orders.....	22
Personal and Trade Notes.....	39
Real Estate Sales of the Week.....	8
Real Estate Notes.....	16
Useful Appliances.....	25
Satisfied Mechanics' Liens.....	21
Statistical Table of the Week.....	21
Trade Society Events.....	39
Voluntary Auction Sales.....	18

Putting the cost of everything up to the ultimate consumer cannot continue indefinitely, for inevitably there comes an economic readjustment equivalent to retrenchment.

Now that the State seems willing to do its share, the city administration should also do something to reduce the annoyance and unreasonable expense to which real estate owners have been subjected. Don't discourage the ambition to own city real estate.

The Board of Estimate "moved" the new court house a block or so to the eastward with ease and celerity this week, and voted eighty thousand dollars for beginning construction work. This seems to bring to a successful conclusion an agitation of nearly twenty years' duration.

Staten Island real estate will derive a substantial benefit from the free transfer between the ferry and Manhattan surface car lines, which is about to go into effect. After awhile there will be direct subway connection which will mean a very rapid development for a borough that has many attractions for homeseekers.

In the \$6,600,000 voted this week for new port and terminal works at South Brooklyn, real estate will see an incentive for new activity. Two great impulses are expected by the business interests of New York. One will come from the development of oversea commerce via the Panama Canal, and the other from the completion of the new subways.

Exceptions to the Rule.

However unsatisfactory the real estate market has been during the last season throughout the larger part of the city, there are two avenues which are exceptions to the general rule. One of these avenues is Fifth avenue, or rather that part of Fifth avenue between 34th and 50th streets. Another is Park avenue, from 45th street north. There has been comparatively little building on Park avenue during the past winter and spring because an over-supply of apartment house accommodation had been put up; but an unusually large proportion of vacancies and some concessions in prices have not affected the underlying strength of real estate on that avenue. It is one of the few parts of the city in which speculative purchases have recently been made, and in which plans for future development are being confidently drawn up. Corners of 92d and of 93d streets have been bought during the past two weeks by operators who presumably intend to re-improve them with high class modern apartment houses. Such intentions are peculiarly interesting, because this part of Park avenue is at present improved with cheap flats. The whole character of the neighborhood will have to be changed; but there is every reason to believe that the attempt to change it will be successful.

It has succeeded farther south in the vicinity of the Grand Central Station, and it is likely to succeed farther north. For many reasons Park avenue is particularly available as a site for expensive apartment houses. In the first place, it is wider than either Lexington or Madison avenues, so wide that sixteen-story buildings can be erected on it. In the second place, it is much to be preferred as a residential avenue to either of the others, because it is free from the noise and the obstruction of surface cars. Most of the people who live in these expensive apartments own motor cars, and need an open thoroughfare to the south. This they will obtain as soon as the carriageway around the Grand Central Station is finished, and as soon as the grade at 34th street and Park avenue is improved. Finally, a serious obstacle to the better improvement of upper Park avenue will be removed as soon as the Lexington avenue subway is in operation. Many business men are obliged now to take the surface cars to the 42d street express station of the existing subway, which is inconvenient and slow.

It is very probable, consequently, that every foot of under-improved land on Park avenue as far north as the end of the tunnel will eventually be occupied by tall expensive apartment houses. It is the most available avenue in the city for this class of building, and as we pointed out recently, apartment houses are superseding private residences for the patronage even of very rich people. The very corners which have recently been purchased by Bing & Bing had been bought by their recent owners as the site for private residences. Life in apartments is becoming more and more general and Park avenue is being picked as the best avenue for the highest grade buildings of this class.

Could Be a Great Convenience.

The Franchise Bureau of the Board of Estimate has before it applications for a large number of motor "bus" franchises, and on the basis of these applications it is trying to work out a comprehensive group of "bus" routes for Manhattan. The planning of a comprehensive "bus" system is a desirable thing; but it should be undertaken with a good deal of circumspection. It is in the first place, distinctly undesirable that too many omnibuses should be permitted to careen around the streets of Manhattan. The avenues not now occupied by trolley cars are becoming more and more popular and necessary for private vehicles. All over Manhattan the congestion of street traffic is a serious problem, and the necessity of not allowing it to become too serious should be seriously considered in the drawing up of any plan.

Yet it is undoubtedly the case that a certain number of motor "bus" routes can be laid out which will be a convenience to the public without increasing disproportionately the congestion of traffic.

The great advantage of the motor bus is that it can take a diagonal and irregular route much more easily than can a surface car; and diagonal routes are peculiarly needed in a rectangular city like New York. One desirable line could run down Park avenue to 42d street, on down Madison avenue to 23d street, then through Irving place to 14th street. The travel on this route might cause congestion on 42d and 23d streets, but the other parts of it are now comparatively free from traffic. Another line should connect the upper East Side with the lower West Side—or at least with the Pennsylvania station. Here again the route would have to run along Park and Madison avenues to 32d street and then across. Manifestly in planning all these lines of traffic Park avenue will be the big prize. It is the one wide avenue running through a densely populated district, which is still unsoiled either by the trolley car or the bus. A good many of its property-owners and residents would doubtless prefer to have it remain unsoiled, for a bus is an unsightly and a noisy thing and makes trouble both for pedestrians and private vehicles, but Park avenue can hardly escape. A line or two of motor omnibuses will be more of a benefit than a burden, and the necessity should be accepted gracefully by owners of real estate. Every effort should be made, however, to shut off only the least noisy and most convenient of these vehicles. There is a lot of difference among motor omnibuses.

New York as a Distributing Point.

The failure of the H. B. Clafin Co. is being charged in part to the increasing difficulties under which the New York jobber is suffering; and it is predicted that these difficulties will increase in the future rather than diminish. It is pointed out, for instance, that the zone system of trans-continental and intermountain rates, which has been established by the Interstate Commerce Commission and recently affirmed by the Supreme Court, will make it more difficult than ever for the New York jobber to compete with his brethren of Chicago or other middle western points for middle and far western business. It is probable that this is true. New York, being a seaport, benefited as did San Francisco and Seattle from a system of rates, whose great object was to enable the railroads to compete for traffic, which could more economically be moved by water. But there will be compensations for these losses. What New York will lose as a shipper by rail, it may gain as a shipper by water. The Barge Canal and the Panama Canal will open up sources of supply and markets to New York business men such as they have never enjoyed in the past.

For this and other reasons New York is likely to gain as a manufacturing center. The barge canal will carry raw materials to the city cheaper than ever before. New York will have peculiar advantages in shipping its manufactures by water both to foreign purchasers and domestic purchasers, who live at or near a seaport. The effect of the tariff reduction will be to stimulate New York, as compared to interior points, as a manufacturing center. The tendency is to make transportation by rail more expensive than it has been in the past, and consequently to give an increasing economic importance to American seaports. In order to take advantage of this situation the city of New York must, however, adopt some effectual measures to modernize the port. It will never be able to handle the increased volume of sea-going traffic with sufficient economy unless the wasteful methods and the antiquated machinery that are now in use are replaced by an up-to-date equipment. We know that the present administration is not neglecting this matter and that a plan is now being drawn up; but its working out is taking an extremely

long time. The Record and Guide sincerely hopes that when it is brought forth, it will be acceptable and can be rapidly carried out.

The Cost Will Be Shared.

Editor of the RECORD AND GUIDE:

I noticed in several of the evening papers last week that articles on the Workmen's Compensation Law quoted the law in large print as being hard on the employer and a boon to the workmen. This seems to me an impossibility. How any law of this nature can be hard on one and a boon to another is paradoxical, and I write hoping that someone may explain it.

If they are really correct in their statement, all economic problems would be solved. All you would have to do is to pass a law that the minimum wage would be \$10 a day, and if that was not enough make it \$20. If it is simply going to be hard on the employer and a boon to the workman, the workman will have plenty of money to spend, and necessarily times will be good in consequence. I think that this is a misstatement and should not go unchallenged.

What they ought to say is that the law is a burden—possibly a necessary one—borne equally by the employer and the workman, as they both gain their livelihood out of the same thing, and there certainly can be no such distinction as stated in these papers.

I presume it is hardly fair to accuse the Legislature at Albany of deliberately trying to deceive workmen. It would probably be more charitable to lay it down to a lack of knowledge of the general economic principles governing all business. When the present law has been put in such shape, as it no doubt will be, that one can understand just who is entitled to be insured under it and who is not (as it certainly is not a very clear document at present) I think it may prove a boon to both sides.

WM. H. BROWNING.

16 Cooper Square, June 29.

The Wholesale Drygoods Centre Association.

Editor of the RECORD AND GUIDE:

It is seldom that an organization of tenants is found that keeps up the "esprit de corps" in its original purpose like that now being shown by the Wholesale Drygoods Centre Association—which was organized to preserve and unite the section around the "Worth Street District."

In this it has been successful. The uptown movement has been checked and leases for a term of years guarantee the continuance of the houses now located here.

Real estate brokers interested in uptown property are trying again to artificially organize an uptown movement.

It is the confident expectation of the entire trade that the great house temporarily in difficulties will be continued as a going concern in its present location.

It is conceded by all those interested that it would be a serious calamity and a source of great additional expense if this district were broken up and any of its component parts located elsewhere.

This is sent out merely as a reminder for all hands to stick together, thoroughly realizing the advantages of doing business in our present location.

THOS. W. SLOCUM,

(President Wholesale Drygoods Centre Association).

317 Broadway, July 2.

A Disastrous Mesalliance.

Editor of the RECORD AND GUIDE:

Richmond Borough is the classic of the City of New York in everything but land values, and that would adjust itself in time. But the property-owners cannot afford to wait, they have waited too long, been entirely too patient, accepted excuses that they knew were false, believing the island's intrinsic worth and value would soon carry it over all barriers.

There should have been a double-tube tunnel from the Battery, Manhat-

tan, to St. George years ago, and there would have been, but for the jealousy of Brooklyn, Bronx and Queens. These boroughs knew that given equal advantages, Richmond would soon lead. There is needed at least a hundred miles more of double-track trolley and a double-track steam road entirely around the island. These things have been a crying need since 1898. They are more and more apparent every day. They must be done. No real progress can or will be made until they are accomplished.

Richmond has spent millions of dollars building retaining walls for railroad yards, park-like highways for the automobilist, sewers fifty years in advance of all requirements and a topographical map that any competent company would gladly have made for half the price and in one-third the time. After fourteen years of this thing, real estate is on the bargain counter. There is a deep, strong undercurrent of dissatisfaction. The people generally know that something is wrong and they believe they know what it is—it is not incurable, quite to the contrary, it is reasonably easy to rectify.

What and practically all that is needed to increase the value of Richmond Borough real estate 20 per cent. per year for the next twenty-five years is transportation. The municipal ferry is first class, in fact there is nothing better anywhere. But Richmond has an abominable system of trolleys and steam roads. Nothing worse would be tolerated by intelligent people. Richmond's officials know all about these things, New York City knows and the Boroughs of Brooklyn, Bronx and Queens take delight in telling it, printing and advertising it. This must cease. We are equals, we pay our taxes twice, three and four times what we paid before we became a part of New York City.

The writer did all in his power to bring about consolidation, as he believed it would be a great, good thing for Staten Island and old New York City. It has for the Boroughs of Brooklyn, Bronx and Queens. They have prospered amazingly and they have chained Richmond fast and kept it out of competition. There is a remedy. Get out of New York City; it's folly to stay where you are not wanted and are not appreciated. Certainly, Richmond does not owe the other parts of New York City one penny.

Let Richmond make a proposition to the State of New Jersey. By every geographical law, it belongs to New Jersey and it would be a wonderful acquisition to that State. New Jersey is a progressive State in every sense of the word. A very large proportion of the wealthiest and most influential business men of New York City are residents of New Jersey.

New Jersey is the manufacturers' paradise, and justly so, because it makes them comfortable by looking after their needs and requirements. New Jersey has the Pennsylvania, West Shore, Erie, Lehigh Valley, Central Railroad of New Jersey, Delaware, Lackawanna & Western, N. Y., O. & W., N. Y. S. & W., and a great many other high-class railroads.

But New Jersey has no shore fronts to compare with Staten Island. New Jersey has no nearby beaches like the great South Shore of Staten Island. New Jersey has no home sites within the same distance from Manhattan that approaches Grymes, Dongan, Emerson, Todd, and Richmond Hills. New Jersey has no romantic, enhancing, enchanting scenery near Manhattan like Brighton Heights, the Clove Valley, Silver Lake, Castleton Hill, Ocean Driveway and the beautiful hill country from Richmond to Huguenot.

Richmond Borough can offer New Jersey an almost virgin soil of wealth for homes and commerce with health in every zephyr. And New Jersey will reciprocate and make billions of dollars for Staten Island and itself out of the partnership. We both win.

Think it over, give it consideration, it is time to do something. Real, enduring prosperity is worth any amount of effort and work.

J. STERLING DRAKE.

Property Rights Should Be Vigilantly Guarded.

Editor of the RECORD AND GUIDE:

The oft-repeated and constant attacks on real estate, by the various city departments and State Legislature, make it incumbent on the loaning institutions, such as insurance companies, trust companies and savings banks, to present a combined front, so that all may realize, that real estate interests will refuse longer to submit meekly to the harsh and tyrannical rules and laws primarily evoked for the purpose of bleeding it to the utmost.

The absence of confidence does much to undermine the general stability, and it would seem as though every State and city official made it his especial study to increase the heavy burden, already carried by real estate.

President Marcellus of the Dime Savings Bank of Brooklyn, in a letter to the writer, of the date of February 25, 1914, says:

"There seems to be a class of men, and women too, who have lately sprung up in the community and are determined to start in and make the world over again in accordance with their own crazy designs. The old things and all old methods which have been good enough in the times that are past, which have stood the test of many years, and have been for the peace, prosperity and advancement of the people, must be all torn down and demolished, in this age, to give place to some new, better way. If some check is not put to this sort of thing right now it is difficult to say where all this is going to lead in the near future."

We have recently seen a strong union of allied interests in a determined and vigorous fight against the iniquitous and absurd Herrick-Schaap's bill. The energetic earnestness of the opponents of this bill speedily relegated it to that obscurity from which it never should have emerged. With the final disposition of this bill, the interests dispersed, perhaps, only to be brought together again, to fight some momentous question.

Instead of these spasmodic eruptions it would be well if the allied interests would remain on constant guard and be alert in the extermination of all offensive measures whilst still in embryo.

Why should a man own real estate, which nets him less than 5 per cent. and submit himself to the constant annoyance of the Building Department, Fire Prevention Bureau, Labor Department, Board of Aldermen, Board of Health and the State Legislature, and others so numerous that it is difficult to recall each one of them. It seems to me that the real-estate interests have not been sufficiently diligent in presenting their side of the case, whilst they permit demagogues who are attempting to ride into office, to appeal to the prejudice of the tenants, and do as they please. It is time to take the offensive and not continue to remain on the defensive as we are doing. Our public officials should be made to understand that it is their duty to protect real-estate values, as the city's chief source of income depends thereon.

Mortgage investments are staple. The seeming weakness is temporary, as our city is daily spreading in improvements, and there will always be a large majority of property owners in need of mortgage moneys, and there will likewise always be many investors who realize the stability of such investments. The weakness of the situation is not inherent, and is due to artificial means and uncertain conditions. Loans made on a two-thirds basis of a value, fixed by competent appraisers of property, well located, carry every possible security. Investors are often persuaded by misleading rates to go to Wall Street, in the hope of securing a compensating rate of interest. They do not take into consideration that any and every idle rumor plays havoc with their securities, sending them either up or down like the mercury in a thermometer. For many years the tendency has been to burden real-estate so that now it pays 95 per cent. of the City Budget.

JOHN FINCK.

198 Broadway, July 1.

Cable Address Established 1794
Cruikshank, New York Incorporated 1903

Cruikshank Company

Successor to
E. A. Cruikshank & Co.

No. 141 Broadway

REAL ESTATE

Agents Appraisers Brokers

OFFICERS:

Warren Cruikshank, President
William L. DeBost, Vice-President
William B. Harding, Treas.
Russell V. Cruikshank, Sec'y

DIRECTORS:

E. A. Cruikshank Robert L. Gerry
Warren Cruikshank R. Horace Gallatin
William H. Porter William L. DeBost
William B. Harding

Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK

BROKERS, APPRAISERS, AGENTS

FIRM OF

LEONARD J. CARPENTER

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street
Entire Charge of Property

D. Y. Swainson A. H. Carpenter C. L. Carpenter

JACOB APPELL

REAL ESTATE BROKER
AND APPRAISER

271 WEST TWENTY-THIRD STREET
TELEPHONE CALL, 373 CHELSEA

Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

The General Management
OF

Real Estate

37 LIBERTY STREET

JOHN P. KIRWAN & SONS

REAL ESTATE

138 WEST 42nd STREET

John P. Kirwan John S. Kirwan
Raymond J. Kirwan Arthur J. Kirwan

ESTABLISHED 1867

RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 331 Madison Ave.
NEW YORK

Irving Ruland, Pres. Jas. S. Anderson, Vice-Pres.
Richard L. Beckwith, Secy. A. Rene Moen, Treas.

SPECIALISTS IN BUSINESS PROPERTY

EDGAR A. MANNING

REAL ESTATE

Tel. 6835 Murray Hill 489 FIFTH AVENUE

THE WEEK'S REAL ESTATE NEWS

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

A Number of Large Deals Closed.

INDUSTRIES OF QUEENS.

Chamber of Commerce Makes An Interesting Comparison.

The Chamber of Commerce of the Borough of Queens makes the following interesting comparison between the manufactured products of that borough and those of the principal cities along the lines of the Barge Canal for the year 1909:

City	Value of Products	No of Factories
Queens Borough	\$151,680,000	771
Rochester	112,676,000	1,203
Yonkers	59,334,000	158
Syracuse	49,444,000	738
Schenectady	38,165,000	134
Troy	37,980,000	363
Utica	21,199,000	317
Albany	22,826,000	395
Amsterdam	22,449,000	97
Niagara Falls	28,652,000	136

It is estimated that Queens has now 1,050 factories, with an output valued at \$225,000,000.

The continued commercial and industrial development of Queens Borough is shown by the following report of new industries recently settled in the borough, which was made by A. L. Langdon, traffic manager of the L. I. R. R., at the last meeting of the Chamber of Commerce of the Borough of Queens:

The Autosales Gum & Chocolate Co., 10th street and Vernon avenue, Long Island City, has given up the manufacture of bonbons and chewing gum and will manufacture vending machines only. A new company has been formed to handle the bonbon and chewing-gum business, to be known as the Sterling Gum Co., and located in the same building.

The works of the General Kompolite Co., manufacturing cement compositions, formerly at Tenth avenue and North 8th street, Brooklyn, have been moved into the brick building formerly occupied by the Brooklyn Range Boiler Works, at the corner of Borden avenue and Heyward street, Long Island City, where they will commence operations at once, employing about twenty-five hands.

The Willey Paint Works, now at Mott and Vernon avenues, Long Island City, will soon begin the erection of a six-story concrete building, about 75 x 130 feet, on their property at the corner of Hancock and 13th streets, to which they will move early in 1915.

The Singer Motor Co., recently incorporated, has leased from the American Locomotive Co. a part of their building on Jackson avenue, between Honeywell street and Harold avenue. The company is composed of some of the members of the Palmer-Singer Mfg. Co., which recently discontinued operations.

The Pan-O-Lite Grease & Oil Co. has recently been incorporated with capital stock of \$30,000. This is a reorganization of the firm formerly known as Wm. P. Miller & Sons, located at Hancock street and Nott avenue, Long Island City.

"The Empire Art Metal Co., of College Point, has leased the old Karsh Brewery property, a three-story brick building at Second avenue and 10th street, College Point, for the purpose of storing the materials they are manufacturing for the new Equitable Building in New York.

The W. P. Collins Iron Works, at 3d and Creek streets, Long Island City, have leased their building, 50 x 100 feet, to the Indian Refining Co., office 17 Battery Place, New York City, for use as a distributing plant. The Collins

Iron Works will move into their old building, 90 x 100 feet, at the same location, sub-letting about half of it to the Franklin Garage, Inc., Brooklyn.

Suburban Homes Sales Service.

The new Clearing House for Suburban Homes service recently inaugurated by the New York Suburban Land Co. has already established a high mark of efficiency in handling hundreds of inquiries for suburban homes, consummating sales each day in a market that in other directions appears stagnant and devoid of life or interest. Edward R. Holden, Jr., originator of the Clearing House for Suburban Homes idea, in speaking of the new undertaking said:

"I am thoroughly convinced from the interest already evinced by the home-seeking public in my new method of bringing the buyer and seller together, that it is the proper solution for obliterating the many objectionable features a prospective home-seeker usually encounters in trying to find a property to his liking. I feel and have maintained that there exists in New York at all times from ten to twenty thousand families willing and eager to buy and locate in suburban New York if able to find a home suitable to their needs. In most cases disappointment and discouragement on the part of the home-seeker is the result of much lost time, energy and money, spent in fruitless efforts to be satisfied before buying.

"I conceived the idea of centralizing suburban homes through my realization of the above objections and with the object in view of reducing to a minimum the trials of the home seeker I undertook the organization of my present system, which is proving a success beyond by expectations. I am listing each day an average of fifty additional houses, making in all to date over 3,500 suburban houses for sale, situated in 110 separate locations, within a radius of 30 miles of New York. These houses are regularly listed with newly taken photographs, accurate and complete description of each. Real estate brokers unable to satisfy a client seeking a suburban home are privileged to avail themselves of this extended service."

Want New Transit Line.

At the meeting of the Dyckman Taxpayers' Association held this week, Minturn Post Collins, the president, appointed a committee to co-operate with the Upper Manhattan Owners' Association to endorse the Bolton Rapid Transit scheme of connecting the Elevated Railroad at 155th street with Spuyten Duyvil via Fort Washington avenue and Riverside drive extension, St. Nicholas avenue crossing the present Broadway subway at 168th street. (See Record and Guide June 13 for map and description.) At the meeting maps of this section were distributed and resolutions adopted authorizing the secretary to send one of these to the prominent builders showing them the improvements that have been made in the last three years in the Dyckman tract.

It was also noted that permanent loans have been procured in this district through the efforts of John N. Golding and that the feeling of lenders was very much improved, building and permanent loans now being procurable for responsible builders. It was also noted that the 215th street stairway had been completed at a moderate cost and the assessment therefore to be equable provided.

Business at Bronx Register's.

Register Edward Polak's prediction in March last as to the amount of business to be transacted in his office is now borne out by the facts. The fees collected June 30 amounted to \$109,144.54. The salaries in the general administration department for 1914 will approximate \$75,000. In the Mortgage Tax Department \$9,500, rent \$4,875, equipment and supplies \$1,300, making a total of \$90,675, thus leaving a substantial balance.

It is estimated that the receipts for the ensuing six months will exceed \$210,000, which includes \$110,000, due by the New York Central R. R. for its apportioned share of its \$500,000,000 mortgage.

Register Polak declares a surplus of \$100,000 will be returned to Bronx County, and says that the volume of business in his office exceeds all expectations which proves that Bronx County is growing at an amazing rate.

The following is the Register's report of the first six months: Mortgages recorded, 5,084; conveyances recorded, 4,589; Commissioner of Deeds and Notary Certificates filed, 2,659; mortgages taxed, 2,122; chattel mortgages, 10,056; police recorded, 145,369; consideration of conveyances, \$3,533,742; mortgage tax indebtedness, \$17,618,988.

Historical Photography.

—The Art Commission of New York has recently set about the procuring of a series of photographs of the ancient landmarks in New York City. The rapid changes that are occurring in every borough have in the past resulted in the demolition of many buildings of historic and architectural interest. Less than fifty buildings in the whole city remain from Colonial times. The Art Commission has arranged to photograph every important street and all notable buildings in their various locations for the benefit of posterity.

PRIVATE REALTY SALES.

While the realty transactions reported this week were not as spectacular as those of last week, still a number of large deals were closed. Several of the properties will be improved with modern structures, both of the mercantile and apartment house types. The Park avenue section came in for the major share of the attention, operators being the principal purchasers. Taken all and all, the sales and leases were well distributed. During the last few weeks the market has shown a tendency to broaden, and indications point to the small investor coming back into the field. It is not anticipated that the man with limited capital will be a strong factor in the market for some time to come, but he has become more active of late than for several months past. The large private investor is still in evidence, Alexander R. Peacock, a partner of Andrew Carnegie, having repurchased a large loft building which he traded last March. Several interesting leases were also reported by brokers.

The total number of sales reported and not recorded in Manhattan this week was 32, as against 27 last week and 17 a year ago.

The number of sales south of 59th street was 11, as compared with 12 last week and 5 a year ago.

The sales north of 59th street aggregated 21, as compared with 15 last week and 12 a year ago.

The total number of conveyances in Manhattan was 189, as against 145 last week, 21 having stated considerations totaling \$3,038,989. Mortgages recorded this week number 111, involving \$2,703,140, as against 80 last week aggregating \$2,379,418.

From the Bronx 25 sales at private contract were recorded, as against 14 last week and 3 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$217,802, compared with \$1,602,050 last week, making a total since January 1 of \$22,250,377. The figures for the corresponding week last year were \$464,859, and the total from January 1, 1913, was \$33,840,957.

Sisters Add to Holdings.

The Protestant Episcopal Home of the Holy Comforter sold to the Sisterhood of St. Regis the northeast corner of Riverside Drive and 139th street, having a frontage of 100.8 feet on the drive, 140 feet in 139th street, the other lines measuring 152.6 and 99.11 feet, respectively. The purchasing institution now controls the entire block front on Riverside Drive between 139th and 140th streets, including 200.8 feet on the drive, 365 feet in 139th street and 354 feet in 140th street. Possession will be given in about one year, at which time the Home of the Holy Comforter will move to its new edifices at the northwest corner of Grand Boulevard and Concourse and 196th street. Geo. R. Read & Company and John N. Golding were the brokers.

Sale at Greenwich.

The Copp Estate holdings at Belle Haven Park, Greenwich, Conn., offered at public auction last Saturday, were sold for a total of \$96,050. The sale was largely attended and was conducted by the M. Morgenthau, Jr., Co., auctioneers. "Althea Lodge," consisting of a stately mansion and stable, and about 3.3 acres of ground, 314x348, was sold to George Hepburn of Stamford, Conn., for \$39,750. "Cozy Corners," comprising a house of equal size with 2.2 acres of land, 169.3x315, was bought by Mrs. George Banks, of Mohegan Heights, N. Y., for \$31,500 and "Bonny Breeze" was purchased by James Bliss Coombs for \$24,800.

Quick Resale.

Arnold, Byrne & Baumann have resold for the Henry Morgenthau Company the Elbe, a 6-story apartment house, on plot 100x65, at the northeast corner of Riverside Drive and 143d street. The property was held at \$170,000. The deal completes the resale of the two properties, the other being the Glenham, at 2626 Broadway, taken in part payment by the selling company last month from William F. Burns in exchange for the Columbus, a 10-story apartment structure, at the southeast corner of Broadway and 157th street. The same brokers negotiated all of the transactions.

School for Architects.

William A. White & Sons sold for Jacob H. Schiff his 3-story stable at 126 East 75th str., on plot 39.6x102.2. The purchaser is the Beaux Arts Association, which was represented by E. DeForest Simmons. The new owners will alter the structure into studios and apartments, which will be principally for the use of architects. There will also be instruction for young architects. Satterlee & Boyd, as architects, will draw the plans for the conversion of the Schiff stable.

Madison Avenue Deal.

Pease & Elliman announce that negotiations are far advanced for the sale of 414 Madison avenue, a 4-story converted dwelling, 24x95, owned by John L. Suydam, held at about \$125,000. The purchaser is said to be Dr. James Bishop, who recently acquired the adjoining property at 416, through the same brokers from James A. Farley. Dr. Bishop will control a plot 44.5x95.

S. C. Clark Sells.

Stephen Carleton Clark, son of the late Alfred Corning Clark, sold the dwelling on Lenox Hill, which he purchased last year from William H. Barnard, at 38 East 68th st. The house, a 5-story English basement, which occupies a lot 16x100.5, was sold by the Douglas Robinson, Charles S. Brown Company. Mr. Clark held the dwelling at \$80,000.

Adds to Plottage.

Bing & Bing bought through Pease & Elliman, the two 3-story dwellings, 36x90, at 1151 and 1153 Park avenue. The buyers now control a plot 118 feet in the avenue and 150 feet in 92d street, which

Business Established 1853

Horace S. Ely & Company

This company acts as agent for Trustees, Executors and Owners in taking entire charge of Real Estate. Makes appraisals. Acts as Broker in the sale and leasing of Real Estate.

**21 LIBERTY STREET
489 FIFTH AVENUE**

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS
BROKERS and APPRAISERS

45 William Street New York City

Management of Estates a Specialty
Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

JOHN C. R. ECKERSON

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

35 WEST 30th STREET, NEW YORK

Wallack's Theatre Building

E. DE FOREST SIMMONS

REAL ESTATE

Tel., 837-838 Plaza 2 EAST 58th STREET

Established 1887

CHAS. S. KOHLER
REAL ESTATE and INSURANCE

Broker and Manager of Estates

901 COLUMBUS AVE., cor. 104th St.

Highest References Tel., 5504 Riverside

FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

O. D. & H. V. DIKE

Midtown Business
Property

CANDLER BUILDING, 220 WEST 42D ST.

THOMAS J. O'REILLY

Real Estate Broker, Appraiser and Agent
BROADWAY AND 109th STREET

New York Representative of

Caughy, Hearn and Carter, Baltimore and
Washington

Sulflow & Mass Co., Minneapolis, Minn

HAROLD W. BUCHANAN

Mortgage Loans and Real Estate

49 WALL STREET

PORTER & CO.

REAL ESTATE

George W. Short 159 W. 125th STREET
Charles F. Porter Telephone Connections**J. Edgar Leaycraft & Co.**Real Estate Agents, Brokers, Appraisers
FORTY-SECOND STREET BUILDING
30 EAST 42d ST., S. W. Cor. Madison Avenue
Renting and Collecting a Specialty**MORGENTHAU JR & CO**Real Estate—Insurance—Mortgages
Auctioneers—Appraisers
Tel.: 1884-5-6-7 Cort. 95 Liberty Street*Spear & Co*
REAL ESTATE

ECONOMICAL MANAGEMENT OF BUSINESS PROPERTY

840 BROADWAY
S E COR 13th ST.**The Columbia**
Storage Ware-Houses
COLUMBUS AVE
66 TO 67th STS.
90th ST AND
AMSTERDAM AVE.
VALUES
FOR VALUABLESWhen writing to advertisers please
mention the RECORD AND GUIDE.**Wants and Offers**The rate for Advertising under this heading is
15 cents per line, nonpareil measurement, with
a minimum of four lines. Copy received until
3 P. M. Friday.RELIABLE party to manage a small office
building in exchange for services
would be satisfied with an office room or
store in New York. Answer, stating the
number and location. Only owners and
concerns should answer. Address R. R.,
28 W. 8th St., N. Y.A WELL KNOWN firm doing a leasing
business in the midtown section would
like to get in touch with an active broker
who can handle the opportunities they re-
ceive to exchange properties. Address
Box 328, Record and Guide.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, 1913. We
will pay 15 cents for this number if both
sections are delivered to us in good con-
dition. This offer will expire on July 7,
1914. Record and Guide Company, 119
W. 40th St.will be improved with a 13-story apart-
ment house. The title will be taken in
the name of the Esthold Realty Com-
pany.**Park Avenue Corner Sold.**The Ursuline Academy property at the
northwest corner of Park avenue and
93d street has been purchased by Bing
& Bing, through Pease & Elliman, with
Stoddard & Mark acting as attorneys for
the buyers. The property consists of 2
and 4-story buildings, on plot 64x100, and
will be improved with a 12-story apart-
ment house.**A. R. Peacock Rebuys.**Alexander R. Peacock, one of the part-
ners of Andrew Carnegie, bought back
the 12-story loft building, 67x98.9, at 137
and 139 West 25th street, which he sold
last March to George W. Stetson and
John J. Radley in part payment for the
Hotel Webster, a 12-story building at
38 to 42 West 45th street.**Sale in Theatre District.**Sol Bloom bought from Maddelena C.
Baettenhausen the 3-story converted
dwelling and the 6-story elevator apart-
ment house, on plot 50x100, at 151 and
153 West 46th street, through the Charles
F. Noyes Company and Prendergast &
Smith. The property is in the heart of
the theatre district.**Manhattan—South of 59th Street.**MOTT ST.—Hiram Rinaldo sold an East Side
tenement, acquired from the estate of the late
Timothy D. Sullivan by auction at a sale June
23, for Antonio Fauci to Rinelli & Guadine.
The property is a 6-story structure, on plot 74x
108, at 166 and 170 Mott st and 365 to 369
Broome st, being the southeast corner of these
thoroughfares.UNION SQUARE, WEST.—William Crawford
sold the Lincoln Building, a 9-story structure on
leased ground at 1 and 3 Union Square, West.
The structure fronts 57.7 ft. on Union Square
and 116.10 ft. on 14th st. The fee to the ground
is owned by the Spingle estate. The buyer is
the Wheatley Hills Land Co., which gave in part
payment a tract of 750 lots at East Williston,
L. I.WORTH ST.—The property at 20 and 22
Worth st, under lease to Austin Nichols & Co.,
one of the city's big grocery firms, has been
bought from the Young estate by a client of
Daniel Birdsall & Co. On the property are two
5-story loft buildings which the Tax Department
values with their sites at \$54,000. The buildings
front 49 ft. on Worth st and extend south 80
ft. They adjoin the southwest corner of West
Broadway.16TH ST.—Leonard Weill sold to a Mrs.
Schanno 310 West 16th st, a 5-story building, on
lot 25x103.3, 125 ft. west of 8th av.37TH ST.—McCarthy & Fellows sold 114
West 37th st, a 4-story dwelling, on lot 25x100.
The purchaser is Mme. Homer, who for 3
years has had her dressmaking establishment on
the lower floors of the house. This prop-
erty was formerly the town house of the seller,
John Magee, and has decorations imported
from the Tortoli Palace in Rome. The owner
has been holding the property at \$130,000.57TH ST.—Pease & Elliman sold for Miss
Mary C. Elliott, 47 East 57th st, a 4-story high-
stoop dwelling on lot 20x80.LEXINGTON AV.—The Allerton Thirty-eighth
Street Co. bought from Frances B. Bridges 309
Lexington av, a 4-story dwelling, 24x100, for \$50,-
000. The Allerton Co. owns the adjoining lot
at the southeast corner of Lexington av and
38th st, and will improve the combined plot,
49.5x100, with a 12-story bachelor apartment
house.1ST AV.—Lowenfeld & Prager purchased from
the Keilbert Construction Co., 519 1st av, a 5-
story tenement, on lot 25x75, near 30th st. The
buyers gave in exchange about 4½ lots, on the
west side of Findlay av, 516.6 ft. north of 169th
st.**Manhattan—North of 59th Street.**62D ST.—Isaac Adler sold to Henry W. God-
dard the 4-story dwelling at 22 East 62d st, on lot
21x100.5. The house is 58 ft. west of Madison
av in the block where the Knickerbocker Club
home is being built.63D ST.—Frederick Junius Sterner purchased
the two 3-story dwellings at 154 and 156 East
63d st, occupying a plot 32x100.5. Henry
Meyers and Frederick W. Beinhauser were the
sellers. Mr. Sterner plans to convert the houses
into one edifice.83D ST.—Grace N. Prentice is reported to
have sold 313 West 83d st, a 3-story dwelling,
on lot 16.8x102.2.92D ST.—Rodolfo G. Barthold sold the three
3-story brick dwellings at 55, 57 and 59 West 92d
st to Nathan Loewy. The property was held
at about \$80,000. The houses are each 20x100.8.
The 92d st houses were given in exchange for
the Victoria apartment house at 551 West 157th
st, recently reported sold through the Loton H.
Slawson Co. The Victoria is 6 stories high and
occupies a plot 75x98.9, located 125 ft. east of
Broadway.104TH ST.—The Charles I. Weinstein Realty
Co. sold the 6-story apartment house, on a plot50x100, at 27 to 31 West 104th st, adjoining the
northeast corner of Manhattan av, occupied by
the building of the Protestant Half-orphan
Asylum. The buyer, Charles F. Gardner, gave
in part payment the old dwellings on a plot 44x
103 at 144 and 146 West 19th st.105TH ST.—The Airmor Co. bought 143 West
105th st, a 5-story flat, on plot 33.5x134, between
Amsterdam and Columbus avs. Lilly Lang is
the owner of record.145TH ST.—Kurz & Uren sold for Lowenfeld
& Prager a plot of 7 lots on the north side of
145th st, 100 ft. west of Lenox av. The plot
measures 175x99.11. The William Slattery Con-
struction Co., the buyer, will erect three 6-story
apartment houses, each having a frontage of
58.4 ft. and a depth of 88 ft. The builders have
secured through Kurz & Uren a building loan
of \$150,000.145TH ST.—James E. Barry & Co. sold for
Crandall & Foote, of Elkland, Pa., to James
Martin two 5-story buildings at 531 and 533
West 145th st, on plot 66x100. In part pay-
ment they take the northeast corner of Frank-
lin av and 167th st, private dwelling, on plot
25x100; 538 West 153d st, a 5-story triple flat
on plot 25x100, and 15 West 102d st, a 5-story
single flat on plot 18.6x100. The total deal in-
volved about \$175,000.215TH ST.—Slawson & Hobbs sold to Weber-
McLoughlin Company, for the estate of Lydia
M. White, a plot of about 8 lots fronting about
200 ft. in 215th st and half the block on the
Harlem River between 214th and 215th sts. The
property was sold at about \$70,000. The pur-
chasers will erect a dock, towers, concrete coal
pockets and garage on the property, to cost
about \$50,000. The plant will be completed and
ready for business during the coming winter
season.BROADWAY.—The Fort Washington Realty
Co., M. S. Auerbach, president, sold Bradley
Court, a 10-story apartment on the southeast
corner of Broadway and 165th st, to a Cincinnati
capitalist, taking in part trade 250 lots on
Coney Island av, Brooklyn, on Neck rd, Av W
and Av Y; also on 11th and 12th sts. The
Bradley Court apartment, which occupies a plot
100x111, has been owned only six months by the
Fort Washington Realty Co., having been ac-
quired by it on Dec. 1 last in trade for a Fort
Washington av block. The deal involves about
\$1,000,000. I. L. Wood was the broker.CONVENT AV.—The Knickerbocker Hospital,
known at one time as the J. Hood Wright Hos-
pital, obtained permission from the Supreme
Court to mortgage its property at 131st st and
Amsterdam av to enable it to carry out a con-
tract for the purchase of a new hospital site
in the block fronting in the west side of Con-
vent av, between 130th and 131st sts. The new
site fronts 216 ft. in the avenue, 168 ft. in 130th
st and 109 ft. in 131st st. The hospital trustees
have agreed to pay \$104,250 for the new site, of
which \$65,800 is to remain on a purchase money
mortgage and \$6,000 of the balance has been
paid. Of the balance of \$32,450 the hospital
will raise \$30,000 by the mortgage authorized
this week and will pay the remainder out of
the treasury. The hospital trustees value their
present site at \$75,000 and say that one-third
interest in the estate of J. Hood Wright, found-
er of the hospital, is \$937,000. They are not per-
mitted to use the income for building purposes.LEXINGTON AV.—Froman & Taubert and
Ames & Co. sold 1207 Lexington av, a 4-story
single flat on plot 20x70 to Gustave Marx.PARK AV.—Marv E. Werner and Lillian M.
Pankow sold 1221 Park av, a 5-story flat, on lot
25.8x90.PARK AV.—Sophie H. Salomon sold 1071
Park av, a 3-story dwelling, on lot 16.9x80. The
house adjoins a vacant 50 foot plot at the
southeast corner of 93d st.8TH AV.—Charles Goldberg sold for Isador
Koplik to Leonard Weill, 2456 8th av, a 5-story
flat, on lot 25x100, between 131st and 132d sts.**Bronx.**CHARLOTTE ST.—Philip Steinnau & Son
sold the 5-story new law flat at 1503 Charlotte st,
on plot 37.6x100, for J. Lichansky to Miss Ger-
son for investment.FAILE ST.—Harry A. Cohen sold for the
Kovacs Construction Co. 813 Faile st, a 5-story
flat on plot 40x100.FOX ST.—The Podgur Realty Co. sold the
plot, 40x110.5, on the east side of Fox st, 180.6
ft. north of 163d st, to Morris Wolfinger, who
gave in exchange the plot, 85.11x135, on the
south side of Newkirk av, near East 21st st,
Brooklyn.HOME ST.—John F. Fetzer sold the 5-story flat
at 1001 Home st, on plot 50x100, for the William
Sinott Construction Co.SHERMAN ST.—Walter S. Logan, of Wash-
ington, D. C., has sold the plot 50x150 on the
west side of Sherman av, 250 ft. south of 207th
st. The site adjoins the new Dyckman Theatre
and has been purchased by a builder, who plans
to improve it with an apartment house. The
property, which is within easy reach of the
207th st subway station, was acquired by Mr.
Lagon last October from Charles P. Jacobs.TIFFANY ST.—James F. Meehan purchased
from Gustav Spengel the new 5-story apartment
house at 1147 Tiffany st, which has since been
resold. This property was given in payment
for the corner of Clinton av and 181st st, which
has also been resold to a builder, who will im-
prove the site with three 5-story apartment
houses.151ST ST.—The Benenson Realty Co. has
bought from Lowenfeld & Prager the plot, 43.5x
116.9, at 299 and 301 East 151st st, between
Cortlandt and Morris avs.156TH ST.—The Benenson Realty Co. has
bought from Mrs. Schwartzreich 834 and 836
East 156th st, a 6-story apartment house, on plot
50x91, adjoining the southeast corner of Union
av. In part payment the Benenson Realty Co.
gave a 1-family dwelling, on plot 50x224, at New
Rochelle, opposite the railroad station.

156TH ST.—The Benenson Realty Co. sold to Shapiro & Brooks 1015 East 156th st, a 5-sty flat, on plot 40x100.

163D ST.—Jones, Meckes & Jones sold for the Summit Building Co. the 5-sty house at 96 and 98 West 163d st, on plot 50x100.

BARNES AV.—A. Martinband and George McCaffery sold for Annie Epstein to Richard and Louisa Ricarelli 1883 Barnes av, a two-family dwelling on lot 25x100.

BATHGATE AV.—The H. M. Weill Co. have sold to a client for the Ericson Realty Co. 1668 Bathgate av, a 3-sty dwelling on lot 16.6x81.

BRONX BLVD.—Sarah M. Baldwin sold to Helen R. Rohr the plot 40x140irregular on the west side of Bronx blvd, 100 ft. north of 236th st.

DALY AV.—Smith & Phelps sold for the Hoffman Co., Inc., builders, the 5-sty apartment at 1898 Daly av, on plot 37.6x96x150.

FINDLAY AV.—Lowenfeld & Praeger sold to the Keilbert Construction Co. the plot, 112.6x100, on the west side of Findlay av, about 515 ft. north of 169th st. In exchange the buying company gave 519 1st av, a 5-sty tenement, on 25x75. The Findlay av site will be improved with apartment houses.

FINDLAY AV.—John A. Steinmetz sold for Fall Bros, to A. Adams 1274 Findlay av, a 1-family house, on lot 18x100.

FOX ST.—Henry Morgenthau Co. sold to Normal Construction Co. the southeast corner of Fox st and Av St. John, a plot 75x100. The plot will be improved with one 5-sty apartment house. Eddy A. Weinstein was the broker.

FROMAN AV.—John Georgen sold for Lena Eichner the 2-sty dwelling on plot 49x100, on the west side of Froman av, 201 ft. south of 239th st.

HOE AV.—John A. Steinmetz sold for A. Adams to Charles Johnson 1542 Hoe av, a 2-sty dwelling, on lot 25x100, between 172d and 173d sts.

INTERVALE AV.—The two new 5-sty new law flats at 1139 Intervale av and 1001 Home st, respectively, each on a plot 50 by 100, have been sold by John F. Fetzer for the William Sinott Construction Co. to an investor.

LYON AV., ETC.—Charles H. Baechler sold for the Conservative Realty Corporation a brick 2-family dwelling, 2307 Lyon av, to Stanley H. Steiner; for Richard Wohlberg, a vacant lot adjoining above premises on north side of Lyon av, 25 ft. east of Glover st, to Stanley H. Steiner, and for J. J. Karby O'Kennedy, the 2-family dwelling at 3811 Carpenter av, to an investor.

MARION AV.—Cahn & Pittman sold to Edward Hart for occupancy the 2-sty dwelling at 2793 Marion av on lot 16.8x125.

TIEBOUT AV.—Smith & Phelps sold the plot 100x100 on the west side of Tiebout av. 102 ft. north of 187th st. The purchaser will improve the site.

UNIVERSITY AV.—Maurice J. McCarthy sold the 5-sty apartment house at 1656 University av; has been purchased by Mary A. Dempsey from Maud Morrell. The plot is 40x100 and the consideration was \$50,000.

VALENTINE AV.—Smith & Phelps sold for the Hoffman Bldg. Co., the plot, 100x135, with two 2-sty frame buildings, on the east side of Valentine av, beginning 113.6 ft. south of 188th st.

WALTON AV.—Arnold, Byrne & Baumann sold for James Welton to the Henry Morgenthau Co. the southeast corner of Walton av and 179th st, a plot 50x100; also 4 lots on the west side of Morris av, running through to the east side of Walton av, 93.2 ft. south of 183d st, a plot 50.2x200.9. The consideration for both plots was \$30,000. These lots were given in part payment for 2626 Broadway, which the Henry Morgenthau Co. sold last week through the same brokers.

Brooklyn.

COOPER ST.—Friday & Lehmann sold 170 Cooper st, a 3-sty double brick apartment, for E. Wings to an investor.

COOPER ST.—Friday & Lehmann sold 168 Cooper st, a 3-sty double brick, 6-family apartment, for E. Wings to a client.

DEGRAW ST.—John Pullman sold 690 Degraw st, near the 4th av subway, a 3-sty single brick tenement, on plot 20x100, for Charles H. Shipman.

KENT ST.—James B. Thomas sold for Thomas Spalding the 4-sty double brick apartment house on the north side of Kent st, 570 ft. east of Manhattan av, in the Greenpoint section. The plot is 28x100.

PACIFIC ST.—Louis Gold sold to Courtney Hyde 485 and 487 Pacific st, a 4-sty apartment house, between Nevins st, and 3d av. The price paid was about \$75,000.

PRESIDENT ST.—Joseph C. Bonadonna sold 632 President st a 3-sty and store brick building, and 651 Degraw st, a 2-sty brownstone dwelling, for Anna Burns.

PRESIDENT ST.—Visco Bros. sold 145A President st, a 3-sty building, for Mrs. G. Johnson to Antonio Valente.

PROSPECT PL.—Henry Pierson & Co., Inc., sold the modern 3-sty brownstone dwelling, 20x131, at 199 Prospect pl, for George E. Murphy.

SMITH ST.—The Provident Loan Society of Manhattan bought the vacant plot at the southwest corner of Smith and Livingston sts, upon which a fireproof building, to cost upwards of \$80,000, will be erected. The plot is 44x60 and was purchased from John Kean, of New Jersey, formerly a Senator. John F. James & Co. were the brokers.

WEIRFIELD ST.—Friday & Lehmann sold 222 Weirfield st a 2-sty brick 2-family dwelling for August Loesch to a client.

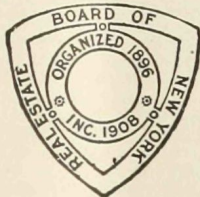
40TH ST.—John F. Burke sold for Louis Bonert, builder, the new 3-sty, 6-family brick apartment house, at 472 40th st, on plot 30x100 ft., to an investor, and 628 40th st, a 2-sty brick, 2-family dwelling on lot 20x100 ft., for the Interboro Security Co.

Real Estate Board of New York

Organized 1896

Incorporated 1908

LAURENCE M. D. McGUIRE, *President*
W. J. VAN PELT, *Vice-President*
ELISHA SNIFFIN, *Secretary*
FREDERICK D. KALLEY, *Treasurer*



BOARD OF GOVERNORS

LAURENCE M. D. McGUIRE
W. J. VAN PELT
ELISHA SNIFFIN
FREDERICK D. KALLEY
E. A. TREDWELL
WARREN CRUKSHANK
ALBERT B. ASHFORTH
LAWRENCE B. ELLIMAN
JOHN P. KIRWAN

FRANK D. AMES Pres. BURTON J. BERRY Sec'y-Treas.

AMES & COMPANY

Real Estate Agents and Brokers
Telephone 3570 Madison Sq. 26 WEST 31st ST.

A. V. AMY & CO.

REAL ESTATE AGENTS
BROKERS and APPRAISERS

Tel., 947 Morn. 7th AVENUE, Cor. 115th St.

J. ROMAINE BROWN CO.

Established 1856

REAL ESTATE

J. Romaine Brown, Pres.
Chas. Griffith Moses, V. Pres.
Elliott L. Brown, Treas.
Eugene S. L. Moses, Sec.

299 Madison Avenue New York City

Are Your Brooklyn Holdings "Lemons"?

They shouldn't be. They wouldn't be if "properly managed." Possibly they are only "taken care of." Our modern systems and thorough organization, together with our 44 years' experience, assures "proper management."

BULKLEY & HORTON CO.

Phone—Bedford 5400 414 Myrtle Ave.
BROOKLYN 585 Nostrand Ave.

**A. M. CUDNER
REAL ESTATE CO.**

Real Estate Brokers and Managers

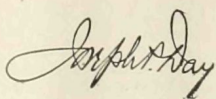
254 WEST 23D STREET

J. CLARENCE DAVIES

BRONX BOROUGH
REAL ESTATE

149th STREET & THIRD AVENUE
Tel. Con. Branch Office, 156 BROADWAY

Member of Board of Brokers



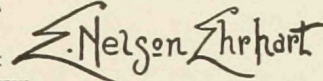
Auctioneer
31 NASSAU STREET

DE SELDING BROTHERS

Real Estate, Loans, Appraisals

Telephone Connection 128 BROADWAY

7 EAST
42d
Street



Phone, Murray
hill 6561

Westchester County Realty
DEPOT SQUARE WHITE PLAINS
Phone 759

AUSTIN FINEGAN

Real Estate—Insurance—Appraisals

35 NASSAU STREET. Tel., 1730 Cortlandt

OGDEN & CLARKSON

Real Estate and Insurance

657-659 FIFTH AVENUE, Corner 52d Street

LOUIS

Agent, Broker
and Appraiser
Real Estate

SCHRAG

Established 1890
Tel. 1700-1 Chelsea
142 W. 23d St.

FRANK E. SMITH & SON

Inc.

Real Estate Investments

Telephone 6443 Gramercy 3 MADISON AVE.

TUCKER, SPEYERS & CO.

Real Estate

435 FIFTH AVENUE, NEAR 39th STREET
Telephone, 2750 Murray Hill

Telephone { 44 } Bedford Established 1884
{ 45 }

Member

Brooklyn Board of Real Estate Brokers
New York Board of Real Estate Brokers
Allied Real Estate Interests

FRANK H. TYLER

REAL ESTATE BROKER

Appraiser Manager
Expert Testimony Mortgage Loans

1183 FULTON ST., BROOKLYN, N. Y.

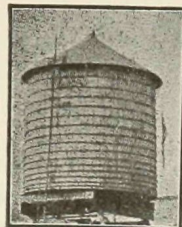
JAMES N. WELLS' SONS

(James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone, 5266 Chelsea

WOOD TANKS



Sprinkler
and
House Supply

New work delivered
on short notice and
repairing done
promptly.

J. Schwarzwalder & Sons, Inc.

Tel. 1581
1582 Hoboken.

15th and Jefferson Sts.
HOBOKEN, N. J.

The Welcome Man The One Who Delivers The Goods

Too much stress cannot be laid upon the subject of installing heating systems, of any kind or make, properly in the situation upon which they are to perform their duties.

No system ever brought forth, or that ever will be invented, will in itself make up any lack of capacity in boiler, piping or radiating surfaces, or poor workmanship in erection.

We Guarantee Our Work.

We design complete heating plants, furnish working plans and specifications and co-operate with owners, contractors, and architects solely to insure the perfect operation of our product.

MAGUIRE & COLWELL
HEATING CONTRACTORS
359 W. 42d St., New York City
Phone 5142 Bryant.

JANSEN'S Window and Office Cleaning Co.

38-44 SULLIVAN STREET
Telephone Spring 878

Help (Men or Women) can be engaged on any work in our line by the hour, day or week. Residential window and house cleaning. Floor waxing, polishing and staining. Expert vacuum cleaners.

Murray Hill Window Cleaning Company

331 Madison Ave.
TELEPHONES
Murray Hill 1962 Spring 878
Henry Jansen Mrs. A. Voshage

A HOME in one of the Windsor Land and Improvement Co.'s properties in Nassau County, Long Island, is not only an economical comfort but a profitable investment for the man of conserving disposition. Offering property as we do in choice locations, substantially improved, sensibly restricted and sold on a large scale reacts to the benefit of the man seeking betterment in home conditions. Nine inviting properties—Valley Stream, Rockville Centre, Hempstead, Floral Park, Oceanside, East Rockaway, Lynbrook, Rosedale and St. Albans.

Send for Booklet

WINDSOR LAND and IMPROVEMENT CO.

D. MAUJER McLAUGHLIN, President
LONGACRE BUILDING, entire 11th floor
1476 BROADWAY, Phone Bryant 146

42D ST., ETC.—I. Salzberg sold for J. Halbren to R. Pavlantonio a 2-family house, 37.6x100, at 1220 42d st; also for S. Wolfinger to D. Baum, a cottage, 40x100, at 1226 49th st.

46TH ST.—I. Salzberg sold for John Connolly to J. Glass a 3-sty 2-family cottage on plot 30x100 at 1421 46th st.

46TH ST.—Thomas Kilcoyne sold for G. Moore to A. Vitala the detached dwelling at 1560 46th st for occupancy.

48TH ST.—Thomas Kilcoyne sold for A. Becker the plot, 40x100, on 48th st, 220 ft, northwest of 15th av, to J. Fells.

EAST 48TH ST.—A. G. Thompson sold for Francis M. W. Herbeck 1661 and 1663 East 48th st, two family frame dwellings. Mrs. Herbeck took in part payment a 7-room cottage at 2 Franklyn pl, Jamaica, L. I.

50TH ST.—Thomas Kilcoyne sold for L. Powell to H. Wilner the plot, 40x100, on 50th st, 100 ft, northeast of 15th av.

56TH ST.—Thomas Kilcoyne sold for G. Pitblado 1043 56th st, a 1-family brick house, to William Adams for occupancy.

85TH ST.—Frank A. Seaver & Co. sold house and plot, 80x100, in the south side of 85th st, 160 ft, west of 12th av, Dyker Heights, for Thomas Cisney.

ARGYLE RD.—Harry Levy sold 80 Argyle rd, a dwelling, 75x100x irregular, and a dwelling at 200 Putnam av, 16.8x98.9, to an investor, who gave in part payment a house and 18 acres at Ronkonkoma, L. I.

BEDFORD AV.—The Bulkley & Horton Co leased for F. L. Maher to John May the moving picture theatre at 1407 and 1409 Bedford av.

BUSHWICK AV.—Friday & Lehmann sold 1315 Bushwick av, a 3-sty frame corner, for Owen Reilly to an investor, who will make considerable alterations and improvements.

JEFFERSON AV.—Friday & Lehmann sold 1421 Jefferson av, a 3-sty 3-family brick flat, for Henry Thomas to an investor.

PERRY AV.—Max J. Adler bought from Henry H. Studley 3325 Perry av dwelling, 25x100. The property was held at about \$8,000. The Studley Realty Co. negotiated the sale.

PUTNAM AV.—The G. X. Mathews Co. sold in the Ridgewood section to George H. Peper 1875 and 1877 Putnam av for \$11,300 each and to Peter Reese the southwest corner of Putnam av and Onderdonk for \$18,500. These houses are each on plot 27.6x100.

5TH AV.—The Jerome Property Corporation sold 386 5th av, southeast corner of 6th st, a 3-sty business building, on lot 23.6 by 90, for J. S. Corrigan.

8TH AV.—John H. Delack and J. J. Levey sold the two 4-sty apartment houses on the northwest corner of 8th av and 8th st, for the Martella Realty Co., to a Manhattan investor. The consideration was \$150,000.

8TH AV.—Comptroller William A. Prendergast purchased the residence of the late Thomas A. Pearsall at 85 8th av, between Union and President sts. It is a 4-sty brownstone dwelling, which Mr. Prendergast will occupy as a residence in the fall, after some alterations have been made on the interior of the house. The Comptroller now lives at 500 5th st. His new home is on lot 22x100. It is valued at about \$25,000.

8TH AV.—William C. Courtney, son-in-law of Mrs. Hugh McLaughlin, purchased 33 8th av, a 3-sty dwelling, on lot 21x100, from the A. C. Valentine estate.

13TH AV.—Thomas Kilcoyne sold for Thomas Bennetts the plot, 60x100, at the southeast corner of 13th av and 76th st to L. Finfer.

Queens

ASTORIA.—James B. Thomas sold for the W. & R. Building Corporation the new 4-sty apartment house in the east side of Jamaica av, 150 ft, south of Hopkins av, 50x148.

HOWARD ESTATES.—Meade C. Dobson, sales manager of the Howard Estates Development Co., sold to Brooklyn buyers the new 500-acre home community on Jamaica Bay, including a plot of four lots to Steve Williamson, two lots to William P. Lewis, a plot to Mary E. Balling, two lots near the railroad station to J. Applegate, two lots to John Adami, a plot with a frontage on Hawtree basin to Charles W. and Magdalen C. Karcher, and two lots to Joseph and Otilda Lau, Jr., Ramblersville, N. Y.

Nearby Cities.

JERSEY CITY, N. J.—Frank H. Older sold for J. Earl Lusk a plot of 3 lots at the northeast corner of Arlington av and Union st, to former City Clerk John H. Morris.

JERSEY CITY, N. J.—William M. Cahill sold to Commissioner of Finance George F. Brensinger 58 Garrison av, a 2-sty dwelling, 25x100.

MONTCLAIR, N. J.—G. A. Richardson, vice-president of the Erie Railroad, purchased a large residence on Upper Mountain av and Berkeley pl. The house is of brick and half-timbered construction and is opposite the homes of Edwin A. Bradley and James N. Jarvie. The sale was negotiated by F. M. Crawley & Bros. for S. N. Carr. The price was about \$45,000.

JERSEY CITY, N. J.—David Lerner sold to Louis Fredman 3 flats at 187 to 191 Myrtle av, on plot 93x87. The buyer gave in part payment \$15 to \$21 Angeliue st, West Hoboken, on plot 80x100.

JERSEY CITY, N. J.—George Liss bought from Louis Dorison a dwelling, 25x96, at 98 Brown pl.

JERSEY CITY, N. J.—Philip Parnes sold to Philomena Frank the flat, 25x100, at 316 5th st.

JERSEY CITY, N. J.—Thomas Hill sold to St. Aloysius' Church a plot, 68½x163, in the east side of Delaware av.

JERSEY CITY, N. J.—The Provident Realty and Construction Co. bought from William R. Smith a lot 20x110, on the east side of Jackson av.

MORRIS PLAINS, N. J.—H. C. Reynolds sold for S. S. Childs, president of the Childs' Restaurant Co., a 30-acre tract at Morris Plains, adjoining the Lackawanna station grounds, to the Morris County Crushed Stone Co.

NEWARK, N. J.—Charles L. Robinson, of New York, purchased from William Scheerer, of the National Union Bank, of Newark, N. J., the Strand Theatre, at 120 Market st, recently opened as a moving picture theatre. The property has a frontage of 45 ft. and a depth of 200 ft. About 40 ft. in from Market st there is an L extending about 125 ft. parallel with Market st. The consideration is said to be \$600,000, and the purchase was made subject to a lease held by the B. and R. Corporation, which operates the Strand Theatre at Broadway and 48th st, New York.

NEWARK, N. J.—Rice and Hill sold for Joseph D. Fackenthal 49 Lincoln av. This property consists of a large 16-room house formerly occupied by Matthew T. Gay, former Mayor of Newark. The plot fronts 114 ft. on Lincoln av, by 240 ft. on May st. The destruction of the Gay residence will mark the passing of one of Newark's old landmarks.

NEWARK, N. J.—Feist & Feist sold for John B. Moran, executor of the estate of John Moran, to Edward M. Waldron, president of E. M. Waldron & Co., contractors and builders, 266 Academy st. The property has a frontage of 28 ft. and a depth of 102.7 ft. It contains a large 3-family dwelling and a 2-sty stable with wagon sheds. Mr. Waldron made the purchase for investment.

NEWARK, N. J.—Feist & Feist sold for Robert D. Kent, president of the Merchant's Bank of Passaic, to Henderson and Aviland, the large high 1-sty iron building at 860, 862 and 864 Summer av. The plot has a frontage of 100 ft. along the Erie Railroad and faces 70 ft. front on Summer av.

PASSAIC, N. J.—Fourteen acres of land bordering on the Lackawanna railroad tracks have been sold by the Rowland-Johnson Co. and Frank R. Allen to Paul Guenther of Dover as a mill site. Building Inspector John Jelleme has issued a permit for the erection of a 4-sty brick factory to cost \$45,000 and which will give employment to between 600 and 800 people.

SPRINGFIELD, N. J.—Jones, Meckes & Jones sold for a client a tract of 360 lots having large frontage on Springfield av. The buyer is a newly formed realty company.

Rural and Suburban.

BALDWIN HARBOR, L. I.—The Baldwin Harbor Realty Co. sold to Samuel Taulber, former manager of B. F. Keith's Colonial Theatre, 30 lots on the Grand bld, Jackson st and Northern bld, overlooking Great South Bay and facing the proposed inland harbor. The buyer will build a restaurant and ballroom. Mr. Taulber purchased a house on plot 80x100 for himself on Milburn av 60 ft, south of McKinley st.

DOBBS FERRY, N. Y.—Joshua L. Evans sold for Fannie S. Russell 2½ acres at Ogden pl and Dudley av to a client, who will improve the property with a house and a garage for his occupancy.

EAST ROCKAWAY.—The Windsor Land & Improvement Co. sold a plot 40x100 to K. F. Flood on Sampson st East.

GREAT NECK, L. I.—Vernon Castle purchased the Ely estate on Manhasset Bay for a summer home.

GREENACRES.—The Scarsdale Estates, Robert E. Farley, president, sold a plot 90x200 on Greenacres av to Dr. Albert R. Brown of New York city. Plans have been prepared for a \$12,000 residence.

HEMPSTEAD.—The Windsor Land and Improvement Co. sold to H. B. Strauss and U. A. Burke each a plot 40x120 on Acacia av; to M. Shea a plot 40x100 on Lawson st; to H. Curry and W. Hermann each a plot 40x100 on Bernhard st; to E. A. Aytton a plot 20x100 on Grand av; to E. Panchara a plot 40x100 on Homan boulevard; to M. J. Cavanaugh a plot 40x90 on Milburn av; to J. McNamara a plot 40x125 on Willow av and to M. Moran a plot 20x96 on Milburn av.

LYNBROOK.—The Windsor Land & Improvement Co. sold to E. Otto a plot 40x125 on Edmund st.

NEW ROCHELLE, N. Y.—J. C. Gleason & Son sold the property of Katharine Rosenblatt at 182 Mayflower av to H. Glasser. The property was held at \$9,500.

PELHAM HEIGHTS, N. Y.—Clyde Gray purchased a new stone and shingle residence, 100x100, on Highbrook av from the John T. Brook Co., the builders.

PELHAM MANOR.—Van Norden & Wilson sold for the Manor Heights Corporation to Lawrence H. Austin, a plot of ground 100x125, on the west side of Fowler av, 150 ft, south of Witherbee av, on which Mr. Austin will erect a large dwelling house, and for the Manor Heights Corporation, to Lewis W. Francis two lots on the west side of Pelham Manor rd.

PHILIPSE MANOR, N. Y.—Robert McBride, president of McBride & Nast, purchased an Italian villa in Riverside av.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to H. and M. Matthei a plot 20x83 on Long Beach rd.

ROSEDALE.—The Windsor Land & Improvement Co. sold to M. Garraha a plot 50x100 on Oxford rd and to B. O'Connor a plot 40x100 on Booth av.

RYE, N. Y.—Charles Field Griffin & Co. sold for Benjamin F. Watkins his place in Boston rd, known as Ramaqua, consisting of 15 acres, to Mrs. Ronald Eliot Curtis. Mrs. Curtis gave in exchange her farm of 250 acres in Riddlefield, Conn., in part payment. The Rye property was held at \$120,000.

TARRYTOWN, N. Y.—The Maxwell-Briscoe Motor Co., at Tarrytown, N. Y., comprising 10 acres, and buildings containing 205,000 sq. ft. of floor space, has been sold by Joseph P. Day to the Chevrolet Motor Co. The plant lies be-

tween the tracks of the main line of the New York Central and Hudson River Railroad and was used for a number of years for the manufacture of Maxwell automobiles, which are now manufactured in Detroit, Mich. The Chevrolet Motor Co. will use the plant for the manufacture of a new light automobile. When the Maxwell-Briscoe Motor Co. were in full operation in Tarrytown they occupied two plants, one known as the Kingsland Point plant, which has just been sold, and the other known as the Beekman avenue plant, and employed about 2,500 people. The property was held at about \$267,000.

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to M. Coyle a plot 80x100 on Morris parkway and to A. W. Deaday a plot 60x106 on Montgomery st.

WHITE PLAINS, N. Y.—The Gedney Farm Co. sold at Gedney Farm to Frederick H. Hurdman 3 plots in Willets av and Robin Hood rd.

LEASES.

Lease on Fifth Avenue.

The Ufland Millinery Company leased, from the plans, the store and basement in the Bergdoll & Goodman Building, now in course of construction at 616 Fifth avenue, through N. A. Berwin & Co. The lease is for a term of years from next October. The Bergdoll & Goodman Company will occupy part of the ground floor and four other floors, leaving only the top floor untenanted.

Calumet Club Leases.

The home of the Calumet Club, at Fifth avenue and 29th street, has been subleased for one and one-half years, the remainder of the Club's lease, by Pease & Elliman to a client. Alterations are to be made for business purposes. The Club took title to its new property at 12 and 14 West 56th street last Tuesday, which is to be remodelled from plans by McKim, Mead & White.

Manhattan.

THE LOUIS BECKER CO. leased for 3 years from July 15, 1914, the 4-sty Indiana limestone front dwelling at 952 St. Nicholas av. to Mrs. Kate Kerrigan. This house is one of a row built for E. B. Treat, publisher, from plans by Henri Fouchoux, architect, several years ago.

DANIEL BIRDSALL & CO. leased the store and basement in 150 and 152 Duane st, to the T. R. Emerson Shoe Co., of 148 Duane st, at an aggregate rental of about \$20,000.

GUSTAVE BRITT leased the 3-sty basement dwelling at 323 West 12th st, for M. B. Miller to Sarah Griese.

THE CAPPEL REALTY CORPORATION leased for Morris Jacoby top loft in 17 Bowery.

CORN & CO. leased for Rockbridge Realty Co. 10,000 sq. ft. in the new building which is being erected at 39 and 41 West 29th st to B. Hirschhorn & Co., of 137 5th av. and S. Cohen & Co.

THE CROSS & BROWN CO. leased to A. E. Ranney Co., of 1700 Broadway, the corner store and 6th floor in the building at the northeast corner of Broadway and 64th st, and the south half of the corner store in the same building to Webster-McGowan, Inc., of 250 West 54th st.

THE CROSS & BROWN CO. leased for Mitchell H. Mark Realty Corporation offices in the Strand Theatre Building at the northwest corner of Broadway and 47th st, to Hugh D. McIntosh, Australian Theatrical Promotor, in conjunction with J. C. Einstein Co., offices to Dr. A. C. Levy, chiropodist, and in conjunction with Rice & Hill the store in 237 West 47th st, to the Ireland Rubber Co., Inc., dealers in rubber tires of 1572 Broadway.

THE CROSS & BROWN CO. leased for the Automobile Tire Co. to Wm. C. Pens, of 210 West 50th st, the entire 3d floor in 210 West 50th st, and for Howard Willets to Robert E. Lee Weigert part of the 2d floor in 8 and 9 Columbus Circle.

THE DUROSS CO. leased the stable at 207 and 209 East 27th st to Angerane & Labbate.

M. FORMAN & CO. leased the 2d loft in 146 to 150 West 25th st to Mishkin & Grossman, of 15 East 17th st.

THE DUROSS CO. leased the 3d loft in 242 West 14th st to Edward R. Harris; the 1st loft in 10 West 18th st to Brockman Bros., and for the estate of Henry Maiburn the building at 255 West 4th st to Charles Galli for 3 years.

THE DUROSS CO. leased stores in 461 and 463 West 14th st to Frank & Benjamin Peragallo; at 465 West 14th st to Mauro Parisi; at 467 West 14th st to Isaac Zimmerman; the 2d loft at 467 West 14th st to Nash & Kendall; the 3d loft to Gardiner & Stickles Co.; 207 and 209 East 27th st to Angerane & Labbate, and the 5th loft at 408 West 13th st to the Anglo-American Turtle Extract Co.

DOUGLAS L. ELLIMAN & CO. leased for John R. McMurray the pent house studio at 16 East 56th st to Mrs. C. C. Rice.

J. B. ENGLISH leased for Henry R. Stern to Fannie Pauline Hays the 6-sty kitchenette apartment building at 163 West 48th st.

HOMER FOOT, JR., leased space in 334 4th av to John N. Stearns & Co., silk merchants, of 334 4th av; the entire building at 22 East 31st st, a 7-sty apartment building, on plot 25x98.9, for Anna E. Mead to Minerva C. Tisdale.

M. FORMAN & CO. rented for H. M. Greenberg the 11th floor in 118 West 27th st to Brill & Aaronson, of 27 East 10th st.

M. FORMAN & CO. leased for the Adroit Realty Co., the 10th floor in 32 East 31st st, to M. & S. Zucker of 34 West 17th st.

N. BRIGHAM HALL and WM. D. BLOOD-GOOD, INC., rented for the Lesk Realty Co. apartments in 29 East 48th st, to Mrs. Rosa Epstein, Miss Margaret Slosson and John B. Payne.

HEIL & STERN leased in the Hewitt Building at 395 4th av the 9th loft to L. Wohl & Co., of 50 West 17th st, at a total rental of about \$50,000.

M. & L. HESS, INC., leased the loft in 50 to 54 West 17th st to Baruch Wolff & Co., of 215 4th av; the 10th loft in 105 to 109 East 29th st to Sidney Wolfert, of 43 West 17th st, and the 2d loft in 49 to 53 East 21st st to Slote & Schaffer, of 49 East 21st st.

M. & L. HESS, INC., leased rooms 1101 to 1104 on the 11th floor, in 432 4th av, to Feustman-Rubin & Co., of Philadelphia, and space on the 11th floor in 7 to 11 West 45th st, to Engeldrum Zimmer Co., of 418 5th av, and to Adolf Schaeffer.

McCARTHY & FELLOWS leased for 21 years the new 6-sty building, on lot 25x100, at 16 West 56th st for the Kensington Holding Co. to John R. MacMurray, who pays a rent which aggregates about \$150,000. Negotiations have been practically closed for the subleasing of about 4-5 of the space in the building to concerns dealing in ladies' wearing apparel.

THE M. MORGENTHAU, JR., CO. leased the corner store in the new building on the southeast corner of Sherman av and Academy st. The lease is for 5 years, with renewal privileges, the tenant being Charles Greenberg.

NELSON & LEE leased for Samuel K. Jacobs the rear portion of the 4th floor in the building at the southwest corner of Broadway and 48th st. The lessees are the Knickerbocker Engrav-



LU-CO-FLAT

The Dependable Paint For Any Wall Surface

Painters, Apartment House Agents and Owners find in LU-CO-FLAT a paint that meets with every requirement for strictly first class work.

Twenty-four shades give ample choice for harmonious selection. It is washable and *non-fading*.

Its unusual body means highest possible sanitation. Its easy spread saves time of painter and its liberal covering *saves paint*; hence its use means *economy*.

Apartments painted with LU-CO-FLAT possess a distinct beauty. It is an exceptionally fine background for stencil or free hand border treatment; prevents the eternal cry for wall paper changes and contents the occupant because of its soft richness and pleasing harmony with general furnishings.

LU-CO-FLAT affords a sanitary, verminless home.

Architects like to specify LU-CO-FLAT because *it satisfies*. It is high in grade but not in price. Sold in convenient packages of all sizes.

Keep LU-CO-FLAT in mind. It will save you money.

John Lucas & Co., Inc.

521 Washington Street

NEW YORK

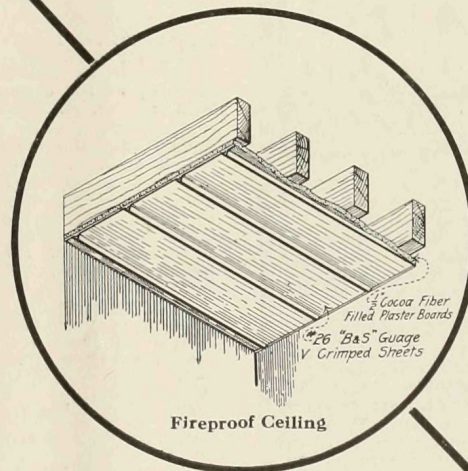
LU-CO-FLAT

BERGER'S METAL

METAL LATH

We Fireproof Ceilings and Partitions of GARAGES and FACTORIES according to regulations of Fire Department, City of New York, as per illustration

VIOLATIONS REMOVED



Also STAMPED METAL CEILINGS and WALLS for Stores and Residences

VAULT LIGHTS

BERGER MFG. CO.

Chelsea No. 1409

22d St. and 11th Ave., New York

ing Co., now at 656 Broadway, who have taken a 10-year lease and will open as Eggers Photo-Engraving, Inc.

O'REILLY & DAHN leased for Katherine S. Rose and Jane Sanders the plot of 5 lots at the southwest corner of 2d av and 64th st for 20 years to the Hollywood Garage Co. The lessees will erect a garage on the property.

THE PAYSON McL. MERRILL CO. leased apartments in 140 West 57th st to Miss M. K. Husted; at 62 Washington sq to Carton Moore-Park and Robert W. Amick, and at 36 East 40th st to Alexander S. Webb.

PEASE & ELLIMAN rented 41 East 80th st, a 4-sty high-stoop dwelling, 26x83 ft., for A. B. Suckley, of Rhinebeck, N. Y., to Miss Elinor Comstock, who will occupy the property as a school for music. Miss Comstock's school is one of the best in this country, and is now located at 1000 Madison av. Rented for Anthony J. Lavelle the 4-sty house, 20x100, at 42 West 71st st to Mrs. Mary A. Merriman; for the Clark Estates the 3-sty dwelling, 18.9x100, at 129 West 73d st to George H. Kent; for Mrs. Mary C. Rook to Dr. Royal Storrs Haynes the 5-sty American basement residence, 17x100, at 215 West 70th st; apartments in 27 East 62d st to Frank D. Thomas; in the "Wellesley," a 440 West End av for Albert Heyman to Dr. James E. Tytler; in the "Netherlands," at 340 West 86th st, for Mark Rafalsky & Co., as agents, to William N. Shaw; and in the new "Orista," at 35 West 81st st, overlooking Manhattan sq, to Mrs. Leonard Weber; for Mrs. Adrian Iselin

to Mrs. Charles L. Welsh the 3-sty dwelling on lot 20x100, at 77 East 91st st; for the Jacob Ruppert Realty Co., represented by Charles F. Noyes & Co., as agents, the 4th loft in 15 to 19 East 26th st to N. Castelli & Brothers, one of the largest rug rouses in America; as agents the store in 167 West 72d st to Madame Oby; and a loft in 50 West 46th st to Charvet & Co.; offices in 44 West 39th st to Miss Grace L. Daggett; and apartments in 829 Park av to E. F. Caldwell; and in 39 East 27th st to Hans C. Winde.

PEASE & ELLIMAN leased for Mrs. Elizabeth E. Wenzel to Frederick Brown the 3-sty house, 25x105, at 91 Park av; for Leo Salomon to Mrs. George H. Broadhurst the 4-sty modern house, 25x50, at 739 West End av; for Mrs. Thomas F. White the 5-sty American basement house, on a lot 25.6x104, at 34 Riverside dr, to F. C. Armstrong; for Eugene Vallens to Dr. Herbert M. Kaufman the 5-sty American basement residence, 17x100, at 316 West 101st st, and for Mrs. Francis Sprague to Harry Lesser the 5-sty American basement house, 20x100, at 310 West 92d st.

F. & G. PFLOMM leased the building at 86 Nassau st for the Crooper estate, to the United Haberdashers; the top floor in 142 and 154 East 32d st to Perry, Dame & Co., of 142 East 32d st; the 3d floor corner at the northeast corner of 5th av and 38th st, to Paul Shotland and the store in 1157 Broadway to William Noe.

S. ALVIN PIZA leased for a client of the Everett M. Seixas Co. the property at 881 and 883 3d av, for 21 years at an aggregate rental of \$50,000.

MARK RAFALSKY & CO. leased the 17th floor at 303 5th av, together with the entire 7th loft at 6 to 10 East 32d st, to Joseph Jonasson & Co., at \$18,000 per annum.

MYON REYNOLDS, agent of the 42 Broadway Building, leased the New street store to Charles K. Benjamin through Albert Baker. Mr. Benjamin now operates the Trinity Drug Store, at 111 Broadway.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased a loft in 7 to 11 West 45th st to the A. Kern Manufacturing Co., of 7 East 45th st; offices at 140 and 142 West 42d st to the National Society for the Promotion of Industrial Education, of 140 West 42d st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the store and basement in 18 East 31st st to Marie Thompson for tea room purposes, and the 4th floor in 570 5th av to Glick & Singer, importers.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the 4th floor in 570 5th av to Glick & Singer, importers.

WILLIAM J. ROOME & CO. leased apartments in 875 Park av to Olive L. DuVal; in 179 Madison av to C. Buchanan Stuart and Miss Charlotte Van Valkenburgh.

SHAW & CO. leased the following dwellings: 147 West 130th st, for Henrietta D. Evans to Jeremiah J. Sheehy, 400 St. Nicholas av for E. S. Prather to William Hogan and 150 West 130th st, for the estate of H. M. Schieffelin to Ellen M. Brogan.

SHAW & CO. have leased the following dwellings, 147 West 130th st, for Henrietta D. Evans to Jeremiah J. Sheehy, 400 St. Nicholas av for E. S. Prather to William Hogan and 150 West 130th st for the Estate of H. M. Schieffelin to Ellen M. Brogan.

SHAW & CO. leased the dwelling at 118 West 118th st for Gertrude C. Renwick to Dr. Louis Jacobs; 28 East 126th st for Emma A. Mayhew to the Consolidated Building Trades Credit Association, and 106 West 120th st for Sophie Nathan to Jacob Fischel.

SHAW & CO. leased the following stores in 200 St. Nicholas av for De Witt C. Judson to Frank A. Kenny; in 278 Lenox av for John J. Spowers to Emil Coblitz.

SLAWSON & HOBBS rented for W. E. Stokes to E. C. Small the 4-sty dwelling at 255 West 72d st.

SLAWSON & HOBBS rented for the Phelps Stokes estate the dwelling at 250 West 76th st to E. S. Kimball.

SLAWSON & HOBBS and DeBlois & Eldridge rented for Mrs. Virginia Vanderbilt and Mrs. Alice Oelrichs the 5-sty American basement dwelling at the corner of Riverside drive and 75th st to R. M. McCarter.

SLAWSON & HOBBS leased for the estate of Julia C. Johnson the 4-sty dwelling at 27 West 82d st to S. A. Moore.

SPEAR & CO. rented for the Runline Realty Co. the 7th and 8th lofts, comprising 20,000 sq. ft. of space, in the building under construction at 8 to 14 West 30th st to A. W. Drubin & Kantowitz, of 127 West 26th st, and the Drubin Co., Inc., waist manufacturers, of 122 West 26th st.

A. G. THOMPSON leased for Mrs. Bertha M. Johnson the brownstone dwelling at 22 West 131st st to Oscar Godfrey.

SIDNEY L. WARSAWER leased for William M. Gunther the building at 307 West 41st st to M. K. McCarthy.

UNGER & WATSON, INC., leased for Josephine G. Buckley the store, basement and cellar in 161 East 54th st, consisting of 7,500 sq. ft. to Xenakis Brothers, manufacturers of office fixtures.

UNGER & WATSON, INC., leased for Caroline K. Everett the 3-sty private dwelling at 632 Lexington av to August Schmidt and the store, cellar and sub-basement of 161 East 54th st, consisting of 7,500 sq. ft. to Xenakis Brothers, manufacturers of office fixtures of 48 North Broadway.

THE H. M. WEILL CO. leased for the Vincent Astor estate 239 West 34th st, to Mrs. Ford; for L. & A. Pincus the house at 256 West 34th st, to a Mr. Failowitz; to Emma Stern 260 West 34th st, for Klein & Jackson; 258 West 34th st, to Mrs. Albertine Bloch for Meyer Solomon, and space in 254 West 34th st, to the Ozias National Selling Co., of 254 West 34th st, for J. Silverstein.

WILLIAM A. WHITE & SONS rented the large warehouse at 268 West Broadway, running through to 6 York st, to the Continental Paper Bag Co., a large Maine corporation. This building has been vacant for nearly 7 years.

Bronx.

SHAW & CO. leased the store in 2353 Jerome av for August Schuck to Dora Pikulin.

Brooklyn.

HERBERT RUSSELL LUDDEN leased for the Samuel Mundheim Co. the factory property at the southeast corner of Flushing and Cariton av containing 80,000 sq. ft. of floor space, to the Healy Shoe Co., Inc., for 10 years.

Queens

P. S. RITTER & M. & L. HESS leased at Long Island City for Mrs. Anna S. Anable the plot covering the block front in Webster av, 205x 185, to the Kazan Carpet Co. at an aggregate rental of \$200,000. The property will be improved with a modern factory building covering the entire plot. Financial arrangements were negotiated by Daniel De V. Arranged.

THE LEWIS H. MAY CO. leased at Arverne, for Max Ernst, cottage on Jerome av to Max Kashowitz; for S. I. Ferguson, cottage on Amstel boulevard to M. D. Lokitz; for William Scheer, cottage on South Cedar av to Max Levin. At Belle Harbor, for P. A. Duffy, cottage on South Brighton av to Mrs. P. A. McNulty; for William C. Ormond, cottage on Montauk av to Mrs. H. Levy; for Mary E. Hutchings, cottage on North Henley av to Alfred H. Bamberger.

THE LEWIS H. MAY CO. leased at Far Rockaway for Margaret J. Norton cottage on Cornaga av to Max Schwartz; for Mrs. Florence Duffee cottage on Sea View av to Fannie Pick; for H. L. Rosenthal; for Lewis I. Wicks cottage on Crescent st to F. Oppenheimer; for Cora A. Richey cottage on Mott av to Herman Weinberger.

Suburban.

FEIST & FEIST leased for Mrs. Julia Balbach Randolph, wife of Edward Randolph, president of the Balbach Smelting and Refining Co. to E. Lester Kengla the 3-sty brick and brownstone residence at 21 Lincoln park, Newark, N. J., with a 2-sty garage in the rear. The dwelling contains 12 large rooms and 2 baths and occupies the entire block front on Halsey st between Lincoln park and Beecher st.

THE JOHN H. FIFE CO. leased for L. W. Stotesbury the Normandie Hotel, Normandie-by-the-Sea, N. J., to Stephen A. Staples for the season of 1914.

H. C. SENIOR & CO. leased at Scarsdale, N. Y., the Mapes property, in the Post rd, consisting of 12 acres and dwelling, to William J. Griffin, of Stamford, Conn.

JULIA BEVERLEY HIGGINS leased at Mount Kisco for Charles E. Gregory his house to Thomas Dallam Toy, and for Miss Augusta Wood, her house, known as Briarhurst to Dr. Howard H. Mason.

PEASE & ELLIMAN leased for the summer season for Robert Frothingham his country place, known as "Tenacre," in the west side of Purchase rd, near White Plains, to Clement L. Despard; and for Mrs. Grace S. Sloane her house in Forest av, Rye, facing the town park and the Sound, to Ignatz H. Rosenfeld, proprietor of the Cafe Boulevard, for the season.

VAN NORDEN & WILSON leased, through the Pelham Realty Co., to F. T. H. Bacon, for the Witherbee Real Estate & Improvement Co., 452 Pelhamdale av, Pelham Manor; and through A. E. Cockle, the house at 50 Hamilton av, Rochelle Heights, New Rochelle, N. Y., to D. W. Richman.

REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914		1913	
	June 26 to July 2	June 27 to July 2	June 26 to July 2	June 27 to July 2
Total No.	189	161	189	161
Assessed value	\$17,219,800	\$11,402,400	\$17,219,800	\$11,402,400
No. with consideration	21	22	21	22
Consideration	\$3,038,989	\$450,103	\$3,038,989	\$450,103
Assessed value	\$2,600,000	\$627,500	\$2,600,000	\$627,500

	Jan. 1 to July 2		Jan. 1 to July 2	
	1914	1913	1914	1913
Total No.	3,929	4,414	3,929	4,414
Assessed value	\$258,546,641	\$264,807,422	\$258,546,641	\$264,807,422
No. with consideration	405	636	405	636
Consideration	\$17,572,896	\$26,518,128	\$17,572,896	\$26,518,128
Assessed value	\$18,066,671	\$27,335,362	\$18,066,671	\$27,335,362

Mortgages.

	1914		1913	
	June 26 to July 2	June 27 to July 2	June 26 to July 2	June 27 to July 2
Total No.	111	100	111	100
Amount	\$2,703,140	\$2,215,480	\$2,703,140	\$2,215,480
To Banks & Ins. Cos	21	26	21	26
Amount	\$1,447,000	\$598,000	\$1,447,000	\$598,000
No. at 6%	39	33	39	33
Amount	\$375,010	\$261,003	\$375,010	\$261,003
No. at 5½%	2	2	2	2

MAKE Wooden Floors Everlasting with Saums Preservative



One application gives a hard finished surface to wood, which lasts a lifetime; practically indestructible. Prevents dry rot, warping, buckling and splintering. Equally efficient on new floors or old. The harder the service the better it wears.

Write us for convincing proof.

Have our Engineers call.

GEORGE J. HEALEY

1482 Broadway New York

Mark & Mohl Inc. Iron Works

For building and other purposes.

Violations

Promptly and Properly Attended To.

273-277 Russell Street

Brooklyn, N. Y.

Near 23d Street Ferry

Telephones 549 Greenpoint 1658 Greenpoint

Amount.....	\$39,500	\$18,500
No. at 5%.....	32	35
Amount.....	\$1,468,500	\$705,300
No. at 4½%.....	4	1
Amount.....	\$209,000	\$25,000
No. at 4%.....	.....	1
Amount.....	.....	\$675,000
Unusual rates.....	1	1
Amount.....	\$4,530	\$130,000
Interest not given.....	33	27
Amount.....	\$606,600	\$400,677
	Jan. 1 to July 2	Jan. 1 to July 2
Total No.....	2,323	2,826
Amount.....	\$69,007,819	\$122,106,773
To Banks & Ins. Cos.....	529	798
Amount.....	\$33,969,230	\$74,849,650

Mortgage Extensions.

	June 26 to July 2	June 27 to July 7
Total No.....	40	30
Amount.....	\$2,712,700	\$1,798,856
To Banks & Ins. Cos.....	12	10
Amount.....	\$1,572,500	\$1,072,002
	Jan. 1 to July 2	Jan. 1 to July 1
Total No.....	1,165	1,066
Amount.....	\$63,023,785	\$43,043,802
To Banks & Ins. Cos.....	401	370
Amount.....	\$41,270,900	\$24,949,702

Building Permits.

	1914	1913
	June 27 to July 3	June 28 to July 3
New buildings.....	7	8
Cost.....	\$184,450	\$2,801,500
Alterations.....	\$176,335	\$190,935
	Jan. 1 to July 3	Jan. 1 to July 3
New buildings.....	258	358
Cost.....	\$26,180,640	\$33,789,535
Alterations.....	\$7,286,807	\$7,182,639

BRONX.

Conveyances.

	1914	1913
	June 26 to July 2	June 27 to July 2
Total No.....	245	101
No. with consideration..	27	15
Consideration.....	\$210,135	\$97,102
	Jan. 1 to July 2	Jan. 1 to July 2
Total No.....	3,375	3,263
No. with consideration..	256	439
Consideration.....	\$3,743,877	\$3,647,076

Mortgages.

	1914	1913
	June 26 to July 2	June 27 to July 2
Total No.....	194	93
Amount.....	\$895,749	\$1,207,040
To Banks & Ins. Cos.....	7	8
Amount.....	\$396,000	\$87,700
No. at 6%.....	33	45
Amount.....	\$430,720	\$707,840
No. at 5½%.....	10	9
Amount.....	\$46,300	\$198,000
No. at 5%.....	75	11
Amount.....	\$156,542	\$144,700
Unusual rates.....	58	.....
Amount.....	\$53,687	.....
Interest not given.....	18	28
Amount.....	\$208,500	\$156,500
	Jan. 1 to July 2	Jan. 1 to July 2
Total No.....	2,079	2,292
Amount.....	\$18,585,704	\$24,150,792
To Banks & Ins. Cos.....	224	233
Amount.....	\$4,663,601	\$4,104,479

Mortgage Extensions.

	June 26 to July 2	June 27 to July 2
Total No.....	9	4
Amount.....	\$159,000	\$97,000
To Banks & Ins. Cos.....	.....	1
Amount.....	.....	\$80,000
	Jan. 1 to July 2	Jan. 1 to July 2
Total No.....	405	305
Amount.....	\$8,605,700	\$5,406,700
To Banks & Ins. Cos.....	73	65
Amount.....	\$2,429,900	\$2,026,500

Building Permits.

	1914	1913
	June 26 to July 2	June 27 to July 2
New buildings.....	14	20
Cost.....	\$409,000	\$419,250
Alterations.....	\$12,950	\$2,425
	Jan. 1 to July 2	Jan. 1 to July 2
New buildings.....	420	572
Cost.....	\$9,960,742	\$15,579,906
Alterations.....	\$703,265	\$597,920

BROOKLYN.

Conveyances.

	1914	1913
	June 25 to July 1	June 26 to July 1
Total No.....	485	395
No. with consideration..	42	15
Consideration.....	\$207,066	\$158,054
	Jan. 1 to July 1	Jan. 1 to July 1
Total No.....	11,977	12,382
No. with consideration..	1,237	1,038
Consideration.....	\$7,881,662	\$6,427,060

Mortgages.

	1914	1913
	June 25 to July 1	June 26 to July 1
Total No.....	399	246
Amount.....	\$2,024,349	\$869,787
To Banks & Ins. Cos.....	82	35
Amount.....	\$722,750	\$165,812
No. at 6%.....	198	144
Amount.....	\$718,535	\$442,582
No. at 5½%.....	102	48
Amount.....	\$839,815	\$214,700
No. at 5%.....	82	34
Amount.....	\$363,785	\$118,440
Unusual rates.....	.....	1
Amount.....	.....	\$50,000
Interest not given.....	17	19
Amount.....	\$102,214	\$44,065
	Jan. 1 to July 1	Jan. 1 to July 1
Total No.....	8,658	8,922
Amount.....	\$36,985,883	\$36,455,511
To Banks & Ins. Cos.....	1,804	2,115
Amount.....	\$14,430,264	\$13,978,508

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title Insurance & Trust Co.

160 Broadway, Manhattan
381-383 East 149th Street

188 Montague St., Brooklyn
1354 Broadway, Brooklyn

367 Fulton Street, Jamaica

JOSEPH CACCAVAJO, C. E.

WARREN C. HAFF, M. E.

EXPERTS IN

REAL ESTATE ENGINEERING

CACCAVAJO & HAFF
INCORPORATED

41 PARK ROW

CONSULTING ENGINEERS

PHONE CORT. 6226

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Developers of

Queens Borough Real Estate

WILLIAM SCHWENN

Telephone
1700 Bushwick

Ornamental and
Structural

IRON WORK

822 to 832 LEXINGTON AVENUE, near Broadway, BROOKLYN

The Roof Maintenance Co., Inc.

L. G. ANDERSON
President

GRAVEL

SLAG

TILE

ROOFING

PLASTIC
SLATE and
ASPHALT

PHONE 285 HARLEM

WATER and DAMP PROOFING

Established 1899

114 EAST 130th STREET

"Barrett Specification" Roofs a Specialty

Estimates Furnished on Request

FINDLER & WIBEL

STATIONERS

Blank Book Manufacturers
Printers, Engravers and Lithographers

Rent Books

Collection Books

Real Estate Records

Society Due Books

Daily Sales Record

Typewriter Paper and
Ribbons

Also a Full Line of
Columnar Books
always in Stock

Transfer Stock Books

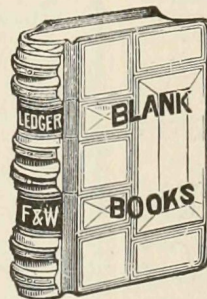
Insurance Records

Advertising Records

Lawyer's Registers

Parcel Post Registers

Loose-leaf Binders
and Sheets Ruled
and Printed to order
at Reasonable
Rates.



115 Nassau Street, New York

TELEPHONE 1500 CORTLANDT

FOR FIRST CLASS PRINTING COME TO US

Building Permits.		
1914		1913
June 25 to July 1	June 27 to July 2	
New buildings.....	124	49
Cost.....	\$624,000	\$571,935
Alterations.....	\$73,450	\$51,105
Jan. 1 to July 1		Jan. 1 to July 2
New buildings.....	2,516	1,957
Cost.....	\$23,475,210	\$16,685,702
Alterations.....	\$1,587,937	\$1,952,747
QUEENS.		
Building Permits.		
1914		1913
June 25 to July 1	June 27 to July 2	
New buildings.....	152	64
Cost.....	\$545,545	\$297,610
Alterations.....	\$46,165	.....
Jan. 1 to July 1		Jan. 1 to July 2
New buildings.....	2,598	2,354
Cost.....	\$11,505,927	\$8,028,603
Alterations.....	\$1,587,937	\$578,137
RICHMOND		
Building Permits.		
1914		1913
June 25 to July 1	June 27 to July 2	
New buildings.....	26	21
Cost.....	\$33,495	\$26,180
Alterations.....	\$4,028	\$2,250
Jan. 1 to July 1		Jan. 1 to July 2
New buildings.....	642	540
Cost.....	\$1,035,596	\$959,911
Alterations.....	\$128,425	\$128,951

REAL ESTATE NOTES.

CROSS & BROWN CO. have been appointed agents by the 15 and 17 West 44th Street Co., of the new 12-sty office building being erected at 15-17 West 44th st.

M. H. GAILLARD & CO. have been appointed agent for the following apartment houses, commencing July 1: "The Stafford," at 140 and 142 West 104th st.; for 409 West 37th st.; for the 5-sty Elevator Apartment at the southeast corner of Columbus av and 84th st., and for the "St. Helene" Bachelor Apartments at 2128 Broadway.

GOODALE, PERRY & DWIGHT have been appointed agents for 54 West 22d st and 51 to 55 West 21st st.

SMITH & PHELPS have placed a first mortgage loan of \$65,000 on the new department store building recently erected by Harry Weaver, at 2962 to 2964 3d av., on plot 50x185, running through to Bergen av. Mr. Weaver expects to be ready to occupy his new store on or about August 1. He has been located at the northwest corner of 3d av and 148th st for the past 8 or 10 years.

WETMORE & ATWOOD have placed for the Gifford Building Co. \$36,500 at 5 per cent. on the new building on the west side of Lyman pl, near 169th st, and for the Freeminstreet Co. \$35,000 at 5 per cent. on the new building in the west side of Simpson st, near Westchester av.

THE CROSS & BROWN CO. has been appointed agents for the new 6-sty business building at 16 West 56th st, adjoining the new home of the Calumet Club. This building was recently leased to John R. McMurray for 21 years.

FEASE & ELLIMAN have been appointed agents of the property at 41 East 80th st.

JAMES E. BARRY has been appointed receiver for the "Shelbourne" apartment house, at the northeast corner 176th st and Audubon av, by Judge Greenbaum, and agents of the apartment house at the northeast corner of 179th st and Audubon av, known as 529 West 179th st.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC., have been appointed agents at 170 and 172 West 136th st.

WILLIAM H. WHITING & CO. have been appointed agents for 55 West 8th st, 53 Vesey st, 313 Pearl st, 53 and 55 Ferry st, 213 Front st and 105 South st.

WEBSTER B. MABIE & CO. have been appointed renting agents for the 5-sty building at 242 Canal st.

McDOWELL & McMAHON have been appointed agents for the Aldus Terrace, a new 6-sty elevator apartment house at the southwest corner of 186th st and St. Nicholas av.

DUFF & CONGER have been appointed agents of the 4 buildings at 1437 to 1443 Lexington av and 1514 Lexington av.

NEW YORK TITLE INSURANCE CO. made the following loans: \$75,000 at 6 per cent. on the southeast corner of Riverside drive and 149th street; \$20,000 at 5 per cent. on No. 57 West 68th st; \$22,000 at 5 per cent. on No. 351 West 57th st; \$16,000 at 5 per cent. on 130 Front st; \$60,000 at 5 per cent. on 516-520 West 157th st; \$30,000 at 5 per cent. on 133-135 Essex st; also the blanket mortgage of \$61,000 at 5 per cent. covering property at the northeast corner of Lexington av and 119th st, 1807-1813 Park av, and 767 East 156th st; also the following loans at 4 1/2 per cent. \$16,000 on 1825 Amsterdam av and \$20,000 on 291 Riverside Drive.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF JAMES EDMUND CHILDS—premises 330 West 93d st, valued at \$45,000; 122 West 88th st, \$16,000.

MARCIA A. TOWNSEND—36 West 12th st, \$4,003.

MATHIAS J. PALM—298 East 162d st, \$7,000.

MINNIE RINALDO SOLOMON—1019 2d av, \$27,000; 1021 2d av, \$28,000; 1023 2d av, \$27,000; 1025 2d av, \$27,000; 217 East 25th st, \$26,500.

KATE WARNER—26 and 28 Lispenard st, \$35,000; 208 and 210 East 70th st, \$40,000.

CORNELLA E. BUTLER—equity of \$25,233 in 712 West 180th st, valued at \$75,000 and 139 West 93d st, valued at \$19,000.

DANIEL DOORLEY—228 East 148th st, Bronx, \$6,000.

MARIE FUCHS—114 East 101st st, \$23,000; 1667 1st av, \$25,500.

ANNIE HEANEY—plot on Wilcox av, Bronx, \$500; plot on Mulliner av, Bronx, \$1,000.

FREDERICK HOCH—317 West 17th st, \$25,000; 162 East 64th st, \$28,000; 211 East 57th st, \$32,500; equity of \$9,398 in 217 West 137th st, valued at \$14,500.

FRANK L. IVES—equity of \$8,617 in 117 East 30th st, valued at \$32,000.

JAMES P. LARKINS—1930 Amsterdam av, \$28,000.

THERESA McMANUS—457 East 148th st, \$5,100.

MAYER, SANFT—equity of \$833 in 292 Bowery, valued at \$25,000.

MADELINE SCHMITT—255 West 88th st, \$22,000.

CLARENCE H. WILDES—equity of \$16,000 in 355 West 84th st, valued at \$21,000.

OBITUARY

GEORGE W. SMITH, one of the founders of Rockaway Beach, died last Monday of Bright's disease in his home in Rockville Centre, L. I. He was seventy-four years old and as a young man served three terms in the Queens County Board of Supervisors and five terms as president of the village in which he died. Mr. Smith established a business in Rockaway Beach in 1880, when the place was sparsely settled, and five years later, with his business partner, John W. Wainwright, purchased a tract of land fronting the lower Long Island coast. Bathing pavilions were erected and railroads were induced to connect Rockaway with New York city. He leaves his wife and two sons.

JAMES MADISON HORTON, manufacturer of ice cream and for many years a large holder of real estate in Greater New York, died at his home, 112 West 126th st, from heart disease. Mr. Horton was seventy-nine years old, having been born at Middletown, N. Y., August 3, 1835. He came to New York City in 1853 and started in the milk business, with, it is said, a capital of only \$100. A few years later he started the manufacture of ice cream and to-day his concern is one of the largest in the country. The company operates several stores in Manhattan and Brooklyn and its products are sold in thousands of stores throughout the country. Mr. Horton, at the time of his death, was a director of the Mount Morris Bank and was also a member of the Metropolitan Museum of Art and the Congregational Club. He is survived by a son, Harry C. Horton, and by a daughter, Mrs. Edward B. Lewis.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Offerings in the various Exchange Salesrooms during the week were more or less commonplace, no properties of special note having been advertised for sale. This is not altogether unnatural when the season of the year is considered and when the fact that it is a holiday week is also taken into account. The market is in a generally healthier condition than it was a year ago. The number of foreclosure sales are less largely due to the willingness of the loaning institutions to renew mortgages. The outside purchasing power, however, has not asserted itself to any great extent, though it is felt that the autumn will see renewed interest on the part of the small investor.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 3, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

PICT st, 25, ws, 100 n Broome, 25x100, 5-sty bk tnt & str; due, \$23,796.68; T&C, \$3,621.67; B T Realty Co. 27,500

29TH st, 236 E (*), ss, 120 w 2 av, 20x 98.9, 5-sty bk tnt & str; due, \$16,223.42; T&C, \$372.08; Myrtila F Hendricks et al exrs & trstes. 12,000

70TH st, 235 W, ns, 369.8 w Ams av, 10.5x 100.5, 3-sty & b bk dwg; due, \$1,970.52; T&C, \$3,265.32; withdrawn.

102D st, 225 E (*), ns, 230 w 2 av, 25x 100.11, 5-sty bk tnt & str; due, \$21,390.98; T&C, \$752.96; Chas A Robinson trste. 20,000

Columbus av, 390-6, see 79th, 100 W.

BRYAN L. KENNELLY.

Houston st, 497-501 E (*), ss, 80 e Goerck 40x75, 7-sty bk loft & str bldg; due, \$24,687.79; T&C, \$2,905; Henry Bruere Chamberlain, City NY. 22,905

HENRY BRADY.

146TH st, 301 W, see 8 av, 2741.
8TH av, 2741 (*), nwc 146th (No 301), 25x 100, 5-sty bk tnt & str; due, \$9,738.90; T & C, \$427.40; sub to pr mtg \$27,000; Fredk Plump. 34,172

M. MORGENTHAU, JR., CO.

Christie st, 213 (*), ws, 86.10 n Stanton, runs w41.4x83.2xw34.6xsl1.1xw25.10xn15.8xe 100xs28.10 to beg, 5-sty bk tnt & str; due, \$26,652.42; T&C, \$600; Louis Lowenstein et al trste. 25,000

96TH st, 334 E (*), ss, 140 w 1 av, 35x 100.8, 6-sty bk tnt & str; due, \$30,858.90; T&C, \$775; Louis T Lehmyer. (Corrects error in last issue when number was 344.) 27,000

DANIEL GREENWALD.

158TH st, 522-8 W on map 522-6 W, ss, 350 w Amsterdam av, 100x99.11, 2-6-sty bk tnts; adj Aug 7.

Total	\$141,577
Corresponding week 1913.....	422,638
Jan 1, 1914, to date.....	18,607,861
Corresponding period 1913.....	26,115,825

Modern Improvements

Isn't it true that oftentimes some small modern improvement goes a long way towards selling and renting your houses?

Take for example the plan that has recently been adopted by some builders of placing in newly built apartment houses electric washing machines and outlets in the kitchen for electric ironing and cooking.

Does any one doubt, all other things being equal, that these apartments are the ones that will be sold or rented first?

Families of today are educated to demand the comforts and conveniences of electric service, and they are quick to see the advantage of living in an apartment that will minimize the drudgery of house-keeping.

We have other ideas along these same lines. Drop us a line and we will talk them over with you.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone, 8000 Main (Connecting all Branches)

Bronx.

The following are the sales that have taken place during the week ending July 3, 1914, at the Bronx Sales-room, 3208-10 3d av.

JOSEPH P. DAY.

Arthur av (*), ws, 27.8 n 179th, runs n 100.3xw190 to Lafontaine av xs75.3xe95xs25 xe95 to beg, vacant; due, \$25,011.75; T&c, \$429.88; Frank F Russell aux admr. 10,000

Lafontaine av, es, 27.8 n 179; see Arthur av, ws, 27.8 n 179.

CHAS. A. BERRIAN.

Plimpton av, 1329, ws, 75 s 170th, 22.7x 100, 2-sty & b bk dwg; due, \$7,671.62; T&c, \$397.20; Jno P Herren. 8,225

Westchester av, 690 (*), ss, 190.2 w Wales av, runs s124.11xsw30.2xnw22.3xn 131.11xe45 to beg, vacant; due, \$10,095.49; T&c, \$2,214.72; sub to prior mtg of \$48,000; Frank F Russell aux admr. 58,000

Total \$76,225
Corresponding week 1913..... 42,221
Jan 1, 1914, to date..... 3,642,516
Corresponding period 1913..... 7,584,532

Brooklyn.

The following are the sales that have taken place during the week ending July 1, 1914, at the Brooklyn Sales-rooms, 189 Montague Street.

WILLIAM H. SMITH.

BOGART ST, es, 75 n Rock, 25x100; withdrawn

ELTON ST (*), es, 124.5 n Liberty av, 25x90; Kips Bay Brewing & Malting Co 4,000.00

KENT ST, ns, 250 e Manhattan av, 25 x100; Cornelius Driscoll 5,025.00

PACIFIC ST (*), ns, 252 w Hopkinson av, 25x100; Wood Harmon Warranty Corp 11,500.00

PACIFIC ST (*), ns, 326.6 w Hopkinson av, 73.6x100; Chas A Hitchcock et al 33,500.00

STERLING PL, ns, 100 w Saratoga av, 15x110.1; adj Aug 11.

TROUTMAN ST, ses, 91.3 ne Irving av, 100x100; withdrawn

VANDERVEER ST, ss, 79.6 e Bushwick av, 17.6x100; Minnie B Raabe 2,585.00

WALDORF COURT, ns, 140 w E 17th, 40x112.6; adj July 20.

6TH ST, nes, 251 se 8 av, 22x90; David Mayer 9,300.00

E 9TH ST, es, 140.3 n Av T, 20x100; Jay Holding Corp 2,600.00

E 9TH ST (*), es, 330 n Av Q, 30x100; Cath A Ketcham 4,300.00

E 13TH ST, ws, 200 n Av X, 24.6x100; withdrawn

E 13TH ST, ws, 224.6 n Av X, 27.6x100; withdrawn

E 13TH TS, ws, 252 n Av X, 25x100; withdrawn

E 13TH ST, ws, 277 n Av X, 23x100; withdrawn

E 14TH ST (*), ws, 440 n Av N (The Lindens), 20x99.8; Fredk M Knowles et al 3,000.00

BAY 20TH ST, 181, bet Bath & Cropsey avs, 20x96.8, 2-sty bk dwg (Vol); withdrawn

E 28TH ST (*), ws, 160 s Av I, 240x 100; Flatbush Associates 4,000.00

63D ST, nec 5 av, 100x40; adj July 15

79TH ST (*), nes, intersec nws 11 av, 340x100; Haley Fiske 9,000.00

86TH ST, ss, 382 w Gravesend av, 60x 195; adj sine die

ATLANTIC AV, nwc Radde pl; 16.6x 95; adj sine die

BLAKE AV (*), swc Crescent, 20x90; Fredk W Holmes 4,500.00

NEW YORK AV, ws, 60 n Martense, 20 x101.2; Cecile T Stephens 4,750.00

NEW YORK AV, ws, 120 n Martense, 20 x100.4; Cecile T Stephens 4,600.00

NEW YORK AV, ws, 140 n Martense, 20x100.1; Salvatore Brucia 4,650.00

TROY AV, es, 617.6 n Av J, 60x100x20 x93.10xirreg; Harry Nichols 1,200.00

6TH AV (*), nws, 44.4 ne Prospect av, 18x80; Jno R Sparrow 5,200.00

10TH AV, ws, 40.2 s 40th, 20x100; Annie Levine 780.00

16TH AV, 6909, 2-sty dwg, lot 20x100 (vol); withdrawn

NATHANIEL SHUTER.

COFFEY ST, nes, 40 nw Richard, 20x 80; Alice S Morris 2,485.00

HANCOCK ST (*), ns, 30 w Lewis av, 18x100; Mary E Danvers 6,500.00

47TH ST, ns, 280 e 5 av, 20x100.2; adj July 15

47TH ST, ns, 300 e 5 av, 20x100.2; adj July 15

47TH ST, ns, 360 e 5 av, 20x100.2; adj July 15

58TH ST (*), ns, 100 e 13 av, 60x100.2; Louis Schwartz 2,000.00

ARGYLE RD, ws, 400 n Beverly rd, 50x100; withdrawn

CROPSY AV, sws, intersec nws 20 av, 90x 311.1; also PARCEL of land beg at a point where the high water line of Gravesend Bay is intersected cl 20 av, runs sw1780.1xnw158.1xne1772.1 xse158.1 to beg; withdrawn

UTICA AV (*), ws, adj land Michl Boscow, 20x100x40x100; also UTICA AV, ws, adj land of Ephraim Gressel, 20x100; Hamilton Investing Corp 2,500.00

WILLIAM P. RAE.

51ST ST, sws, 390 nw 5 av, 30x100.2; withdrawn

72D ST (*), sws, 240 se 8 av, 20x100; Adrian V Cortelyou et al 2,500.00

HAMILTON AV (*), nes, 43.7 nw Wood-hull, 25x88.8x irreg; Herman M Roth. 8,100.00

Directory of Real Estate Brokers

MANHATTAN

THE BRONX

S. DE WALLTEARSS
Auctioneer, Appraiser, Broker
REAL ESTATE—LOANS
135 BROADWAY, Telephone 355 Cortland

GEORGE V. McNALLY
Real Estate, Insurance, Mortgages
7 EAST 42d STREET
Telephone, Murray Hill 8154-8155

ALLEN J. C. SCHMUCK
Real Estate Investments
Mortgage Loans Rentals
47 WEST 34TH STREET
Telephone, 2711 Greeley

JOHN ARMSTRONG
Real Estate Agent and Broker
Tel. 211 Harlem. 1984 Third Ave., Cor. 109th St.

FRANKLIN S. BAILEY
Real Estate and Insurance
Management of Estates. Est. 1832 162 E. 23d St.

JOHN J. BOYLAN
Real Estate Agent, Broker and Appraiser
402 W. 51st St. Tel. 1970 Columbus. 165 Bway.

CHAS. BUERMANN & CO.
Agents, Brokers, Appraisers, Loans
Established 1886 507 GRAND STREET
Phone 218 Orchard

GOODWIN & GOODWIN
Real Estate and Insurance
Management of Estates a Specialty
Lenox Ave., N. E. cor. 123d St., Tel. 6500 H'T'm

BRYAN L. KENNELLY
Auctioneer, Real Estate and Loan Broker
156 BROADWAY Business Established 1847

BENJAMIN R. LUMMIS
Real Estate
25 WEST 33d STREET

THOS. F. McLAUGHLIN
Real Estate and Insurance
1238 THIRD AVE., NEAR 72d STREET

LOUIS V. O'DONOHUE
Real Estate and Insurance
Tel. 3555 Bryant 25 WEST 42d STREET

Philip A. Payton, Jr., Company
Real Estate Agents and Brokers
New York's Pioneer Negro Real Estate Agents
Main Office: 67 WEST 134th STREET

POLIZZI & CO.
Real Estate, Loans and Insurance
Ernest M. Vickers 192-194 Bowery

SCHINDLER & LIEBLER
Real Estate and Insurance
Tel 3436 Lenox. 1361 THIRD AVE., nr. 78th St.
Branch, 3929 Bway.—Tel. Audubon 7232.

SPECIALISTS IN PENN. TERM. SECTION
H. M. WEILL CO.
Real Estate Agents, Brokers and Appraisers
Tel. 3571-3572 Greeley. 264 WEST 34th ST.

A. G. BECHMANN
Real Estate and Insurance
Tel. 3975 Melrose. 1053 SO. BOULEVARD
One block from Simpson Street Subway Station

W. E. & W. I. BROWN, Inc. Est. 1867
Real Estate Brokers and Appraisers
3428 THIRD-AVE., bet 166th and 167th Sts.

WILLIAM A. COKELEY
APPRAISER EXPERT TESTIMONY
1325 Fort Schuyler Road
180th Street and Morris Park Avenue, Bronx

O'HARA BROTHERS
Real Estate and Appraisers
BRONX PROPERTY
Tel. 615 Tremont. WEBSTER AVE. & 200th St.

GEO. PRICE
Real Estate Auctioneer, Broker and Appraiser
149th St., Cor. Third Ave. Phone Melrose 572

Telephone 36 Wmsbridge **ULLMAN**
Real Estate in All Branches
3221 WHITE PLAINS AVE., above 207th St.

OPERATORS
ELIAS A. COHEN
Real Estate Operator
198 BROADWAY
Telephone, 5005-5006 Cortlandt

FISHER LEWINE
IRVING I. LEWINE
Real Estate Operators
Telephone 980 Cort. 135 BROADWAY

HARRIS & MAURICE
MANDELBAUM
Real Estate Operators
Telephone 8155 Cort. 135 BROADWAY

LOWENFELD & PRAGER
Real Estate Operators
149 BROADWAY Tel. 7803 Cortlandt

Brokers, Attention!
The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.
We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.
It will pay you to get in touch with us.
Realty Associates
Capital and Surplus \$5,000,000
162 REMSEN ST. BROOKLYN
Telephone 6480 Main

BUILDING MANAGEMENT

PRACTICABILITY OF TWELVE STORY LOFTS

By **FREDERICK FOX**

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

THIS is an explosive age, at times serious but usually just merely the bursting of harmless bubbles gives evidence of the fact. It is therefore not altogether surprising that, contrary to former notions, statisticians now inform us that spring time is war time. Many owners of mercantile property in New York City have had some suspicion of this for a number of years. Whatever doubt may have existed has been swept away through the bombardment of the small army of interlocking directors of our state and municipal departments. This bombardment of commercial buildings, which is continuous, gives notification beyond all question that real warfare has begun. Last year there was talk of halving the taxes on buildings. In the coming years, if the present well laid plans of the myriad officials in the various departments governing such matters are successful, there will only be half buildings to tax, the balance being made up of fire towers, sprinkler pipes, stand pipes, fire walls, fresh air devices, dressing and rest rooms and batteries of plumbing fixtures. Criticism of proper supervision over factories and the right kind of protection to factory employes, will ever be a fruitless and altogether unworthy employment of time, but objection can properly be made to such rules, regulations and orders directed against property, as do not materially benefit the workers and which do, on the contrary, seriously injure the owners of property and jeopardize the business prestige of this city.

No Rule Can Be Applied.

It should be evident that no rule can be applied indiscriminately to all commercial buildings alike, there being no two buildings in New York City where the condition of occupancy is parallel. Each building is a unit in itself. To set down a definite rule governing all properties of a certain height or certain number of floors, and forcing this rule to be applied, irrespective of neighboring conditions or internal arrangements, is perfectly absurd, and, as our Borough President said: "The enforcement of such unreasonable regulations will make anarchists of real estate owners," and goodness knows, we have plenty of such people already.

In the periods of the last dozen years or so, the twelve-story commercial building has become the standard business structure for various manufacturers, for salesrooms, showrooms and offices of a great bulk of our mercantile establishments. The new departments, as well as the old bureaus of the city and State, have had their attention particularly focused upon such buildings, and the orders issued have appeared to multiply just about as fast as new buildings were constructed. The fireproof building of today means more than that word meant twenty years ago. If the Triangle fire proved anything, it clearly proved this fact, that the building having stood the test of flames in a manner wholly creditable to its architects, its builders and its owner. The loss of life has at no time been properly charged against any fault in the construction of that building, but, as experts have pointed out time and time again, the unfortunate inmates were the victims of their own panic.

Exits of Benefit.

Sprinklers, fire-towers and extra stairways may be helpful when a test arises, though too many exits may be simply confusing, and it is doubtful if any of



FREDERICK FOX.

these things of themselves will prevent a panic among undisciplined, ignorant and maddened hordes of employes. Despite this fact, the majority of the orders sent out from the various departments are directed against supposed mechanical and construction errors, too little attention being given to the consideration of the involved human element. Some of these orders utterly conflict with present regulations, others are set aside almost as rapidly as issued, as for instance, the orders concerning the use of nothing but metal window frames. Suggestions are continually being made that are altogether impractical of execution, or, if executed, would make a building useless for service, such as the proposition to honeycomb large floor space into small compartments, where, if a fire occurred in any particular compartment, the occupants of the others could close all means of egress and allow the imprisoned ones to roast without endangering those on the other side.

Another brilliant idea is exposed in recent orders concerning occupancy. In the case of the ordinary twelve-story building, constructed during the last ten years, in some cases the entire income and in other cases a very large percentage of the income, has been expended by the owner during the last three years in an effort to comply with the various requirements of officialdom. This last and worst order concerning the occupancy of such buildings, has in a large measure not been complied with and is not likely to be without considerable trouble. These orders, on an average, reduce the number of hands permitted on each floor from one-half to one-third of the number usually employed.

Recent Test Made.

A test conducted in a building in the Twenties recently, to determine the adequacy of the present exits in connection with the number of hands employed, proved that the entire building would be emptied in three minutes. Any reasonable human being would say that this was a perfectly safe limit, even under the most pressing circumstances. Should this order affecting the number of occupants permitted in the premises be enforced, the owner will have either to spend thousands of dollars in what his advisers claim will be perfectly useless expense, or his tenants will be forced to seek other quarters and the building remain idle.

Experience has taught managers of most buildings, that discipline rather than mechanical devices is what is most needful in the protection of life. A force of one thousand people may be much safer under proper discipline than a force of one hundred people would be without proper direction in the most modern of the structures planned by our pseudo experts with departmental authority.

Special Privileges.

Any privilege by indirection is entirely wrong. A subsidy or special privilege works sometimes to the advantage of a majority of the people, if there are certain districts of the city where manufacturers employing a large number of hands are out of place, it would seem perfectly justifiable to directly exclude them. Some time ago, former Chief Guerin of the Fire Department stated to the writer that in his opinion at least 90 per cent. of all the fires in this city were either the result of gross carelessness or incendiary origin. To this source, the Bureau of Fire Prevention should devote its activities, and if such attention were properly given, the present buildings would afford ample protection against the possibilities of a new holocaust.

An architect has recently pointed out that under a strict interpretation of the present requirements, the improvements of a 25-foot lot with a modern six or seven-story building is absolutely impractical. The requirements covering a 50-foot plot are also so drastic as to make it impractical to erect anything but a very tall building on such a plot. This is directly out of sympathy with the present ideas of city planning, which are against the erection of very tall buildings, and there are very few people knowing anything about the subject, who are willing to urge the use of very tall buildings by manufacturing interests. So many private schemes and ulterior motives are at present parading under the broad emblem of human rights, that, unless a clear discernment is maintained, the public is very apt to be misguided.

Conflicting Authorities.

The activities of a dozen different bureaus and the conflicting authorities of State and city in relation to the regulation of factories and buildings, overlap one another, adding to the prevailing confusion without in any measurable extent doing any good; but if the people of New York are ambitious to turn its magnificent commercial structures into lofty sepulchres, the way to do it is to continue along the present line of governmental activity, which is being very much mistaken for governmental efficiency.

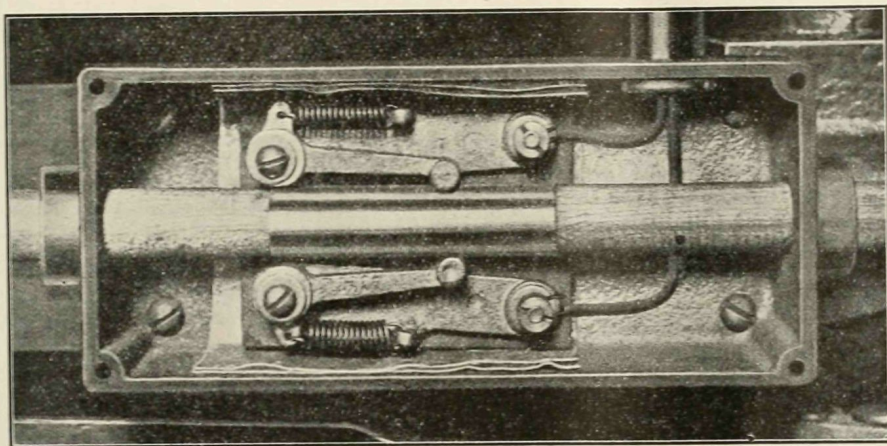
The presentation of such conditions, expressed in various newspaper articles, has been full and definite and should have appealed to the good sense of all those who have taken the pains to be informed. It is essential now that aggressive action be taken by not only the real estate people and the owners of property, but by the big business interests of New York City looking to the final and permanent adjustment of just what is necessary for the standard building and what is unnecessary, to formulate a working plan for the co-ordination of the sources of inspection and regulation and the abolishment of the duplication of supervision by the amalgamation of departments that are now trying to accomplish the same things under different leadership at the ridiculous economic laws.

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.

Elevator Door Control.

MANY of the accidents that occur in elevators are due to the doors sometimes failing to close by the hand method. To insure closing of doors under all circumstances the Burdett-Rountree Manufacturing Co., of 119 West 40th street, is introducing a safety



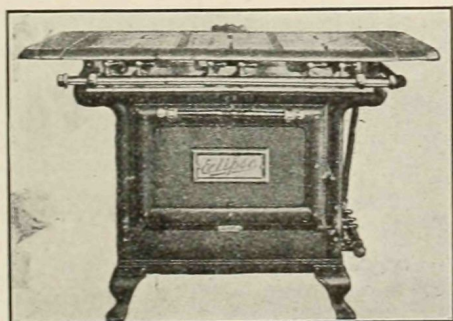
door operator with interlock. With this mechanism the operator cannot move the elevator until the enclosure doors and car gate are both closed.

The soul of this device centers in the contact points, shown in the illustration. This device is being introduced in buildings especially where traffic is very heavy. This safety door operator consists of two single acting open-end cylinders. Each cylinder contains an independent piston with leather cup and brass cup-expander. The two pistons are fastened together by end cross-heads and parallel connecting rods, so that they work in unison.

The air is admitted into the proper cylinder through the valve on top. No packing-glands or stuffing-boxes are required, as the valve-stems and piston-rods are not subjected to air-pressure. A swinging arm is attached to the back edge of the door by means of a door-slide, and a connecting bar couples the cylinder crosshead to the swinging arm. As the crosshead travels to and fro, the energy is transmitted to the connecting bar and arm, thus opening or closing the doors. At the highest point in the air-supply piping is installed an automatic device, which lubricates all the valves and the inside of the cylinders. About once a month it will be necessary to renew the lubricant.

A Kitchenette Range.

REALIZING the fact that the apartment house kitchenette has come to stay, the Eclipse Gas Stove Co., of Rockford, Ill., has manufactured a range that has virtues particularly attractive to apartment house hunters. The great difficulty with the ranges as now installed in kitchenettes is that they are built to conform to the general restricted area



of the culinary departments. The result is that roasting space in the ovens is decidedly limited, and as occasions sometimes arise when it is necessary for per-

sons living in apartments to have turkeys roasted by delicatessen dealers.

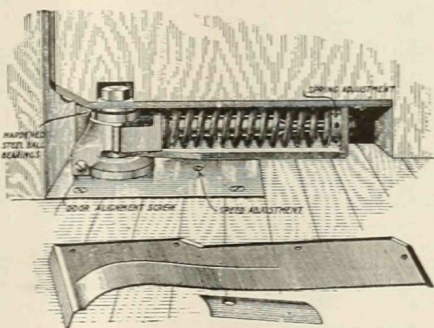
The range, as shown in the illustration, takes up practically no more floor space than an ordinary gas range, yet it has an oven 22 inches wide by 19½ inches deep and 14 inches high, large enough to hold two good-sized roasts or a big baking. The type without side shelves measures 38 inches wide by 24 inches deep, and the side shelves add 10 inches to the width. There are six top burners, three of these are of giant capacity for quick boiling. There are also furnished three double ring burners in place of the giant capacity burners.

Another attractive device about this

range is that it comes with an automatic lighter and has wheel valves instead of lever valves so as to avoid accidental turning on or shutting off of gas. The range is equally applicable for use in clubs, hospitals and public institutions.

Double Acting Floor Hinge.

APPARENTLY containing all the virtues of the familiar door check and spring, a device that the Benjamin S. Alder Co., of 37 Warren street, is introducing here for the Standard Man-



ufacturing Company, of Shelby, Ohio, has the additional advantage of being practically invisible and, installed, does not in any way detract from the appearance of the door.

The floor spring for doors is familiar to builders, but the combined checking feature in this device is novel. It is adaptable for double swinging doors in all sorts of buildings. The cut shows the general arrangement. It is a door check and hinge, it automatically closes the door without a slam, it prevents children from being knocked down, it prevents injury to hands if caught when the door is closing, it stops the door exactly at centre automatically and holds it open when desired, it renders the action of the door noiseless and has long life, according to the manufacturers. The 1914 model is simple and effective. The working parts are protected against dust and dirt. They come packed one set in a box complete with screws.

A Straight Edge Corner Bead.

BY VIRTUE of a special method of manufacture the Penn Metal Company, of Boston, is putting on the market a metal corner bead that possesses great rigidity, lightness and permanent stability of line. This bead is bent over a micrometered die of special steel that produces a positive line, regardless of the different grades of metal that may be encountered in the raw material,

Makes Floors Durable.

FLOOR wear is most annoying to tenant and owner alike. It has therefore been the aim of building managers to find some preparation that will preserve the life of floors whether they are laid in wood or concrete, not only because of its economic value to them, but because of the greater satisfaction protected floors will give the tenant.

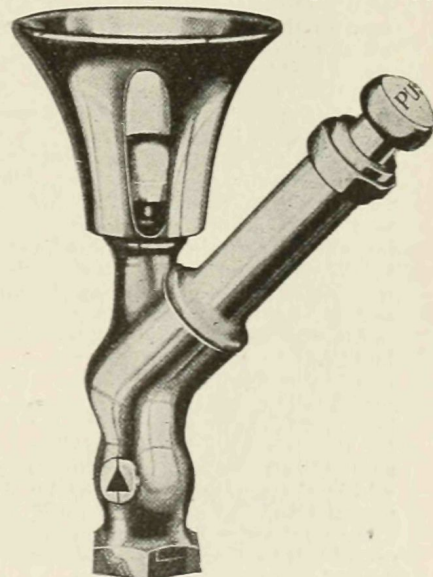
Such a preparation has been perfected and is now on the market here, where according to the statements of manufacturers it has given good service. It is known as the Saums preservative and is distributed by George J. Healey, of 1482 Broadway. It is made in two distinct formulas, one for concrete and one for wood, but both operate exactly alike in producing even, dustless wear. It is not a paint, nor a substitute for it. It penetrates from a quarter to a half inch below the surface of wood floors and keeps it from splintering, cracking, buckling in new floors, and dry rot. It permits the floor to be scrubbed as easily as a linoleum surface. It is suitable in all sorts of buildings, factories and clubs, loft buildings and apartments, offices and residences. It may also be used as a waterproofing agency in stopping leaks in tanks, etc.

Inter-Phones Increasingly Popular.

LITTLE conception is possessed by the average person of the extensive use of inter-department telephones, not only in business buildings, but in private houses, until he comes in contact with information such as that contained in recent publications issued by the Western Electric Company, which manufactures something like 100,000 of them in a year. There is practically no combination of telephone communication that cannot now be served by the devices now on the market. Each separate room in a dwelling may be as readily connected to any other room or with the central station as the operation of merely taking a combination ear and mouthpiece from a hook after first pressing a button either on the wall or on a panel placed on the desk or table. More than twenty million inter-phones are now in use in this country and the demand for them is such as to keep great plants busy all the time.

A New Push Button Fountain.

MANY different types of sanitary drinking fountains have been put upon the market in the recent past, but one of novel design is being introduced by the Hames Robertson Company, of Montreal. This fountain, as the cut will show, has its chief novelty in the push button control which projects from the fountain in such a way as to prevent any possible splashing of water upon the sleeve of the person drinking. The type



shown is only one of many embodying this principle of control. They are all made of heavy metal, but in the control device the shut-off is operated by the water pressure thus eliminating quick closing and strains on pipes. The device has had considerable service in Canada, where it has been used in schools and factories.

CURRENT BUILDING OPERATIONS

New Detention Home And Court For Women On Old Tenderloin Police Station Site To Cost \$450,000.

THE Detention Home and Court for Women, which will be erected upon the site of the old Tenderloin Police Station, in the north side of 30th street, is an innovation in the history of the Department of Correction and will be distinctly novel in many respects. The central idea of the scheme is to do away with the detention of women in police stations and the various City District Prisons in the Borough of Manhattan. This idea is the outcome of prolonged study and investigation of a troublesome city problem, on the part of a number of civic organizations and prominent individuals.

The new project is designed to correct the numerous abuses attendant upon the imprisonment of women. Heretofore, both men and women were confined in the same building, and because many of the police stations and city prisons, especially the older parts of the Tombs, in which women are now confined, are of such antiquated design, there is no possibility of making a distinction between first offenders and hardened habitués. The necessity for segregation into convenient groups of the inmates was the idea of the instigators of the scheme and this became the problem uppermost in the minds of the architects who were appointed to design the building.

Griffin & Wynkoop, 30 Church street, are the architects who are preparing the plans and specifications for this building and it will be erected under the jurisdiction of the Department of Corrections, Dr. Katherine B. Davis, Commissioner.

Project Decided Upon.

The city authorities decided upon the erection of this project during the year 1913 and an appropriation was made to cover the cost of the lot and erection of a suitable building. It was agreed at the time that the building should contain a Magistrate's Court for women with its administrative and probation departments and its provisions for the temporary detention and arraignment of arrested persons. It was also further decided that the building should contain a Home of Detention for Women and a city district prison for women with their administrative offices and rooms for general purposes.

After preparing preliminary plans for buildings to be erected on various sized lots it was finally decided that a plot approximately 100x100 feet afforded the best facilities for providing light and air for the prisoners in the building as well as the best for obtaining the structure within the amount called for by the appropriation. The building will include forty temporary detention rooms for arrested persons prior to arraignment, 110 detention rooms in the house of detention and 150 prison rooms in the city district prison.

To Cost \$450,000.

The building will be built of Indiana limestone, terra cotta and brick and will be sixteen stories in height. The estimated cost will be in the neighborhood of \$450,000. The building will be abso-

lutely fireproof with the most up-to-date and complete sanitary equipment.

The Magistrates Court with its entrances and sub-divisions will occupy the first four stories of the structure. The Detention Home and District Prison occupy the fifth to fourteenth floors. Dangers arising from communication of prisoners is obviated by arranging the small rooms around a court recessed from the street, thus making the introduction of weapons and drugs an impossibility. This court opens onto the north side of 30th street and admits sunlight into each room of the home and prison at the same time of day.

Prisoners arriving at the building enter through a driveway court into the room for arrested persons and are then put into individual detention rooms on the first and second floors. From there they pass through the complaint room, prisoners waiting room, court room, finger print room and after sentence to the room for detained persons. Prisoners

connect the two dining rooms on each floor which will be used at different times by the inmates of each series of rooms. Each of the individual rooms will be provided with a wash basin, water closet and a bed.

Open Air Loggias.

On the top floors will be located the general rooms necessary to a building of this type. They include a kitchen, laundry, staff dining room, rooms for nurse, doctor and hospital or infirmary. On the roof will be a small isolation ward for contagious disease cases pending removal, and an open air exercise space for inmates. One of the open air loggias in the middle section of the building will be enclosed and is intended to be used as a chapel.

Storage rooms, sterilizing rooms, heating and electric plants will be located in the basement.

This building is being designed in a simple way after much thought and careful planning on the part of the commissioner's advisors and architects, to meet to the fullest extent the demands made from a humanitarian standpoint on the imprisonment of women and is a marked advance on prison construction.

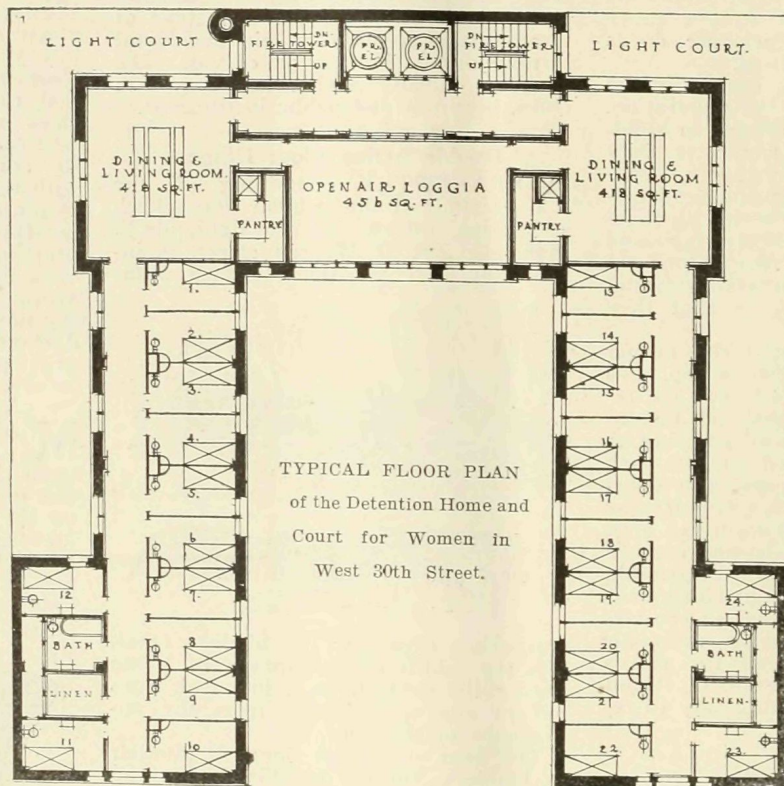
Committee on Building Districts and Restrictions.

Edward M. Bassett has been elected chairman, Lawson Purdy vice-chairman and Robert H. Whitten secretary of the new Committee on Building Districts and Restrictions. The committee has held two meetings and taken a recess for the summer. At the second meeting, on Wednesday of this week, the secretary was empowered to employ help to make investigations and collate information for a report to the commission along the line of its work, which will be carried on in this manner during the summer. Chairman Bassett has sailed for Europe.

Manhattan's representatives on the committee are all closely allied to real estate interests and are all possessed of first-hand knowledge of the important questions they are now called upon to consider. Brooklyn members have also been chosen with regard to their special fitness. The representation from the Bronx and Queens is yet incomplete. The seventeen members so far appointed are: From Manhattan—Alfred E. Marling, chairman of the Mayor's Commission on Taxation; Lawson Purdy, president of the Tax Board; George T. Mortimer, president of the United States Realty Company; Otto M. Eidlitz, builder; Edward M. Hardy of the Board of Fire Underwriters; Walter Stabler, controller of the Metropolitan Life Insurance Company, and Burt L. Fenner, architect.

From Brooklyn—Edward M. Bassett, chairman of the former Height of Buildings Commission; Edward C. Blum, merchant; Frederick B. Pratt, chairman of the Brooklyn City Plan Committee; George C. Whipple, sanitary engineer, and Frederick S. Tomlin, secretary of the Brooklyn Central Federated Union.

From The Bronx—Richard W. Law-



are then examined by women guards and are placed among that group of prisoners of which their degree of crime permits or requires.

Details of Lay-Out.

The public enters the building through a public vestibule, to which toilets for men and women are accessible. Telephone facilities are also provided in this corridor. A large stairway leads to the court room and complaint room on the second floor.

Women on probation can report to their probation officer by coming through a special vestibule at the southwest corner of the building thus avoiding the crowds frequenting the court room and general entrance lobby.

The sixth to fourteenth floors have a typical arrangement for housing the inmates of the home and prison. Twenty-four individual rooms are placed on each floor, twelve on each side of the recessed light court. Each series of twelve rooms will have in connection with them a dining and living room, serving pantry, bath room and storage room for linen and clothes. An open air exercise loggia will

Three Great Terminals

The small user may take a chance on the cement he buys.

Big users don't.

There is too much at stake. They are building for generations to come.

They apply every recognized test. They insist that the cement be properly burned, properly ground, properly aged; that it be uniform; that the delivery be certain; that the cement manufacturer be thoroughly responsible.

The New York Pennsylvania Railroad Terminal, the Hudson Terminal Building, and the Bush Terminal Buildings are just three of scores of notable undertakings in which

ALPHA PORTLAND CEMENT

The High-Water Mark of Quality

was used after meeting the most exacting tests. More than 600,000 barrels of ALPHA were used in constructing these great terminal buildings.

ALPHA Portland Cement is tested hourly by chemists throughout the process of manufacturing. In composition, thorough burning, fine grinding and proper seasoning, it is an exceptional cement. It is guaranteed to more than meet all standard requirements. You can always be absolutely sure of ALPHA quality.

Capacity, 25,000 barrels a day; storage for 2,000,000 barrels. Six great plants on six trunk-line railroads; one plant with private docks directly on the Hudson River, ideally situated for canal, coast and export shipment. Eight branch offices at your service.

Ask for a copy of the ALPHA book, containing valuable information on cement and concrete work.

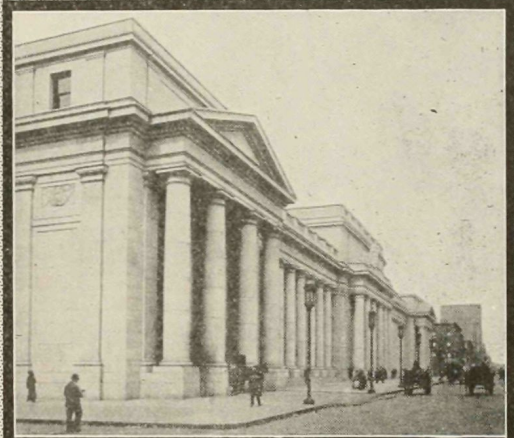
ALPHA PORTLAND CEMENT CO.

Sales Offices: Chicago, Philadelphia, Boston
Pittsburgh, Buffalo, Baltimore, Savannah.

New York City Offices: 50 Church St.

(Telephone, 8094 Cortlandt)

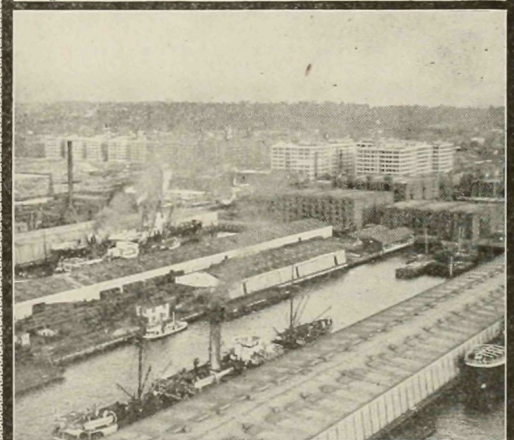
General Offices: Easton, Pa.



Pennsylvania RR Terminal, New York



Hudson Terminal, New York



Bush Terminal, New York

Specify ALPHA and be SURE

rence, president of the Piano Manufacturers' Association.

From Queens—Alick H. Mann, builder and member of the Board of Education.

From Richmond—William G. Willcox, president of the Staten Island Civic League, and J. F. Smith, president of the Richmond County Savings Bank.

The secretary of the committee will be Robert H. Whittin, who is also acting as the secretary of the Board of Estimates' City Plan Committee. Hearings will be held in the fall.

Changes to Stern Brothers' Old Store.

Goldwin Starrett & Van Vleck, architects, with offices in the Everett Building, are preparing plans for the transformation of Stern Bros.' old store on West 23d street into a garden for the sale of food-stuffs for a syndicate represented by Albert B. Ashforth, of 10 East 33d street. It is stated that the reconstruction will cost between \$300,000 and \$400,000.

Business Building for 46th Street.

John F. Nitchie, World Building, has just been commissioned to prepare plans for a nine-story fireproof store and loft building for a client of A. J. Robinson, 542 Fifth avenue, to be erected at 15-17 West 46th street. Further details will be available within a few days.

Activity on Gravesend Avenue.

Wortmann & Braun, 114 East 28th street, Manhattan, have plans in progress for twenty-seven six-family tenements to be erected on Gravesend avenue, near Avenue C, Brooklyn, to cost about \$10,000 each. The owner's name is for the present withheld.

NO ARCHITECTS SELECTED.

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

PATERSON, N. J.—The city of Paterson, Board of Health, Chas. S. Fall, president, contemplates the erection of a brick addition to the tuberculosis hospital at Preakness Hill. An architect will be selected by local competition. Cost, about \$33,000.

FAR ROCKAWAY, L. I.—The Congregation Gates of Prayer, care of Ruskay & Ruskay, 31 Liberty st, Manhattan, contemplates the erection of a synagogue on Central av, near Nielson av. No architect selected.

TROY, N. Y.—The Fifth Avenue Methodist Episcopal Church, Rev. Stewart W. Irwin, pastor, 2210 5th av, contemplates the erection of a 3-story parish house and Sunday school building at 5th av and Jacob st. No architect selected.

AUBURN, N. Y.—The Standard Stores Co., Costigan, 414 Dillaye Building, Syracuse, contemplates the erection of a 2-story brick and steel department store at Myrtle st and Aurelius av. No architect selected.

TROY, N. Y.—An architect will probably be selected this fall by competition for a brick and stone grade school here for the City of Troy. Board of Contract & Supply, John J. McLaughlin, secretary, City Hall, Troy. Wm. Leland Thompson, care of J. L. Thompson & Sons, 159 River st, president Board of Education. Cost, about \$250,000.

NEWARK, N. J.—The Columbus Club, John J. Berry, 776 Broad st, contemplates the erection of a clubhouse here to cost about \$100,000. No architect selected.

PLANS FIGURING.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Plans are being figured for the 3-story brick and reinforced concrete warehouse at Babcock pl and Woodworth av for Frederick J. Tompkins, 80 Wadsworth av. H. Lansing Quick, 18 South Broadway, architect.

HALLS AND CLUBS.

ROCHESTER, N. Y.—Jackson, Rosencrans & Waterbury, 1928 Broadway, Manhattan, architects, are taking bids, to close July 19 at 12 M., for the central branch, Y. M. C. A., Gibbs st and Grove pl, for the Rochester Y. M. C. A., Herbert P. Lansdale, South av, general secretary. J. Foster Warner, Granite Building, Rochester, supervising architect. Bragdon & Arnold, 415 Cutler Building, Rochester, designing architects. Cost, about \$500,000.

SCHOOLS AND COLLEGES.

ROCKVILLE CENTRE, L. I.—Plans are being figured for the 1 and 2-story brick parochial school for St. Agnes R. C. Church, Rev. Father Queenley, pastor. Frank J. Berlenbach, 260 Graham av, Brooklyn, architect. Cost, about \$20,000.

JERSEY CITY, N. J.—The Board of Education of Jersey City is taking bids to close August 1 for additions to the 3-story brick school, Boulevard and St. Paul's av, from plans by John T. Rowland, Jr., 98 Sip av.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Otto Reissmann, 30 1st st, architect, is taking bids for alterations to the store and loft southwest corner of Broadway and 20th st for M. J. Adrian, 137 East 34th st. Cost, about \$15,000.

THEATRES.

BROOKLYN.—Arthur H. Carlson, 157 Remsen st, architect, is taking bids for a 1-story brick moving picture theatre, 100x100 ft., at Knickerbocker av and Halsey st, for James H. Ward, care of architect. Cost, about \$50,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—Robert T. Lyons, 119 West 40th st, has been commissioned to prepare plans for a 12-story apartment, 64x100 ft., at the northwest corner of Park av and 93d st, for Bing & Bing, 119 West 40th st.

175TH ST.—The mason work is up to the first tier on the two 6-story apartments, northwest corner of 175th st and Audubon av, for the 175th St. Holding Co., David Zipkin, president, 180 Broadway. Sommerfeld & Steckler, 31 Union sq, architects. The Mason Construction Co., 661 Tinton av, mason. Bronx Roofing & Waterproofing Co., 4133 3d av, roofing. Cost, about \$130,000.

WEST END AV.—Schwartz & Gross, 347 5th av, have been selected architects for the 13-story apartment house which the Paterno Construction Co. (not Mayer & Mayer, Inc.) are to erect at the northeast corner of West End av and 84th st, on a plot 100x103 ft. The cost is estimated at \$600,000. F. A. Burdett & Co. will be the engineers.

72D ST.—Buchman & Fox, Madison av and 42d st, are preparing plans for a 13-story apartment, 25x82 ft., at 42 West 72d st for Edward W. Browning, 110 West 40th st, owner and builder. C. Matlock, 30 East 42d st, mechanical engineer. Thomas Barwick, 21 Park Row, electrical engineer.

39TH ST.—George F. Pelham, 30 East 42d st, is preparing plans for a 9-story apartment, 54x100 ft., at 143-147 East 39th st, for the John J. Hearn Construction Co., 69 West 46th st, owner and builder, who will take bids about July 10.

LENOX AV.—J. C. Cocker, 2017 5th av, has completed plans for alterations to the 5-story apartment 523 Lenox av for Chris Luckey, 2041 5th av.

77TH ST.—O. L. Spannake, 233 East 78th st, has completed plans for alterations to two 5-story tenements 174-6 East 77th st for the Phoebe A. B. Ransom Estate, 279 Pearl st.

3D ST.—Otto Reissmann, 30 1st st, has prepared plans for alterations to two 5-story tenements 81-3 East 3d st for Louis Frankenthaler, 1215 Madison av.

94TH ST.—S. Levingson, 39 West 38th st, has completed plans for alterations to two 4-story apartments 101-3 West 94th st and 700-2 Columbus av for Cornelius S. and Townsend Pinkney, 233 Broadway.

8TH AV.—B. W. Berger & Son, 121 Bible House, have prepared plans for alterations to the 5-story tenement 680 8th av for Chas. A. Cristman, Henry st, Astoria, L. I.

BROADWAY.—Schwartz & Gross, 347 5th av, have completed plans for the 10-story apartment at the northwest corner of Broadway and 146th st for the Broadway & 146th St. Corp., 501 West 157th st. Cost, about \$250,000.

SEAMAN AV.—Moore & Landsiedel, 148th st and 3d av, have prepared plans for two 5-story apartments on Seaman av, 50 ft. west of 207th st, for the Seaman Const. Corp., 612 West 207th st. Cost, about \$110,000.

CATHERINE ST.—Cohen & Felson, 329 4th av, have completed plans for the 6-story apartment at the southwest corner of Catherine and Madison sts for Bernard F. Golden, 23 Duane st. Cost, about \$60,000.

DWELLINGS.

65TH ST.—C. P. H. Gilbert, 25th st and Broadway, is preparing plans and will take bids on general contract about Aug. 15 for alterations to the 5-story residence 9 East 65th st for Edward W. Humphreys, 220 5th av. Cost, about \$50,000.

HOSPITALS AND ASYLUMS.

58TH ST.—York & Sawyer, 50 East 41st st, are preparing plans for a 10-story dispensary and hospital building 421-423 East 58th st and 420-426 East 59th st for the Orthopaedic Dispensary, 126 East 59th st, Eugene Delano, president. Henry C. Meyer, Jr., 101 Park av, consulting engineer. Marc Eidlitz & Son, 30 East 42d st, general contractors.

PUBLIC BUILDINGS.

30TH ST.—Griffin & Wynkoop, 30 Church st, are preparing plans for the 16-story women's jail, court and detention house in West 30th st, near 7th av, opposite the police station, for the Department of Correction, 148 East 20th st, K. B. Davis, commissioner. No engineer selected. Cost, about \$450,000.

STORES, OFFICES AND LOFTS.

46TH ST.—A client of A. J. Robinson, 542 5th av, contemplates the erection of a 9-story brick and stone store and loft building, at 15 and 17 West 46th st, from plans by John E. Nitchie, World Building.

6TH AV.—Herman N. Lubet, 101 West 42d st, has been commissioned to prepare plans for alterations to the residence at 28th st, near 6th av, for business purposes. New York Florists Supply Co., Inc., 127 West 28th st, owner.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

VALENTINE AV.—Moore & Landsiedel, 148th st and 3d av, have contemplated plans for two 5-story apartments, 50x88 ft., on the west side of Valentine av, 210 ft. north of 183d st, for the

Valhalla Corporation, 3153 3d av, owner and builder. Cost, about \$100,000.

DWELLINGS.

LYDIG AV.—Charles E. Birge, 29 West 34th st, has been commissioned to prepare plans for two 2-story stucco residences and garage at the northeast corner of Lydig av and Williamsbridge rd for Frank E. Wright, 9 East 37th st, owner.

SPUYTEN DUUVIL.—The Standard Building Co., 70 East 45th st, has received the general contract without competition to erect the 2½-story terra cotta and brick veneer residence, 60x30 ft., at Spuyten Duyvil for the Along the Hudson Co., care of architects, Mann & MacNeille, 70 East 45th st. Cost, about \$12,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BAY PARKWAY.—Wortmann & Braun, 114 East 28th st, Manhattan, are preparing plans for a 4-story tenement, 50x100 ft., on the west side of Bay Parkway, near Benson av, for Samuel Brill, 126 Bay 13th st, owner and builder. Cost, about \$45,000.

BROWNSVILLE.—Wortmann & Braun, 114 East 28th st, are preparing plans for a 4-story tenement, 50x100 ft., for Sorkin & Torchilky, 626 Saratoga av, owners and builders. Cost, about \$40,000.

PEARL ST.—Herman Nathaniel Lubet, 101 West 42d st, Manhattan, has nearly completed plans for a 5-story brick and steel apartment, 52x105 ft., at 253-257 Pearl st for Malafsky & Rappaport, 333 Sheffield av, owners and builders. Cost, about \$50,000.

CHURCH AV.—Wortmann & Braun, 114 East 28th st, Manhattan, are preparing plans for a 4-story tenement, 60x103 ft., on Church av, near Brighton R. R., for John Farina, 226 19th st, owner and builder. Cost, about \$75,000.

HICKS ST.—F. J. Dassau, 1373 Broadway, has completed plans for a 5-story apartment, 50x89 ft., in the east side of Hicks st, 50 ft. north of Cranberry st, for the Hicks Street Corporation, George Brown, president, 26 Court st, owner and builder. Cost, about \$36,000.

GRAVESEND AV.—Wortmann & Braun, 114-116 East 28th st, Manhattan, are preparing plans for 27 brick tenements to be erected at Gravesend av, near Av C, to cost about \$10,000 each.

BANKS.

MONTAGUE ST.—York & Sawyer, 50 East 41st st, Manhattan, are preparing plans for the 3-story bank, 80x200x50 ft., at the northeast corner of Montague st, through to Clinton and Pierrepont sts, for the Brooklyn Trust Co., 177 Montague st, J. H. Walbridge, chairman of building committee. Marc Eidlitz & Son, 30 East 42d st, Manhattan, general contractors. Post & McCord, 101 Park av, Manhattan, steel contractors. Cost, between \$500,000 and \$600,000.

DWELLINGS.

7TH ST.—Plans are being prepared by B. F. Hudson, 319 9th st, for ten 2½-story frame residences, 18x47 ft., in the east side of East 7th st, 380 ft. north of Av C, for Harry Hawkins, 21 Stratford st. Cost, about \$45,000.

COOPER ST.—James A. Boyle, 367 Fulton st, is preparing plans for a 3-story brick residence, 20x50 ft., in the north side of Cooper st, 107 west of Knickerbocker av, for Meyer Silver, 239 Cooper av, owner and builder. Cost, about \$5,500.

18TH AV.—L. Danancher, Fulton st, Jamaica, is preparing plans for a 2-story brick residence and four tenements with stores at the northwest corner of 18th av and 60th st for the Court Square Building Co., J. Blumgarten, president, 1115 East 36th st, Manhattan, owner and builder. Total cost, about \$30,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids June 29 for the general construction of portable school buildings at Stillwell av and Av S. The Mapleton Engineering & Construction Co., low bidder at \$3,925; and P. S. 177 at Av P and 1st st, Louis Koenig, low bidder at \$3,572.

BROOKLYN.—Bids were opened by the Board of Education June 29 for alterations and repairs to P. S. 109. James I. Newman, low bidder at \$1,397.

BROOKLYN.—The Board of Education opened bids June 29 for alterations and repairs to the office and storage building. James I. Newman, low bidder at \$2,484.

MISCELLANEOUS.

SANFORD ST.—Shampan & Shampan, 772 Broadway, have completed plans for a laundry and garage in the east side of Sanford st, 100 ft. south of Willoughby av, for the Cascade Steam Laundry. Cost, about \$40,000.

Queens

APARTMENTS, FLATS AND TENEMENTS.

ASTORIA, L. I.—Gustave Erda, 826 Manhattan av, Brooklyn, has completed plans for a 4-story tenement, 31x72 ft., in the west side of Blackwell st, 132 ft. south of Broadway, for Fred and Bertha Funk, 275 7th av, owner and builder. Cost, about \$14,000.

LONG ISLAND CITY.—Frank J. Schefcik, 176th st and Park av, Bronx, is preparing plans for a 5-story apartment, 86x100 ft., at the northwest corner of Webster and 6th avs for the Pomona Construction Co., Frank Woytiseck, president, owner and builder. Cost, about \$60,000.

LONG ISLAND CITY.—A. J. Pipiton, 606 6th av, contemplates the erection of two 4-story apartments on the south side of Jamaica av, about 100 ft. east of Steinway av, and two apartments on the west side of 8th av, 200 ft. north of Broadway, from private plans.

DWELLINGS.

WOODHAVEN, L. I.—B. F. Hudson, 319 9th st, Brooklyn, is preparing plans for thirteen 2-story brick residences, 18x36 ft., to be erected at

the northwest corner of Vanderveer and Atlantic avs, for the Innovation & Improvement Co., J. C. McIntire, president, 1125 Av G, Brooklyn, owner and builder. Cost, about \$52,000.

MANHATTAN BEACH, L. I.—Paul Gallagher, 210 Corbin pl, has completed plans for a 2½-sty residence at the northwest corner of Exeter st and Oriental blvd, for Mrs. F. D. O'Brien, 124 Exeter st, owner. Architect will handle general contract. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Plans are being prepared by the Phoenix Concrete Steel Co., 290 Broadway, Manhattan, general contractor, for a 2-sty reinforced concrete factory on Webster av, between 7th and 8th avs, for Mrs. Annie S. Annable, Bay Head, N. J. Kazan Carpet Co., Ltd., 1115 Broadway, Manhattan, lessee.

WOODHAVEN, L. I.—B. F. Hudson, 319 9th st, Brooklyn, is preparing plans for six 1½-sty frame residences at the northeast corner of Woodhaven av and Grafton st for the Eldors Building Co., Mr. Cohn, president, 1557 East 7th st, Brooklyn. Cost, about \$17,000.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened June 29 by the Board of Education for the general construction of a portable addition to the annex to P. S. 46. Louis Koenig, low bidder at \$3,773.

THEATRES.

LONG ISLAND CITY.—Andrew Gardner, Queens Plaza Court Building, Bridge Plaza, L. I., will superintend and is taking bids on all subs for a 1-sty brick theatre on the west side of Hunter av, 94 ft. south of Wilbur av, for W. E. Paynter, Bridge Plaza. John Boese, 1 Bridge Plaza, architect. Cost, about \$135,000.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.
PORT RICHMOND, S. I.—L. Danacher, Fulton st, Jamaica, L. I., is preparing plans for a 4-sty brick tenement, 20x80 ft., at the southwest corner of Castleton and Jewett avs, for Dr. W. F. Braisted, 72 South 4th st, Brooklyn. Cost, about \$12,000.

FACTORIES AND WAREHOUSES.

TOMPKINSVILLE, S. I.—The American Dock Co., 17 State st, Manhattan, A. B. Pouch, president, is ready for bids on general contract for the 7-sty reinforced concrete storage warehouse, 132x120 ft., in Marietta st, from plans by the Concrete Steel Co., 32 Broadway, Manhattan, Mr. Moffit, in charge. Cost, about \$175,000. Corrects error of June 27, when owner's name was given as N. Y. Dock Co.

SCHOOLS AND COLLEGES.

RICHMOND.—Bids were opened June 29 by the Board of Education for the general construction of the portable P. S. 15 annex. The Consolidated Contracting Co., Inc., low bidder at \$4,343.

RICHMOND.—The Board of Education opened bids June 29 for installing heating and ventilating apparatus in addition to P. S. 20. Wells & Newton Co., of New York, low bidder at \$24,950. For installing temperature regulation in same addition, Standard Regulator Co., low bidder at \$2,992.

MISCELLANEOUS.

ROSEBANK, S. I.—Bartocchini & Vandrascio, 496 West Broadway, Manhattan, have completed preliminary plans for a 2-sty frame and concrete pavilion, 80x100 ft., for the Italian Rifle Range Association, care of architects.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.
MAMARONECK, N. Y.—Charles T. Oakley, West Boston Post rd, is preparing plans for a 3-sty brick store and apartment, 25x70 ft., on Mamaroneck av, to cost about \$15,000. Owner's name for the present withheld.

DWELLINGS.

MAMARONECK, N. Y.—Charles T. Oakley, 51 West Boston Post rd, has about completed plans for a \$5,000 residence, 24x32 ft. Owner's name for the present withheld.

YONKERS, N. Y.—H. Fritz, 229 Main st, Passaic, N. J., is preparing plans for a 2½-sty frame residence, 50x42 ft., for Mrs. F. O. Brazier, 70 Livingston av. Cost, about \$18,000.

SCARSDALE, N. Y.—P. B. LaVelle, 507 5th av, is preparing plans for four 2½-sty frame and stucco residences for the Jardine Co., 489 5th av, Manhattan, owner. Total cost, about \$30,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.
WEST NEW, YORK, N. J.—Albert M. Hecht, 348 North 10th av, Mount Vernon, has received the general contract to erect a 3-sty apartment at Jackson and 15th sts for Eustachio Durgola, this place, owner. Francis A. Gallow, Proctor Building, Mount Vernon, architect. Cost, about \$10,000.

LONG ISLAND CITY.—J. A. Wigmore Construction Co., care of H. W. Rose, 516 5th av, Manhattan, has received the general contract to erect a 5-sty apartment, 50x84 ft., in the south side of Anabel st, 350 ft. east of Jackson av, for the Berrian Realty Corporation, Inc., care of architect, Edward Hahn, Bridge plaza. Cost, about \$40,000.

BAYONNE, N. J.—Nathan Levy, at site, has received the general contract to erect a flat and store at the southeast corner of Broadway and 37th st, for John M. Cherry, 28 Clifton pl, Jersey City. Morris J. Scheffer, 67 West 46th st, architect. Cost, about \$14,000.

MANHATTAN.—Charles Burke, 114 East 28th st, has received the general contract to alter the 5-sty tenement, 48x92 ft., at 76 Christopher st, for Jennis-Messing-French Lick Springs Hotel, French Lick Springs, Ind. Wortmann & Braun, 114-116 East 28th st, architects.

L. S. Bing, President

A. M. Bing, Treasurer

Bing & Bing Construction Co., Inc.

GENERAL CONTRACTORS

119 West 40th Street, N. Y.

Telephone 6410 Bryant

All types of construction, including reinforced concrete

Edison Service Satisfies Everywhere

Surely you realize to some degree the drain on profits which every private plant entails. You must also recognize in a general way the liabilities and limitations in isolated service. Therefore we ask you to make a careful analysis between the cost of operating your plant and

The Central Station Way

We know in advance what the result will be—you will adopt Edison Service like every other Building Man who takes the trouble to weigh the economy and efficiency features of the proposition. An Edison Estimate will start the ball of better conditions rolling—get one today

The New York Edison Company



At Your Service



Irving Place and 15th Street

Telephone: Stuyvesant 5600

(Contracts Awarded—Continued.)

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

Permit us to give you
advice and suggestions
regarding

New Workmen's Compensation Law

Ritch-Hughes Co.

Architects Building 101 Park Ave.

PHONE { 2085 } MURRAY
 { 2086 } HILL
 { 2087 }

Insurance Specialists

THE WHITNEY COMPANY

(Incorporated 1902)

BUILDERS

Architectural and Engineering
Construction

1 LIBERTY STREET, NEW YORK
New York Seattle Denver Boston

IRON FOUNDRY PATTERN SHOP

Brooklyn Vault Light Co.

Manufacturers of

VAULT LIGHTS, ROOF LIGHTS

and Patent Light Work of Every Description

270 MONITOR STREET

Telephone Connection

BROOKLYN

CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York

KEARNEY, N. J.—Samuel Krieger, 57 Hillside pl, Newark, has received the general contract to erect a 3-sty frame flat, 25x80 ft., at the northeast corner of Kearney av and Halstead st, for Jones Flicker, 104 14th av, Newark. Simon Cohen, 163 Springfield av, Newark, architect. Cost, about \$9,500.

WEST NEW YORK, N. J.—Albert M. Hecht, 348 North 10th st, Mt. Vernon, N. Y., has received the general contract to erect a 3-sty brick apartment at Jackson and 15th sts for Eustachio Durgola, West New York. Francis A. Gallow, Proctor Building, Mt. Vernon, architect. Cost, about \$10,000.

CHURCHES.

PERTH AMBOY, N. J.—Ira Crouse, 495 State st, has received the general contract to erect the 1-sty brick church for St. Stephen's Polish R. C. Church, Rev. Dr. Paul Knapp, pastor. E. F. Durang & Son, 12th and Chestnut sts, Philadelphia, Pa., architects. Cost, about \$75,000.

INWOOD, L. I.—The Miller Reed Co., 103 Park av, Manhattan, has received the general contract to erect a brick church, 108x56 ft., for the Church of Our Lady of Good Council, Rev. John J. Mahon, pastor. T. J. Duff, 407 West 14th st, Manhattan, architect.

WEST HOBOKEN, N. J.—McDermott & Hanigan, 103 Park av, Manhattan, have received the general contract to erect a 1½-sty brick and stone chapel, 40x90 ft., at Hill and Morris sts, for the Dominican Sisters of the Perpetual Rosary, on premises. Henry L. Spann, 38 Ardmore st, Buffalo, N. Y., architect. Cost, between \$30,000 and \$40,000.

DWELLINGS.

BLOOMFIELD, N. J.—John Young, Ramger Terrace, has received the general contract to erect a 2½-sty frame residence in the west side of State st for Robert McKinnell, 258 Berkley av, owner. Cost, about \$4,000.

JERSEY CITY, N. J.—John Grislaus & Son, at site, have received the general contract to erect a 2-sty frame residence at 127 Winfield av for Andrew McTaggart, care of general contractor, Chas. Rendall, Lake st, West Hoboken, architect. Cost, about \$5,500.

TUXEDO PARK, N. Y.—Bang & Fitzrandolph, 1328 Broadway, Manhattan, have received the general contract to remodel the residence for Mrs. Stanley Mortimer, Tower Hill rd. Alfred Hopkins, 101 Park av, Manhattan, architect. Cost, about \$75,000.

NEW ROCHELLE, N. Y.—Joseph Mulholland, 43 Church st, has received the general contract to erect a 2½-sty frame residence on Bayview av for Mrs. Alexander D. Seymour, 301 Huguenot st, owner. Seymour & Schoenwald, Grand Central Terminal Building, Manhattan, architects. Cost, about \$8,000.

BROOKLYN.—Thomas Drysdale, 26 Court st, has received the general contract to erect a 2-sty parish house in the west side of Hawthorne st, 219 ft. east of Nostrand av, for St. Gabriel's Church, Diocesan Mission of Long Island, Rev. Dr. Brinkerhoff, rector. Wm. H. Day, 22 East 42d st, Manhattan, architect. Cost, about \$5,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—John Auer & Sons, 648 Lexington av, Brooklyn, have received the general contract to erect a 2-sty brick factory, 50x98 ft., at 179-181 Powers st for T. L. Neff's Sons, Inc., 105 Maujer st. Frank J. Berlenbach, 260 Graham av, architect. Cost, about \$10,000.

BRONX.—Gillies-Campbell Co., 101 Park av, has received the general contract to erect a 1 and 2-sty brick and stone embroidery factory on Bronx River av, between 150th and 151st sts, for William Vincent Astor, 23 West 26th st, owner. Tracy & Swartwout, 244 5th av, architects. Cost, about \$30,000.

BROOKLYN.—Rufus H. Brown, Inc., 350 Fulton st, has received the general contract to erect a 5-sty reinforced concrete furniture warehouse in Prince st, near Johnson st, for C. F. Rohman Sons & Co., 343 Adams st, owner. A. Ullrich, 367 Fulton st, architect. Cost, about \$55,000.

VERONA, N. J.—G. White Eng. Corp., 43 Exchange pl, Manhattan, has given the contract for composition flooring in the factory of the Eagle Rock Mfg. Co. to the Troegerlith Tile Co., 11 Broadway, Manhattan.

HALLS AND CLUBS.

BELLEVILLE, N. J.—Gunn-Van Dale Co., Essex Building, Newark, N. J., has received the general contract to erect a 1-sty brick and stone masonic temple, 40x85 ft., in the north side of Joralemon st, for the Belleville Masonic Realty Co., Frank A. Remsen, chairman building committee. Belleville Lodge No. 108, F. & A. M., lessee. Chas. Granville Jones, 280 Broadway, Manhattan, architect. Cost, between \$10,000 and \$15,000.

HOSPITALS AND ASYLUMS.
CHAPPAQUA, N. Y.—Frank N. Goble, 1 East 42d st, Manhattan, has received the general contract to erect a 2-sty brick hospital for the Bettis Bungalow Hospital, care of architect, Charles A. Rich, 320 5th av, Manhattan.

SCHOOLS AND COLLEGES.

GREAT NECK, L. I.—Kinko Bros., Inc., 350 Fulton st, Brooklyn, have given the contract for composition flooring in the Great Neck High School to the Troegerlith Tile Co., 11 Broadway, Manhattan.

WEST HOBOKEN, N. J.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, has received the general contract to erect the addition to the Convent of the Perpetual Rosary, in charge of the Dominican Sisters. Henry L. Spann, 38 Ardmore st, Buffalo, N. Y., architect. Location of job, corner Hill and Morris st, West Hoboken, N. J.

STABLES AND GARAGES.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, have been awarded the contract for the fireproof garage at 259-61 West 69th st. I. H. Green, of Sayville, L. I., is the architect.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, have received the general contract to erect a 3-sty brick garage, 50x80 ft., at 259-261 West 69th st for Fred G. Bourne, 149 Broad-

way. I. H. Green, Greeley av, Sayville, L. I., architect. Cost, about \$40,000.

JERSEY CITY, N. J.—The general contract has been awarded to Henry Hahn, 247 Summit av, for a 2-sty stable and storage at the corner of Warren and Plymouth sts, for Wm. McCullough, 138 Steuben st, owner. Ed. M. Patterson, 1 Montgomery st, architect. Cost, about \$19,000.

STORES, OFFICES AND LOFTS.

UTICA, N. Y.—R. Richards & Son, 42 Elizabeth st, have received the general contract to erect twenty-two stores and offices in Genesee st, through to Union st, south of the Utica Savings Bank, for Arthur B. Maynard, 822 Genesee st. Linn Kinne, Lyon Block, 254 Genesee st, architect. Cost, about \$100,000.

JERSEY CITY.—Riso Tagliahue, Spring st, West Hoboken, has received the general contract to erect a 2-sty brick bakery, 22x50 ft., at 180 Sherman av for A. Veitemeyer, 184 Sherman av, owner. Phillip Weilbacher, 85 Boraem av, architect. Cost, about \$3,000.

MANHATTAN.—The Geo. A. Fuller Co., 111 Broadway, has given the contract for composition flooring for the Robert Goelet building, southwest corner of 37th st and 5th av, to the Troegerlith Tile Co., 11 Broadway.

PHILADELPHIA, PA. (sub.)—The Clinton Fireproofing Co., of New England, Inc., 101 Park av, Manhattan, has secured the contract for furnishing and installing the reinforced concrete construction in the new office building in Juniper st, extending from Chestnut to So. Penn sq, for P. A. B. Widener, of Philadelphia. The Geo. A. Fuller Co. is general contractor. There will be approximately 510,000 sq. ft. of floor space, arches being installed strictly in accordance with the Clinton System of fireproof construction.

MISCELLANEOUS.

FOREST HILLS, L. I.—Ahnehan & Younkheere, Inc., 3320 Bailey av, Kingsbridge, have received the general contract to erect a 1-sty frame reviewing stand at the southwest corner of Burns st and Tennis pl, for the West Side Tennis Club, Innis pl, owner. George S. Groesbeck, 30 East 42d st, Manhattan, architect and engineer. Cost, about \$15,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.
FRONT ST, 163, 10-sty reinforced concrete factory, 25x102; cost, \$60,000; owner, Waterman Bldg. Co., Frank D. Waterman, Pres., 10 Cortlandt st; architects, Ludlow & Peabody, 101 Park av. Plan No. 232.

ST. NICHOLAS AV, e s, 178.1 n w 160th st, 1-sty brick gasoline storage and repair shop, 25x20; cost, \$350; owner, Dr. Gustav Scholer, 10 Jumel terrace; architects, Nast & Springsteen, 21 West 45th st. Plan No. 233.

51ST ST, 207 East, brick shop, 27x40; cost, \$600; owner, Bryam S. Winter, Waverly, N. Y.; architect, I. G. Hamburger, 1233 1st av. Plan No. 235.

STABLES AND GARAGES.

75TH ST, 545 East, n w cor Exterior st, 1-sty brick garage, 26x55; cost, \$3,000; owner, John Blumers, 535 East 75th st; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 237.

STORES AND TENEMENTS.

HAVEN AV, w s, 49 n 171st st, 5-sty brick tenement, 86x91; cost, \$80,000; owner, Filrose Const. Co., Philip Krusewicz, Pres., 412 West 148th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 231.

Bronx.

DWELLINGS.

RADCLIFF AV, w s, 350 n Morris Park av, 2-sty brick dwelling, tin roof, 25x52; cost, \$3,000; owner, Morris Zand, 127 Ludlow st; architect, Edw. M. Adelson, 1776 Pitkin av, Brooklyn. Plan No. 324.

SYLVAN AV, s w cor 256th st, 2-sty brick dwelling, tin roof, 25.2x51; cost, \$4,000; owner, Caroline W. C. Schwager, 210 West 80th st; architects, Tandy & Foster, 1931 Broadway. Plan No. 330.

MINNIFORD AV, e s, 100 s Elizabeth st, 2½-sty frame dwelling, 27.8x45.2, slate roof; cost, \$7,000; owner, Emil Waldenberger, Minniford av; architects, Seifert & Webb, 104 West 42d st. Plan No. 331.

LELAND AV, e s, 325 s Lacombe av, 2-sty frame dwelling, tin roof, 21x50; cost, \$4,000; owner, David Handrahan, 362 Cypress av; architect, John Schwallenberg, 2160 Westchester av. Plan No. 334.

FACTORIES AND WAREHOUSES.

CANAL PL, e s, 225 n 141st st, 1-sty brick storage, 25x22, concrete and steel roof; cost, \$4,000; owner, Geo. Haiss, 205 Alexander av; architects, Geo. Haiss Mfg. Co., 141st st and Rider av. Plan No. 332.

STORES AND DWELLINGS.

INTERVALE AV, w s, 425 s Home st, 1-sty brick store and dwelling, tin roof, 20x45; cost, \$2,000; owner, Delia McGigue, 1131 Intervale av; architects, Toelberg & Son, 1167 Fox st. Plan No. 322.

ZEREGA AV, n e cor Westchester av, 1-sty frame store and dwelling, slag roof, 50x100; cost, \$8,000; owner, Chas. E. Deverman, 2222 Houghton av; architect, Anton Pirner, 2069 Westchester av. Plan No. 329.

STORES AND TENEMENTS.

176TH ST, s w cor Clinton av, 5-sty brick tenement, slag roof, 57.9x90; cost, \$70,000; owner, Hargton Bldg. Co., Adela M. Harrington, 1478 Vyse av. Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 327.

183D ST, n w cor Park av, 5-sty brick tenement, slag roof, 25.5x90; cost, \$35,000; owner, Tully Bldg. Co., John J. Tully, 391 East 149th st, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 328.

HOE AV, e s, 100 s 172d st, 5-sty brick tenement, slag roof, 50x88; cost, \$50,000; owner, Coryell Bldg. Co., Frank G. Coryell, 1414 Vyse av, Pres.; architect, Robt. E. La Velle, 2801 Valentine av. Plan No. 326.

181ST ST, s e cor Crotona av, 5-sty brick tenement, slag roof, 65.1x92.1; cost, \$65,000; owner, Mason Bldg. Co., Antonio Munzo, 391 East 149th st, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 325.

184TH ST, 649-651 West, 5-sty brick tenement, 50x87; cost, \$40,000; owners, Aldus Construction Co., Jacob Kahn, president, 950 Hoe av; architect, Samuel Sass, 32 Union sq. Plan No. 236.

STEBBINS AV, e s, 228 n 167th st, 3-sty frame tenement, slag roof, 21x58; cost, \$6,500; owner, Mrs. Louise Parker, 1164 Stebbins av; architect, Albert E. Davis, 258 East 138th st. Plan No. 335.

THEATRES.

145TH ST, 601 West, n w cor Broadway, open-air moving picture theatre, 99x150; cost, \$500; owners, Dwyer & Haigh, 430 West 147th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 234.

MISCELLANEOUS.

BROOK AV, s w cor 142d st, 4-sty brick police station, tile roof, 75x89.11; cost, \$150,000; owner, City of New York; architects, Thain, Hewlett & Reddy, 1181 Broadway. Plan No. 323.

WEBSTER AV, w s, 100.6 s 179th st, brick chimney, 72.2 ft. high; cost, \$500; owner, Wm. Knoch, on premises; architect, J. J. Vreeland, 3 West Burnside av. Plan No. 333.

Brooklyn.

DWELLINGS.

EAST 39TH ST, w s, 180 s Av J, two 2-sty frame dwellings, 17.6x36, shingle roof, 1 family each; total cost, \$7,000; owner, Amersford Bldg. Co., 315 Washington st; architect, F. W. Eisenla, 16 Court st. Plan No. 4376.

EAST 37TH ST, w s, 187.6 n Av H, two 2-sty brick dwellings, 20x55, — roof, 1 family each; total cost, \$7,000; owner, Jos. Stepfens, 523 Liberty av; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 4353.

80TH ST, s s, 180 w 23d av, two 2-sty frame dwellings, 20x38, shingle roof, 1 family each; total cost, \$10,000; owner, O. L. Perfect, 84th st and 18th av; architect, E. S. Child, 29 Broadway, Manhattan. Plan No. 4366.

80TH ST, s s, 240 w 23d av, two 2-sty frame dwellings, 20x38, shingle roof, 1 family each; total cost, \$10,000; owner, O. L. Perfect, 84th st and 18th av; architect, E. S. Child, 29 Broadway, Manhattan. Plan No. 4365.

ORIENTAL BLVD, n w cor Exeter st, 3-sty brick dwelling, 40x52, — roof, 1 family; cost, \$15,000; owner, Mrs. T. D. O'Brien, 124 Exeter st; architect, Paul J. Gallagher, 210 Corbin pl. Plan No. 4349.

E. 38TH ST, e s, 460 s Linden av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$9,000; owners, McRoberts & Planderan, 1210 Nostrand av; architect, Wm. C. Meyer, 115 Av C. Plan No. 4473.

13TH AV, n w cor 47th st, 2-sty frame dwelling, 32x45, slag roof, 2 families; cost, \$10,000; owners, J. J. Lack Construction Co., 44 Court st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 4467.

E 13TH ST, w s, 510 n Av I, 1-sty frame dwelling, 18x15, shingle roof, 1 family; cost, \$4,200; owner, Glen H. Frost, 849 East 12th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 4404.

66TH ST, n s, 96 e 17th av, two 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, \$5,000; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4417.

66TH ST, s s, 100 e 17th av, two 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, \$5,000; owner, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4415.

67TH ST, n s, 100 e 17th av, two 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, \$5,000; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4425.

AV H, n s, 97 n e 7th st, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,500; owners, Economy Homes Co., 110 Av I; architect, F. J. Dassau, 1373 Broadway. Plan No. 4445.

VAN SICLEN AV, w s, 260 s Livonia av, three 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$9,000; owner, Max Cohen, 699 Van Siclen av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4457.

17TH AV, n s, 20 w 66th st, four 2-sty brick dwellings, 19x32, gravel roof, 1 family each; total cost, \$10,000; owners, Sea Beach Bldg Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4433.

17TH AV, n e cor 67th st, ten 2-sty brick dwellings, 19x32, gravel roof, 1 family each; total cost, \$25,000; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4432.

17TH AV, s w cor 65th st, nine 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, \$22,500; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4431.

17TH AV, s w cor 66th st, eight 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, \$20,000; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4430.

17TH AV, s e cor 66th st, nine 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, \$22,500; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4428.

17TH AV, n w cor, 66th st, 2-sty brick dwelling, 20x32, gravel roof, 1 family; cost, \$2,500; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4413.

NEW YORK



S. M. Cauldwell
President

Roy W. Wingate
Secretary and Treasurer

Walter S. Faddis
Vice-President

F. C. Poucher
Chairman
Board of Directors

ATLANTA

THOMAS J. STEEN CO.

BUILDERS

Hudson Terminal Building 30 Church Street
New York

Otis Elevator Company

ELEVENTH AVENUE AND TWENTY-SIXTH STREET, NEW YORK
And Offices in all Principal Cities of the World

Manufacturers of All Types of Passenger and Freight Elevators—For All Kinds of Power
Including Hand Power Elevators Suitable for Stores, Warehouses, Stables, Garages and
Small Factories

INQUIRIES INVITED on any question involving the conveyance of Passengers and Freight from
level to level or horizontally to widely separated points.

SAYRE & FISHER COMPANY

MANUFACTURERS OF **Fine Face Brick** (White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and Pompeian (or Mottled), both Plain or Moulded.

ENAMELED AND PORCELAIN BRICK, several colors

HARD BUILDING BRICK

HOLLOW AND FIRE BRICK

WORKS: Sayreville, on Raritan River
Near South Amboy, N. J.

Office, 261 BROADWAY, Cor. Warren Street,
Telephone, 6750 Barclay
NEW YORK

PFOTENHAUER—NESBIT COMPANY

IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK,
GENUINE HARVARD BRICK,
GENUINE GREENDALE RUGS,
TEXTURE BRICK, PAVING BRICK, ETC.

St. James Building, 1133 Broadway, cor. 26th St.
Tel. 1152 and 1153 Madison Sq., NEW YORK

Hay Walker Brick Company

Successors to Harbison-Walker Refractories Co., Building Brick Dept.

Manufacturers **HIGH GRADE FRONT BRICK** ALL SHADES
PITTSBURGH, PA. NEW YORK OFFICE, 470 FOURTH AVE.
Telephone, 5687-5688 Madison

MANHATTAN FIREPROOF DOOR CO.

Maurice and Lexington Aves., Winfield, L. I.

Manufacturers of Best Classes of **KALAMEINED and METAL COVERED WORK**

Tel. 911-912
Newtown

CHAS. STREBEL & SONS

Structural and Ornamental Iron Work

New Buildings a Specialty

Office and Works, 1732 MYRTLE AVENUE
Telephone 4246-4247 Bushwick BROOKLYN

The Clinton Fireproofing System

INSTALLED IN THE

KEITH THEATRE, BROOKLYN

ARCHITECT

W. H. McElfrick

BUILDERS

Libman Contracting Co.

ALBERT OLIVER

101 PARK AVENUE

H. G. OLIVER, Manager

Plans Filed, New Buildings, Brooklyn (Cont'd)

17TH AV, s e cor 67th st, 2-sty brick dwelling, 20x32, gravel roof, 1 family; cost, \$2,500; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4424.

17TH AV, n e cor 66th st, nine 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, \$22,500; owner, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4423.

17TH AV, n w cor 65th st, 2-sty brick dwelling, 20x32, gravel roof, 1 family; cost, \$2,500; owner, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4419.

17TH AV, s s, 20 e 67th st, six 2-sty brick dwellings, 19x32, gravel roof, 1 family each; total cost, \$15,000; owner, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4414.

65TH ST, s s, 91, 7 e 17th av, two 2-sty brick dwellings, 20x32, gravel roof, 2 families each; total cost, \$5,000; owner, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4509.

BATH AV, s e cor 17th av, 3-sty brick store and dwelling, 19.4x75, slag roof, 2 families; cost, \$5,000; owner, Emilio Sarno, 187 Bay 17th st; architect, Angelo Adamo, 1526 71st st. Plan No. 4504.

COOPER ST, 241, 3-sty brick dwelling, 18x72, slag roof, 2 families; cost, \$5,500; owner, Meyer Silver, 239 Cooper st; architect, Jas A Boyle, 367 Fulton st. Plan No. 4538.

EAST 15TH ST, e s, 240 n Av N, two 2-sty frame dwellings, 16x38, gravel roof, 1 family each; total cost, \$6,000; owner, Hans Skotow, 1684 Nostrand av; architect, C. G. Wessell, 1563 East 46th st. Plan No. 4520.

EAST 46TH ST, w s, 220 n Av N, two 2-sty frame dwellings, 16x38, gravel roof, 1 family each; total cost, \$6,000; owner, John Reilly, on premises; architect, C. G. Wessell, 1563 East 46th st. Plan No. 4519.

FACTORIES AND WAREHOUSES.

ROBINSON ST, n s, 292.6 e Nostrand av, 1-sty frame storage, 24x67.6, gravel roof; cost, \$800; owner, Flatbush Gas Co., 180 Remsen st; architect, Wm. M. Wepfer, 347 Lincoln rd. Plan No. 4388.

CHESTER ST, e s, 650 s Pitkin av, 1-sty frame shop, 20x90, tin roof; cost, \$2,000; owner, Saml Tolmosky, 266 Thatford av; architect, E M Adelson, 1776 Pitkin av. Plan No. 4341.

PRINCE ST, w s, 20 s Johnson st, 5-sty brick factory, 80x68, slag roof; cost, \$40,000; owner, C. F. Rohman Co., 343 Adams st; architect, Albert Ulrich, 371 Fulton st. Plan No. 4344.

STABLES AND GARAGES.

EAST 4TH ST, 435, 1-sty frame garage, 10x16, shingle roof; cost, \$300; owner, Mrs. W. H. Bailly, on premises; architect, Robt. B. Field, 30 East 42d st, Manhattan. Plan No. 4386.

48TH ST, n s, 140 w 16th av, 1-sty frame garage, 15x17, shingle roof; cost, \$500; owner, Morris Kornblum, 1314 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 4377.

AMHERST ST, w s, 280 n Oriental blvd, 1-sty brick garage, 17x16, shingle roof; cost, \$600; owner, Jessie Shillman, 22 West 32d st, Manhattan; architect, Paul J. Gallagher, 210 Corbin pl. Plan No. 4348.

DECATUR ST, s s, 300 e Sumner av, 1-sty brick garage, 40x101.6, tin roof; cost, \$4,000; owner, Mrs. Jas. H. Tracy, 1597 Fulton st; architect, John J. Kilcourse, 1467 Dean st. Plan No. 4361.

MALTA ST, e s, 155 s Vienna av, 1-sty brick stable, 27x20, slag roof; cost, \$1,000; owner, Nathan Katz, 452 Christopher av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4449.

STONE AV, w s, 32 s Dean st, 2-sty brick stable, 25x27, tile roof; cost, \$2,000; owner, Cono Namarato, on premises; architect, Morris Whinston, 59 Stone av. Plan No. 4410.

WILLIAMS AV, 318, 1-sty frame garage, 9x15, gravel roof; cost, \$300; owner, Morris Wallenstein, on premises; architect, Morris Whinston, 59 Stone av. Plan No. 4411.

6TH AV, w s, 77.7 n 66th st, 1-sty brick garage, 42x50, — roof; cost, \$2,800; owner, W. F. Ahrens, 402 Sumpter st; architect, Arthur R. Kech, 737 Chauncey st. Plan No. 4463.

14TH AV, e s, 40 s 64th st, 1-sty brick stable, 15x12, rubberoid roof; cost, \$300; owner, Vincenzo La Barbera, on premises; architect, Angelo H. Martire, 6005 14th av. Plan No. 4477.

BOGART ST, e s, 75 n Rock st, 1-sty frame stable, 14x35, — roof; cost, \$300; owner, Vanderver Daniel, 293 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 4482.

50TH ST, s s, 180 w 13th av, 1-sty frame garage, 16x14, shingle roof; cost, \$300; owner, Morris Wolsk, 1212 39th st; architect, Samuel Gardstein, 1168 45th st. Plan No. 4497.

EAST 55TH ST, w s, 46.5 n Av O, 2-sty brick stable, 21x12.6, gravel roof; cost, \$500; owner, Filippo Napoli, on premises; architect, Chas. Gallo, 106 Van Siclen av. Plan No. 4486.

PRESIDENT ST, 1235, 1-sty brick garage, 20x18, gravel roof; cost, \$600; owner, Grace M. Berhlian, on premises; architect, Grace M. Berhlian, on premises. Plan No. 4518.

18TH AV, e s, 60 s 65th st, 1-sty frame garage, 40x75, felt roof; cost, \$3,000; owner, Saml. Hammond, 18th av, cor 65th st; architect, Raphael Corporale, 1929 63d st. Plan No. 4534.

STORES AND DWELLINGS.

EAST NEW YORK AV, n s, 157 e Park pl, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$5,000; owner, Saml. Lewis, 215 Watkins st; architect, Benj. Cohn, 361 Stone av. Plan No. 4402.

EAST NEW YORK AV, n s, 157 e Park pl, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$5,000; owner, Saml. Lewis, 215 Watkins st; architect, Benj. Cohn, 361 Stone av. Plan No. 4403.

BATH AV, e s, 19.4 s 17th av, four 3-sty brick stores and dwellings, 19.4x53, slag roof, 2 families each; total cost, \$18,000; owner, Emilio Sarno, 181 Bay 17th st; architect, Angelo Adamo, 1526 71st st. Plan No. 4505.

CLASSON AV, w s, 69.6 s Prospect pl, two 3-sty brick stores and dwellings, 21x35, gravel roof, 2 families each; total cost, \$4,000; owner, Brody Const. Co., 1143 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4508.

STORES AND TENEMENTS.

39TH ST, n s, 40 e 14th av, two 2-sty frame tenements, 20x74, gravel roof, 4 families each; total cost, \$6,000; owner, Wm. Fishking, 1346 41st st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4440.

ATLANTIC AV, s s, 100 w Saratoga av, 4-sty brick tenement, 50x89.4, gravel roof, 20 families; cost, \$25,000; owner, A. Voletsky, 80 Amboy st; architects, Cohn Bros., 361 Stone av. Plan No. 4501.

KOSCIUSKO ST, n s, 150 e Reid av, 4-sty brick tenement, 50x89, gravel roof, 17 families; cost, \$35,000; owner, Truton Impt. Co., 91 Greene st, Manhattan; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4524.

SOUTH 3D ST, n s, 128.6 w Bedford av, 6-sty brick tenement, 49.9x107, slate roof, 36 families; cost, \$50,000; owner, South 3d St. Bldg. Corp., 217 Havemeyer st; architect, Saml. Sass, 32 Union sq, Manhattan. Plan No. 4539.

SOUTH 5TH ST, s s, 125 w Hooper st, 6-sty brick tenement, 62.2x87, slag roof, 41 families; cost, \$50,000; owner, South 5th Const. Co., 686 Willoughby av; architect, Saml. Sass, 32 Union sq, Manhattan. Plan No. 4527.

BEDFORD AV, e s, 48 n South 3d st, 6-sty brick stores and tenement, 47.10x90.6, tin roof, 35 families; cost, \$30,000; owner, Salomon Kaplan, 750 Driggs av; architect, Chas M Straub, 1-7 4th av, Manhattan. Plan No. 4536.

ST. MARK'S AV, n e cor Nostrand av, 5-sty brick store and tenement, 50.7x90, slag roof, 23 families; cost, \$45,000; owner, Lyon Valley Realty Corp., 1095 Bergen st; architect, F. J. Dassau, 1373 Bway. Plan No. 4546.

THEATRES.

13TH AV, s e cor 76th st, 2-sty frame theatre, 45x100, asbestos roof; cost, \$10,000; owner, Dyker Heights Amusement Co., 5111 14th av; architect, John C. Wandell, 4 Court sq. Plan No. 4343.

MISCELLANEOUS.

MALTA ST, e s, 155 s Vienna av, 1-sty brick barn, 35x91.8, slag roof; cost, \$9,000; owner, Nathan Katz, 452 Christopher av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4408.

MALTA ST, e s, 155 s Vienna av, 1-sty brick milk house, 25x12, slag roof; cost, \$500; owner, Nathan Katz, 452 Christopher av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4450.

Queens

CHURCHES.

CORONA.—National av, n w cor Smith av, 1-sty frame church, 30x60, slag roof; cost, \$5,800; owner, North Branch U. E. Church, Corona; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 2136.

ROSEDALE.—Lincoln av, s e cor Rosedale av, 1-sty brick church, 36x67, slate roof; cost, \$12,000; owner, Evang. Lutheran Church of Christ, Rosedale; architect, W. J. Dinthy, 1 Union Sq West, Manhattan. Plan No. 2175.

DWELLINGS.

CORONA.—Myrtle av, w s, 505 n Willow st, 1-sty brick dwelling, 20x36, tin roof, 1 family; cost, \$1,800; owner, Donato Salvatore, 50 Railroad av, Corona; architect, A. F. Brens, 83 Corona av, Corona. Plan No. 2120.

JAMAICA.—Glenn av, n s, 80 e Clinton av, 2½-sty frame dwelling, 24x28, shingle roof, 1 family, steam heat; cost, \$4,500; owner, F. Ferguson, 66 Oxford st, Brooklyn; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 2122.

ROSEDALE.—Hampton rd, s s, 40 e Chester av, 2-sty frame dwelling, 20x26, shingle roof, 1 family; cost, \$2,000; owner and architect, Niels C. Mortinson, Rosedale. Plan No. 2116.

WOODHAVEN.—Vandever av, s w cor Simpson st, five 2-sty frame dwellings, 16x39, shingle roof, 1 family; cost, \$9,000; owner, John Haas, 51 Columbia av, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan Nos. 2124 to 2128.

BAYSIDE.—Gardiner st, w s, 145 s Lamartine av, three 2-sty frame dwellings, 24x30, shingle roof, 1 family; cost, \$7,500; owner, A. F. Daniel, Vista av, Rosebank, Staten Island; architect, H. H. Davis, 1724 74th st, Brooklyn. Plan No. 2131.

GLEN MORRIS.—Walnut st, e s, 260 s Sutter av, 2-sty frame dwelling, 26x33, shingle roof, 1 family, steam heat; cost, \$3,800; owner, F. P. Bennett, Beech st, Richmond Hill; architect, D. Stage, Richmond Hill. Plan No. 2140.

JAMAICA.—Curtis av, w s, 375 s Mills st, two 2½-sty frame dwellings, 18x39, shingle roof, 1 family; cost, \$5,500; owner and architect, O. B. Hildebrandt, Higbie av, Springfield. Plan Nos. 2143-44.

MORRIS PARK.—Cedar av, e s, 110 s Atlantic av, two 2-sty frame dwellings, 19x52, tin roof, 2 families; cost, \$5,500; owner and architect, A. G. Horsch, Jamaica av and Elm st, Richmond Hill. Plan No. 2145.

MORRIS PARK.—Wicks st, w s, 180 n Mills st, 2½-sty frame dwelling, 18x39, shingle roof, 1 family, steam heat; cost, \$3,000; owner and architect, C. Biedenapp, Wicks st, Morris Park. Plan No. 2130.

WOODHAVEN.—Woodland av, e s, 100 n Brandon st, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$4,400; owner, Wilson Realty Co., Freeport, L. I.; architect, G. E. Crane, Richmond Hill. Plan Nos. 2141-42.

ELMHURST.—Horton st, 119, 2½-sty brick dwelling, 25x40, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Luke J. Conlon, 40 Chase pl, Elmhurst; architect, Walter J. Stemler, 239 Ivy st, Arlington, N. J. Plan No. 2148.

{ BETTER BUILDINGS }
GNYBCO BRICK

THEY'RE SYNONYMOUS

GREATER NEW YORK BRICK CO.

Sellers of Gnybco Brands

Phone, Murray Hill, 761 103 Park Ave.

Rapp Construction Co.

PATENT FIREPROOF
FLOOR ARCHES

OFFICES, 30 EAST 42d STREET

Warehouse 301 E. 94th St. Tel. Murray Hill 1831

RONALD TAYLOR

Granolithic and Asphalt Pavements
"TAYLORITE" FLOORING

Office and Factory, 520 EAST 20th STREET

Telephone, 4 Gramercy NEW YORK

DENNIS G. BRUSSEL ELECTRICAL WORKS

ENGINEERING and CONSTRUCTION

FOR LIGHT--HEAT--POWER

Office and Works Telephone
39-41 West 38th Street 189-190 Greeley

Wm. H. Oliver

Late Hobbs & Oliver
Established 1846

PLAIN and
DECORATIVE Painting

Paper Hangings and Interior Decorations

57 Fifth Avenue New York

Telephone, 833 Stuyvesant

HENRY MAURER & SON

Manufacture
of
EVERY
DESCRIPTION

Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.

Office and Depot, 420 E. 23d STREET

Works, Maurer, N. J. NEW YORK

FOREST HILLS.—Markwood rd, s w s, 115 e Rockrose pl, 2½-sty tile dwelling, 19x34, tile roof, steam heat, 1 family; cost, \$7,500; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 2166.

JAMAICA.—Cumberland st, n s, 20 w Brooklyn av, 2½-sty frame dwelling, 16x40, shingle roof, 1 family; cost, \$1,650; owner, Wm. F. Beball, Fulton st, Jamaica; architect, J. F. D. Beball, Fulton st, Jamaica. Plan No. 2165.

RICHMOND HILL.—Elm pl, s s, 170 e Wicks st, 2-sty frame dwelling, 17x40, shingle roof, 1 family; cost, \$2,200; owner, Paul A. Bielins, Glendale; architect, Lyman J. Fusher, 1226 So. Vine st, Richmond Hill. Plan No. 2152.

WOODHAVEN.—Fulton st, s e cor Digby av, 2-sty brick dwelling, 19x50, slag roof, 1 family, steam heat; cost, \$6,000; owner, Wm. F. Beball, Fulton st, Jamaica; architect, J. F. D. Beball, Fulton st, Jamaica. Plan No. 2164.

WOODHAVEN.—Fulton st, s w cor Yarmouth st, ten 2-sty brick dwellings, 19x50, tin roof, 2 families; cost, \$60,000; and Fulton st, s s, 19 w Yarmouth st, nine 2-sty brick dwellings, 18x36, tin roof, 2 families; cost, \$27,000; owner, Lerner Realty Co., 744 Oceanview av, Woodhaven; architect, J. F. D. Beball, Fulton st, Jamaica. Plan No. 2162-63.

WOODHAVEN.—Oceanview av, e s, 100 s Fulton st, four 2-sty frame dwellings, 19x54, tin roof, 2 families; cost, \$10,000; and Oceanview av, w s, 120 n Atlantic av, 2-sty frame dwelling, 19x54, tin roof, 2 families; cost, \$5,000; and Oceanview av, w s, 160 n Atlantic av, six 2½-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$12,000; owner, Lerner Realty Co., 744 Oceanview av, Woodhaven; architect, J. F. D. Beball, Fulton st, Jamaica. Plan Nos. 2153 to 2161.

DUNTON PARK.—Hulst st, w s, 100 w Chichester av, three 2½-sty frame dwellings, 18x40, shingle roof, 1 family; cost, \$9,000; owner, Wm. Kelly, 275 Gold st, Brooklyn; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 2190-91-92.

JAMAICA.—Dean st, e s, 100 n South st, 2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, \$2,500; owner, Ignatz Wohl, 35 Beaver st, Jamaica; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 2189.

L. I. CITY.—8th av, w s, 175 n Broadway, 3-sty brick dwelling, 15x43, slag roof, 1 family; cost, \$5,000; owner, A. Pipitone, 604 6th av, L. I. City; architect, owner. Plan No. 2168.

MORRIS PARK.—Briggs av, e s, 100 s Beaufort st, three 2½-sty frame dwellings, shingle roof, 1 family; cost, \$8,250; owner, Miller & Rubin, Inc., Nebraska av, Dunton; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan Nos. 2186-87-88.

WOODHAVEN.—Bigelow pl, w s, 40 n Fulton st, three 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, \$6,000; owner, Eierman Bros., Inc., 374 Manor av; Woodhaven; architect, C. W. Ross, Woodland av, Woodhaven. Plan Nos. 2170-71-72.

ELMHURST HEIGHTS.—Meyers av, e s, 360 n Park pl, 2-sty brick dwelling, 24x47, slate roof, 2 families; cost, \$5,000; owners, B. & H. Schwanda, 138 Grove st, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2202.

FLUSHING.—Juniper st, s s, 354 w Jamaica av, 2½-sty frame dwelling, 19x28, shingle roof, 1 family; cost, \$2,000; owner, Harry Adams, 277 Jamaica av, Flushing; architect, Jos. Lindener, 275 Jamaica av, Flushing. Plan No. 2204.

HOLLIS.—Beaufort st, s w cor Tarrytown av, 2-sty frame dwelling, 24x30, shingle roof, 1 family, steam heat; cost, \$3,500; owner, C. H. Bassler, 47 Clinton av, Brooklyn; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 2201.

MIDDLE VILLAGE.—Barnum av, e s, 175 s Metropolitan av, 2-sty frame dwelling, 22x50, tin roof, 2 families; cost, \$2,700; owner, Anthony Michaels, Middle Village; architect, A. H. Stines, 4th st and Jackson av, L. I. City. Plan No. 2198.

JAMAICA.—Wyckoff av, e s, 101 n Rockaway rd, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Lynch Fleming Building Co., 803 West 188th st, Manhattan; architect, Chas. G. Wessell, 1563 East 46th st, Brooklyn. Plan No. 2206.

RICHMOND HILL.—Elm pl, s s, 195 e Wicks st, 2-sty frame dwelling, 17x40, tin roof, 1 family; cost, \$2,000; owner, Paul E. Bielins, Glendale, L. I.; architect, Lyman J. Fisher, 1226 South Vine st, Richmond Hill. Plan No. 2213.

FACTORIES AND WAREHOUSES.
RIDGEWOOD.—Decatur st, 1438 to 1444, 2-sty brick warehouse, 60x83, slag roof; cost, \$9,500; owner, Master Bakers' Purchasing Co., 1434 Decatur st, Brooklyn; architect, H. Holder, 242 Franklin av, Brooklyn. Plan No. 2193.

RICHMOND HILL.—Hillside av, n s, 120 e Cottage st, 1-sty frame shop, 24x50, tin roof; cost, \$600; owner, Chas. Krog, premises. Plan No. 2211.

STABLES AND GARAGES.
UNION COURSE.—Jamaica av, s s, 300 e Shaw av, 1-sty steel garage, 10x16, steel roof; cost, \$100; owner, J. Meyers, premises. Plan No. 2114.

CORONA.—Jackson av, n s, 60 w 44th st, 2-sty brick stable, 40x30, gravel roof; cost, \$1,200; owners, Maresca Bros., 48 W. Jackson av, Corona; architect, A. J. Grimm, 46 W. Jackson av, Corona. Plan No. 2149.

ELMHURST.—Johnson av, s s, 234 w Dry Harbor rd, 2-sty brick stable, 35x31, tar and gravel roof; cost, \$3,000; owner, Max Feld, premises; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2151.

JAMAICA.—Myrtle av, w s, 25 s Shelton av, 1-sty frame garage, 21x19, shingle roof, 1 family; cost, \$500; owner and architect, G. W. Conoble, 15 Myrtle av, Jamaica. Plan No. 2150.

RICHMOND HILL.—Maple st, 218, 1-sty frame garage, 13x20, tin roof; cost, \$250; owner, F. Reinking, 4154 Brandon av, Richmond Hill. Plan No. 2185.

→ **ARRESTING YOUR ATTENTION IS THE OBJECT OF THIS "AD". WE WOULD BE PLEASED IF IT WILL HELP COP YOUR BLUE PRINT BUSINESS.** ←

BLUE PRINTS

Blue and Black Prints on Paper and Cloth
Our Specialty

We Reproduce Drawings in All Processes
We Print Exclusively by Electric Light

DRAWING ROOM SUPPLIES

PROGRESS BLUE PRINT COMPANY

42 EAST 23rd STREET
NEW YORK

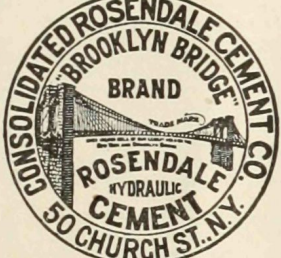
 Telephone
Gramercy 1646

CAELMSEENNT

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK

See pages 152-153 Sweet's Catalogue for particulars




ECONOMY and SAFETY
Brooklyn Bridge Brand Rosendale Cement

is acceptable to the Building Departments
Guaranteed to meet Standard Specifications

When Rosendale will do good work, why pay
double for Portland Cement?

Put up in Barrels or Duck Bags.



Vulcanite Portland Cement
"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co. 5th Avenue Bldg., N. Y.
Phone, Gramercy 1000

DYCKERHOFF PORTLAND CEMENT.

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect

E. THIELE, Sole Agent, 99 John St., New York

A. PERLMAN IRON WORKS, Inc.
Ornamental Iron Contractors

Telephone, Tremont { 5361
5362

1735 WEST FARMS ROAD
4 Blocks East of 174th Street Subway Station

ESTEY WIRE WORKS CO.
34 CLIFF STREET, NEW YORK CITY

Wire Cloth for all Purposes
Wire and Ornamental Iron Work

Grilles Folding Gates Partitions
Skylight Guards Elevator Enclosures
Bank Railings, etc., etc.

IF IT'S MADE OF WIRE WE MAKE IT

PLANS FILED FOR ALTERATIONS.

Borough of Manhattan.

ANN ST, 7, new store front to 1-sty brick store; cost, \$500; owners, Pulitzer Estate, World Bldg., N. Y.; architect, Lewis Leining, Jr., 160 5th av. Plan No. 2532.

BEAVER ST, 15, n e cor New st, new store front to 4-sty brick store and lofts; cost, \$1,000; owner, The Estate of Wm. F. Nesbit, 22 William st; architect, Robt. Teichman, 22 William st. Plan No. 2501.

BLEECKER ST, 190, new roof tank to 7-sty brick tenement; cost, \$50; owner, Camillo Olivetto, 190 Bleecker st; architect, Louis V. Spinapont, 68 Bedford st. Plan No. 2442.

BROAD ST, 15, new windows to 10-sty brick offices; cost, \$1,000; owners, Ogen Mills and Elizabeth M. Reid, 15 Broad st; architect, T. Joseph Bartley, 15 Broad st. Plan No. 2456.

BROOME ST, 438, new plumbing to 5-sty brick store and lofts; cost, \$350; owner, Maria T. Major, 147 2d av; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2527.

CATHEDRAL PKWAY, 204, new partitions to 12-sty brick tenement; cost, \$150; owners, Akron Bldg. Co., 119 West 40th st; architect, Robt. T. Lyons, 119 West 40th st. Plan No. 2488.

CATHERINE ST, 41, n e cor Madison st, new store fronts to 4-sty brick store and tenement; cost, \$700; owner, Eugene Wylia, care N. F. Walsh, 37 City Hall pl; architect, Max A. Cantor, 39 West 38th st. Plan No. 2450.

DEY ST, 1, s w cor Broadway, new windows to 6-sty brick stores, offices and restaurant; cost, \$500; owner, Oceanic Investing Co., 49 Wall st; architect, Brutus Grundlach, 185 Madison av. Plan No. 2462.

DIVISION ST, 123, masonry, new windows and partitions to 5-sty brick stores and tenement; cost, \$4,000; owner, Nathan Horwitz, 117 Division st; architects, Horenburger & Barges, 122 Bowers. Plan No. 2466.

ELIZABETH ST, 13, alter loft into 6-sty F. P. garage; cost, \$15,000; owners Convent Park Constn. Co., Elias A. Cohen, president, 198 Broadway; architect, Abraham Berres, 198 Broadway. Plan No. 2529.

ELM ST, 42, n w cor Pearl st, new balcony to 5-sty brick lofts; cost, \$300; owners, Quackenbush Estate, Chas. Freeman, exec., 236 East 87th st; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 2486.

FORSYTH ST, 175-179½, enlarge windows to 2-sty brick stores and dwellings; cost, \$150; owner, Elenora L. S. Cenci, Paris, France; architect, Frank Straub, 25 West 42d st. Plan No. 2521.

GREENE ST, 65, alter fire-escapes to 5-sty brick store and factories; cost, \$500; owner, Rudolph A. Wilthaus, 14 Wall st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2556.

HENRY ST, 164, masonry and new stairs to 5-sty brick stores and tenement; cost, \$200; owners, Morris Levinson & Solomon Shapiro, 98 Canal st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2470.

LIBERTY PL, 4-6, new stairs to 5-sty brick store and factory; cost, \$300; owner, Brooklyn Trust Co., 177 Montague st, Brooklyn; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2451.

MERCER ST, 133, fireproof stairs to 8-sty brick loft; cost, \$2,500; owner, Robert M. Bush, 149 Broadway; architect, Robt. Hynd, 28 East 23d st. Plan No. 2507.

MINETTA ST, 15, new plumbing to 3-sty brick tenement; cost, \$300; owner, Margaret C. McCaffrey, 2430 Aqueduct av; architect, Jno. F. Keller, 89 Greenwich av. Plan No. 2452.

MULBERRY ST, 5-9, fireproof stairs and doors to 6-sty brick lodging house; cost, \$2,500; owners, Estate of Wm. Nelson, Chas. Wanninger, execr., 150 Nassau st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2528.

MULBERRY ST, 73, new stairs, plumbing and partitions to 4-sty brick tenement; cost, \$1,200; owner, Raffaele Prisco, 73 Mulberry st; architect, Fred. Musty, 76 William st. Plan No. 2526.

NEW ST, 9-11, and 74 Broadway, new store fronts to 16-sty brick offices and stores; cost, \$1,000; owner, Century Holding Co.; architect, Norman H. Hunt, 139 West 24th st. Plan No. 2502.

TELEPHONE GRAMERCY 1920

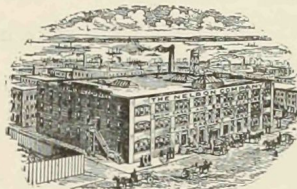
D. W. DAVIN

BUILDER ARCHITECTURAL AND CABINET WOODWORKER

74 IRVING PLACE, NEW YORK

Building Alterations and High Class Woodwork

The Nelson Company
MANUFACTURERS OF
SHOW CASES AND STORE FIXTURES
FINE CABINET WORK.



Manufacturers and Designers of Bank, Cigar, Gents' Furnishing, Millinery, Drug, Office Partitions, all Glass Cemented and Outside Show Cases. Candy and Bar Fixtures of Every Description
238-260 FORTY-FOURTH ST. Telephone 3386-7 Sunset BROOKLYN, N. Y.

WEISBERG-BAER COMPANY

MANUFACTURERS OF HIGH-GRADE INTERIOR WOODWORK WINDOW FRAMES, SASH & DOORS

BOULEVARD AND ORCHARD STREET, ASTORIA Phone Astoria 433

EMPIRE CITY-GERARD CO.

FINE INTERIOR HOUSE TRIM

WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

Office: 40-42 East 22d Street, N. Y. Factory: Brooklyn, N. Y.

JOHN C. ORR COMPANY

Telephone 948 Greenpoint

Sash, Doors, Blinds and House Trim

LUMBER OF ALL KINDS FOR BUILDERS

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

TELEPHONE, 2301-2302 FLATBUSH

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Everything for Wooden Construction Coney Island Ave. and Ave. H, Brooklyn, N. Y.



Damp Resisting Paint

For damp-proofing exposed walls; for stain- and damp-proofing limestone, granite, marble, etc.; for resisting the fumes of acids and alkalis in factories, laboratories, etc.; and for preserving steel of different types subjected to various corrosive agencies.

Toch's "Red Book" fully describes these remarkable products, and other Toch specialties. Free.

TOCH BROTHERS

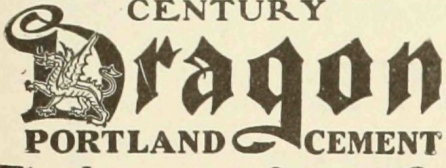
Established 1848

Inventors and Manufacturers of TECHNICAL AND SCIENTIFIC PAINTS, ENAMELS, CEMENT COLORS, CEMENT PAINTS, ETC.

320 Fifth Avenue, New York

Works: Long Island City, N. Y., and Toronto, Canada

IN USE A QUARTER OF A CENTURY



Dragon
PORTLAND CEMENT

The Lawrence Cement Co.

Makers and Shippers
of more than 33,000,000 Barrels Cement
1 BROADWAY NEW YORK
Waterproof Dragon—Dragon White

The Egyptian Stone Works

Cast Cement Building Trim
FINEST MADE

Full line. All sizes,
PRICE VERY LOWEST

Office: Broadway and Gates Ave.
Telephone Bushwick 15.
Works: Irving Ave. and Cooper St.,
Brooklyn.
(Stone Made to Order.)

E. M. Houghtaling & Co., Inc.
Formerly of
HOUGHTALING & WITTPENN

FACE BRICKS

Every Shade, Kind and Description
101 PARK AVENUE
Telephone: Murray Hill 4497

THE NEW JERSEY
TERRA COTTA CO.

K. MATHIASSEN, President

ARCHITECTURAL TERRA - COTTA

Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

CARTER, BLACK & AYERS

FRONT BRICKS, ENAMELED BRICKS

Architectural Terra Cotta Fireproofing, Roofing Tiles

Phone
7613 Madison Sq. 1182 Broadway, N.Y.

A. KLABER & SON

MARBLE WORKS

211 VERNON AVENUE, Foot of 11th Street
LONG ISLAND CITY, N. Y.
Telephone, 1895 Hunters Point

ESTABLISHED 1868



HAYES
METAL
SKYLIGHTS, LATHING & S
71-8TH AVE NEW YORK
FIREPROOF WIRE-GLASS WINDOWS

TELEPHONE STAGG 3500

GLASS AND GLAZING
HEADQUARTERS
J. H. WERBELOVSKY

Glass for New Buildings and Alterations.
Wired Glass. Colored and Fancy Glass.
GLASS FOR EVERY PURPOSE. Beautify
your Home, Library, Desk, Table, etc., by
GLASS TOPS FOR FURNITURE. MIR-
RORS MADE TO ORDER OR RESILVER-
ED. If you are Building or Altering your
Store Front, ask about my new METAL
BAR FOR STORE FRONTS, which is STRONG,
ORNAMENTAL AND LOW PRICED.
J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

Plans Filed—Alterations—Manhattan (Cont.)

SNIFFEN COURT, 4, masonry, steel and new plumbing to 2-sty brick dwelling; cost, \$1,500; owner, Jas. E. Lalrree, 51 West 49th st; architect, Harrie I. Lindenberg, 2 West 41th st. Plan No. 2530.

SPRING ST, 68, wood platform to 3-sty brick punninging house; cost, \$200; owners, Savoy Roofing Co., 226 Lafayette st; architect, Arturo D'Antona, 15 East 20th st. Plan No. 2539.

UNIVERSITY PL, 66-68, new fire escape and stairs to 6-sty brick factory; cost, \$300; owner, Mary H. Hazelton, 30 West 75th st; architect, G. Nathan Malone, 4 East 8th st. Plan No. 2540.

WALKER ST, 47, new windows to 5-sty brick lofts; cost, \$90; owner, Frederick Nadier, 47 Walker st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2447.

WATER ST, 745-748, masonry to 5-sty brick stable; cost, \$500; owner, Estate of Chas. A. Coe, inc., 60 Wall st; architect, Ferd. Danlem, Washington and Water sts, Brooklyn. Plan No. 2469.

WATER ST, 605, new windows to 5-sty brick store and tenement; cost, \$175; owner, Busch Realty Co., 556 Water st; architect, Henry Hagenstein, 8 Albany st. Plan No. 2508.

WEST ST, 350, new 2-sty store and dwelling to 2 and 3-sty brick warehouse; cost, \$4,000; owner, Wm. E. Aitken, 287 West st; architect, Arthur M. Duncan, 320 5th av. Plan No. 2460.

WEST ST, 88, masonry to 1-sty brick store; cost, \$300; owner, Harris Crane, 88 West st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2548.

1ST AV, 934, masonry to 4-sty brick store and tenement; cost, \$50; owner, Ignatz Krawiec, Baldwin, L. I.; architect, Abraham S. Sacks, 1482 2d av. Plan No. 2547.

8TH ST, 411-415 East, masonry to 5-sty brick factory; cost, \$500; owner, Emely Loche, 409 East 8th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2555.

9TH ST, 50 East, new fire escape to 6-sty brick lofts; cost, \$500; owner, Emille L. Chellborg, 69 Lafayette st, New Rochelle; architect, G. Nathan Malone, 4 East 8th st. Plan No. 2538.

14TH ST, 144 East, new partitions to 5-sty brick store and dwelling; cost, \$500; owner, Jacob Brounstein, 144 East 14th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2465.

14TH ST, 120 East, mezzanine floor to 6-sty brick stores and lofts; cost, \$250; owners, S. C. Condit & Hall, 417 Lafayette st; architect, John C. Sims, 2425 Valentine av. Plan No. 2541.

16TH ST, 652 East, enlarge door to 5-sty brick tenement; cost, \$100; owner, Ada Williams, 148 Hancock st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2520.

17TH ST, 34 West, new tank to 10-sty brick lofts; cost, \$250; owner, Samuel Bergman, 6-8 West 18th st; architect, Otto Reissmann, 30 1st st. Plan No. 2552.

18TH ST, 18 West, alterations to 7-sty brick lofts; cost, \$1,800; owner, Susquehanna Silk Mills, 18 West 18th st; architect, The Wells Architectural Iron Co., River av and 151st st. Plan No. 2458.

18TH ST, 12 East, sprinkler tanks to 5-sty brick stores and lofts; cost, \$1,900; owner, Duncan Realty Co., Stewart Dwear, Pres., 241 West st; architect, Royal J. Mansfield, 135 William st. Plan No. 2542.

19TH ST, 40-42 East, masonry and new partition to 9 and 10-sty brick stores and lofts; cost, \$200; owners, Realty Mortgage Co., 30 East 42d st; architect, Samuel A. Davis, 2566 Broadway. Plan No. 2485.

22D ST, 12-16 East, new fire-escape to 12-sty brick store and lofts; cost, \$150; owner, Estate of Orson D. Munn, 361 Broadway; architect, F. C. Zobel, 35-37 West 39th st. Plan No. 2506.

25TH ST, 526-530 West, new stairway to 6-sty brick factory and storehouse; cost, \$150; owner, Albert J. Appell, 51 Chambers st; architect, Adolf Rosenbaum, 449-455 West 41st st. Plan No. 2494.

27TH ST, 13-15 West, new iron stairs to 11-sty brick offices and stores; cost, \$500; owner, Mathias Rock, 315 5th av; architect, Jacob Fisher, 25 Av A. Plan No. 2497.

27TH ST, 1 East, reset store front to 5-sty brick store and lofts; cost, \$30; owner, Chas. A. Coe, 69 Wall st; architect, Frank Schreiber, 157 Worth st. Plan No. 2454.

28TH ST, 106 West, new store fronts to 3-sty brick store and loft; cost, \$500; owner, Samuel A. French, 108 West 28th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 2537.

29TH ST, 32-34 West, remove encroachments to 4-sty brick store and lofts; cost, \$400; owner, Clara L. Birkin, 2 West 125th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2443.

29TH ST, 134 East, new plumbing, partitions and extension to 4-sty brick dwelling and gymnasium; cost, \$4,500; owners, trustees of St. Stephen's Church, 144-150 East 29th st; architect, Joseph Marrow, 863 Amsterdam av. Plan No. 2476.

33D ST, 24 East, masonry to 4-sty brick residence; cost, \$800; owner, John C. O'Connor, 11 William st; architects, Hoppin & Koen, 244 5th av. Plan No. 2477.

34TH ST, 18 West, new partitions to 8-sty brick stores and offices; cost, \$300; owner, Wm. Vincent Astor, 23 West 26th st; architect, Chas. Dingeldein, Jr., 44 West 18th st. Plan No. 2446.

35TH ST, 3-7 West, new partitions and doors to 12-sty brick stores and restaurant; cost, \$400; owner, Astor Estate, 23 West 26th st; architect, Norman H. Hunt, 139 West 24th st. Plan No. 2504.

37TH ST, 201 East, n e cor 3d av, new skylight to 2-sty brick studio; cost, \$200; owner, Wendell Estate, 158 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 2455.

39TH ST, 453 West, new store front to 4-sty brick stores and tenements; cost, \$250; owner, Richard A. Scabool, 450 West 49th st; architect, Rudolf Boebler, 195 Lexington av. Plan No. 2505.

43D ST, 269 West, n e cor 8th av, masonry and new store front to 4-sty brick tenement; cost, \$2,000; owner, Chas. A. Christman, 20 St. Nicholas pl; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2522.

44TH ST, 136 West, sprinkler tank to 8-sty brick club house; cost, \$500; owner, The Club Bldg. Co., 52 Broadway; architect, The Rustling Co., 39 Cortlandt st. Plan No. 2449.

44TH ST, 45 West, remove partitions to 2-sty brick dwelling; cost, \$100; owner, Farmers Loan & Trust Co., 22 William st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 2512.

45TH ST, 133-145 West, 1-sty brick extension to 4-sty brick store and dwelling; cost, \$1,000; owner, 135 West 45th St. Realty Co., 2 Rector st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2468.

45TH ST, 24 West, new partitions and windows to 9-sty brick bachelor apartments; cost, \$500; owner, Samuel Emery, care, Jno. B. Streeton, 3 East 44th st; architect, M. E. Rountree, 3 East 44th st. Plan No. 2464.

45TH ST, 145 West, enlarge pent house to 12-sty brick office; cost, \$2,200; owner, Wm. Crawford, 145 West 45th st; architect, Jas. Riely Gordon, 507 5th av. Plan No. 2546.

46TH ST, 133-145 West, masonry, new partitions and plumbing to 5-sty brick club and dwelling; cost, \$10,000; owners, Society of the Free Church of St. Mary the Virgin, 145 West 46th st; architect, D. Everett Waid, 1 Madison av. Plan No. 2525.

47TH ST, 21 East, masonry and new store to 5-sty brick store and dwelling; cost, \$2,500; owner, Margaret E. McCormick, 21 East 47th st; architect, Geo. Butler, 62 West 45th st. Plan No. 2491.

48TH ST, 347 West, new door to 4-sty brick dwelling; cost, \$50; owner, Elizabeth Zucker, 347 West 48th st; architect, John T. Ryan, 779 8th av. Plan No. 2517.

49TH ST, 540 West, new stalls and masonry to 1-sty brick stable; cost, \$200; owner, Mary Frawley, 1101 Elder av; architect, Max A. Cantor, 39 West 38th st. Plan No. 2489.

50TH ST, 100 West, s w cor 6th av, reset stairs to 5-sty brick stores and tenement; cost, \$175; owners, Pell Estate, 122-124 East 25th st; architect, Robt. A. Fash, 163 West 20th st. Plan No. 2479.

53D ST, 33-35 West, new pent house to 6-sty brick residence; cost, \$4,000; owner, Anne C. Rogers, 33-35 West 53d st; architect, Thos. M. Robertson, 331 Madison av. Plan No. 2457.

57TH ST, 10-12 West, new fireproof windows to 9-sty brick store and lofts; cost, \$300; owner, Dreicer Realty Co., 560 5th av; architect, Henry Otis Chapman, 334 5th av. Plan No. 2495.

59TH ST, 120-122 East, new stairs to 3-sty brick stores, dwellings and studios; cost, \$75; owner, J. Waldon Gillispie, care J. Van Ness Baldwin, 32 Nassau st; architect, Jno. P. Voelker, 979 3d av. Plan No. 2467.

68TH ST, 14 West, new F. P. elevator shaft to 4-sty brick residence; cost, \$1,000; owner, Helen Baldwin, 14 West 68th st; architects, Mann & MacNeille, 70 East 45th st. Plan No. 2461.

69TH ST, 20 East, s w cor Madison av, new partitions, window and skylight to 4-sty brick stores and dwelling; cost, \$650; owner, Cleveland Moffett, 153 East 56th st; architect, Frank Hantsle, 81 East 125th st. Plan No. 2544.

71ST ST, 71 East, masonry to 5-sty brick dwelling; cost, \$500; owner, Geo. S. Brewster, 71 East 71st st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 2514.

72D ST, 230 East, masonry and new plumbing to 4-sty brick dwelling; cost, \$1,000; owner, Bessie Peckelman, 3505 Broadway; architect, Samuel Levingson, 39 West 38th st. Plan No. 2445.

75TH ST, 332-336 East, new elevator and shaft to 3-sty brick bakery; cost, \$500; owner, Shultz Bread Co., 26 Beaver st; architects, Stone & Elliott, Walton st, Jamaica, L. I. Plan No. 2496.

75TH ST, 541-543 East, masonry and steel to 1-sty brick stable and wagon room; cost, \$500; owner, John Blumers, 535 East 75th st; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 2498.

76TH ST, 26 East, new lighting, heating and plumbing to 5½-sty brick dwelling; cost, \$7,000; owner, Thos. G. Condon, Tuxedo Park, N. Y.; architect, Harry Schoonmaker, 103 Park av. Plan No. 2533.

86TH ST, 47 West, new plumbing and partition to 4-sty brick dwelling; cost, \$150; owner, Frederick Joseph, 47 West 86th st; architect, Edward Glas, 198 Broadway. Plan No. 543.

87TH ST, 168-180 East, and 1538 3d av, erect organ lofts to 1-sty brick theatre; cost, \$500; owner, Loew's Theatrical Enterprises, 260 West 42d st. Plan No. 2549.

89TH ST, 28 West, alter residence into 2-sty brick dentist's office and residence; cost, \$5,000; owner, Dr. Jos. M. Levy, 1277 Madison av; architect, Edward I. Shire, 373 4th av. Plan No. 2487.

92D ST, 148 East, s e cor Lexington av, new flooring and partitions to 4-sty brick Young Men's Hebrew Assn.; cost, \$5,000; owner, Y. M. H. A., Felix M. Warburg, president, 52 William st; architect, Raphael Prager, 149 Broadway. Plan No. 2523.

99TH ST, 108 West, 1-sty addition in height to 3-sty brick store and storage; cost, \$1,500; owner, Valentine Wille, 1839 Harrison av; architect, Alfred C. Wein, 188 West 101st st. Plan No. 2484.

112TH ST, 237 East, new store front to 3-sty brick store and dwelling; cost, \$500; owner, Samuel Feinstein, 237 East 112th st; architect, Wm. Kurtzer, 192 Bowery. Plan No. 2545.

113TH ST, 84 East, new store to 5-sty brick store and tenement; cost, \$650; owner, Wm. Mitchell, 44 Wall st; architect, Wm. H. Birkmire, 1133 Broadway. Plan No. 2510.

115TH ST, 440 East, new stairs to 3-sty brick tenement; cost, \$100; owners, Agalsia Quartillo & Enrico Bandino, 106 44th st, Corona, L. I.; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 2492.

117TH ST, 409 East, new stairs to 4-sty brick tenement; cost, \$100; owner, Anna De Louise, 408 East 118th st; architect M. W. Del Gaudio, 401 East Tremont av. Plan No. 2493.

117TH ST, 249-251 East, masonry, plumbing and new partitions to 3-sty brick day nursery; cost, \$900; owner, Silver Cross Day Nursery, Inc., 30 East 42d st; architect, Geo. M. Pollard, 127 Madison av. Plan No. 2441.

123D ST, 221-223 East, masonry, new partition and dumbwaiter shaft to 5-sty brick store and tenement; cost, \$5,000; owner, Albert E. Smith, 142 East 13th st; architect, Otto Reissmann, 30 1st st. Plan No. 2478.

125TH ST, 73 West, new stairs and dumbwaiters to 2-sty brick restaurant; cost, \$1,000; owner, Estate of Susan B. Hoagland, Oliver G. Vanderbilt, exr., 37 Liberty st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 2444.

125TH ST, 362-372 West, new marquee to 3-story brick theatre; cost, \$3,000; owner, Joseph Weber, 362 West 125th st; architects, Horenburger & Bards, 122 Bowery. Plan No. 2518.

126TH ST, 238 East, general alterations to 5-sty brick tenement; cost, \$5,000; owner, Louis Stockman, 257 Wyckoff av, Brooklyn; architect, Harry Hurwitz, 270 Grand st. Plan No. 2550.

134TH ST, 201 West, n w cor 7th av, new partition and store front to 4-sty brick store and dwelling; cost, \$150; owners, Beadleston & Woerz, 291 West 10th st; architect, Robt. Skrivan, 50 East 125th st. Plan No. 2481.

134TH ST, 89 West, new partitions and reset stairs to 4-sty brick store and apartments; cost, \$100; owner, James C. Thomas, 89 West 134th st; architect, E. R. Williams, 461 Lenox av. Plan No. 2482.

145TH ST, 258-260 West, F. P. storeroom to 3-sty brick theatre; cost, \$25; owner, The 145th St. Theatre Co., 1493 Broadway; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 2471.

145TH ST, 155-157 West, change partition to 6-sty brick stores and tenement; cost, \$240; owner, J. N. Rosenberg, 170 Broadway; architect, Louis S. Fortnett, 260 West 128th st. Plan No. 2536.

AV A, 1425, alter stable into 5-sty brick lofts; cost, \$3,000; owner, The Improved Tenement Co., Max Larschan, Pres., 80 Maiden lane; architects, Stever & Vander Clute, 33 West 42d st. Plan No. 2499.

AV D, 78, masonry, new flooring and beams to 2-sty brick office and repair shop; cost, \$6,000; owners, Wendel Estate, Jno. G. Wendel, Exec., 158 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 2490.

BOWERY, 336, 6,000-gal. roof tank to 8-sty brick store and lofts; cost, \$350; owner, Nathaniel Lyons, 190 Bowery; architect, Julius Rosenwach, 181 Cherry st. Plan No. 2511.

BROADWAY, 1596-1602, enlarge ballroom to 10-sty brick offices and restaurant; cost, \$11,000; owner, Mecca Realty Co., Jesse Froelich, Pres., Broadway and 56th st; architects, Eisen-drath & Horwitz, 500 5th av. Plan No. 2500.

BROADWAY, 4255-4257, s w cor 181st st, new store front to 2-sty brick stores, offices and moving picture show; cost, \$1,000; owner, August Kuhn, 141 Broadway; architect, Henry E. Hall, 2390 Morris av. Plan No. 2459.

BROADWAY, 2389-2395, s w cor 88th st, new door and show window to 7-sty brick stores and apartments; cost, \$160; owner, Oceanic Investing Co., 49 Wall st; architect, Constantine Agrons, 526 West 130th st. Plan No. 2551.

BROADWAY, 1245½, s w cor 31st st, new store front to 5-sty brick offices and stores; cost, \$300; owner, Estate of Joseph Wechsler, 149 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 2535.

BROADWAY, 1157, mezzanine floor to 3-sty brick stores and lofts; cost, \$250; owner, Chas. Moran, 68 William st; architect, Henry Z. Harrison, 61 West 117th st. Plan No. 2534.

CLAREMONT AV, 15, new plumbing to 10-sty brick tenement; cost, \$1,000; owner, Louis Ottmann, s w cor 72d st and Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2448.

LEXINGTON AV, 575, n e cor 51st st, masonry to 4-sty brick dwelling; cost, \$300; owner, Thos. J. Ambrose, 575 Lexington av; architect, Robt. A. Fash, 163 West 20th st. Plan No. 2553.

MADISON AV, 319-321, remove partition to 2-sty brick store; cost, \$50; owner, Alexander Wilson, 319-321 Madison av; architect, Tremont Architectural Co., 401 East Tremont av. Plan No. 2513.

MADISON AV, 1770, n w cor 116th st, masonry to 7-sty brick stores and tenement; cost, \$75; owners, Halesco Realty Co., 780 1st av; architect, Geo. W. Spitzer, 132 East 23d st. Plan No. 2531.

2D AV, 126, masonry, steel and new skylights to 5-sty brick theatre and dwelling; cost, \$4,000; owners, Stuyvesant Estate, 49 Wall st; architect, Harold L. Young, 1204 Broadway. Plan No. 2537.

3D AV, 2238-2240, masonry to 4-sty brick store; cost, \$5,000; owners, I. Blyn & Sons, New York City; architect, Edward J. Clark, 110 East 121st st. Plan No. 2483.

3D AV, 1964, s w cor 108th st; alteration to 4-sty brick store and tenement; cost, \$100; owner, Wm. M. Walker, 1964 3d av; architect, Lewis Leining, Jr., 160 5th av. Plan No. 2474.

3D AV, 1962, alterations to 4-sty brick store and tenement; cost, \$50; owner, Henry Rosenfeld, 1962 3d av; architect, Lewis Leining, Jr., 160 5th av. Plan No. 2473.

3D AV, 1358, new plumbing to 4-sty brick store and tenement; cost, \$160; owner, Leonard Weill, 128 Broadway; architect, Chas. Stegmayer, 169 East 91st st. Plan No. 2509.

3D AV, 2034, s w cor 112th st, new show windows to 3-sty brick stores and photo gallery; cost, \$250; owner, Henry Morris, 2034 3d av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2554.

5TH AV, 233, n e cor 27th st, reset store fronts to 5-sty brick stores and offices; cost, \$30; owner, Chas. A. Coe, 69 Wall st; architect, Frank Schreiber, 157 Worth st. Plan No. 2453.

5TH AV, 657, n e cor 52d st, fireproof elevator shaft to 8-sty brick stores and lofts; cost, \$1,800; owner, Nathaniel L. McCready, 38 Wall st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 2516.

5TH AV, 716, 2 West 56th st, new stairs and show window to 5-sty brick stores and offices; cost, \$2,500; owner, Chas. W. Schumann, Sherman Sq. Hotel, 71st st and Broadway; architects, Werner & Windolph, 27 West 33d st. Plan No. 2558.

5TH AV, 657-659, n e cor 52d st, new doors and partition and store front to 8-sty brick lofts; cost, \$1,000; owner, Nathaniel L. McCready, 38 Wall st; architect, Emile W. Grant, 36 East 23d st. Plan No. 2524.

6TH AV, 1004-1012, s e cor 57th st, new stores, masonry and steel to 7-sty brick stores and studios; cost, \$13,000; owner, Guardian Holding Co., Livingston D. Smith, vice-president, 1256 Broadway; architect, August N. Allen, 2 West 45th st. Plan No. 2515.

6TH AV, 480, s e cor 29th st, masonry and new store fronts to 4-sty brick store and office; cost, \$1,000; owner, Chas. W. Wetjen, Closter, N. J.; architect, Isidor Kaplan, 575 Westchester av. Plan No. 2480.

7TH AV, 361, n e cor 30th st, new plumbing and partition to 4-sty brick tenement; cost, \$250; owners, Estate of Morris Littman, 220 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2475.

7TH AV, 341, n e cor 29th st, new store fronts and masonry to 4-sty brick hotel and laundry; cost, \$350; owner, Jas. Todd, 427 6th av; architects, Robt. Christie & Son, 308 West 20th st. Plan No. 2463.

7TH AV, 2513, remove partitions to 6-sty brick stores and tenement; cost, \$200; owner, E. & C. Realty Co., Jacob Lewis, vice-president, 299 Broadway; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2503.

8TH AV, 2363-2365, new seating to 1-sty brick stores and moving picture theatre; cost, \$100; owner, Harry J. Jacobs, 2363 8th av; architects, Horenburger & Bards, 122 Bowery. Plan No. 2519.

DeWITT CLINTON PARK, 92 e of e s of 12th av x 126 n of West 52d st, 1-sty addition to recreation building; cost, \$16,000; owner, City of New York, Dept. of Parks; architect, Jaros Kraus, Municipal Bldg. Plan No. 2472.

Borough of the Bronx.

HOFFMAN ST, 2406, 1-sty frame extension, 6.8x44.4, to 2-sty frame stores and dwelling; cost, \$1,000; owner, Antonio Marino, 688 Morris av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 354.

Electric Efficiency

The advantages of our Electric Service for power compared with the disadvantages of other methods, should convince you at once of the desirability of this service.

The necessity of very little attention to motors, no adjustments, cleanliness, consequent economy in operation and hiring help and the ability to withstand large overloads—these are all overwhelming advantages.

Call on our experts for advice, without charge, which will help you reduce your operating costs.

The
United Electric
Light & Power Co.

Electric Service for Light and Power

General Offices

130 East 15th Street
Phone: 4980 Stuyvesant

Branch Office and Show Room
138 Hamilton Place
Phone: 4000 Audubon



New Generating Station

One of the largest in the world

W. 201st St. & Ninth Ave.

at the Harlem River

Plans Filed—Alterations—Bronx (Continued.)

HOFFMAN ST, 2408, 1-sty frame extension, 16.2x4.10, to 2-sty frame store and dwelling; cost, \$500; owner, Antonio Marino, 688 Morris av.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 355.

ITTNER PL, n w cor Park av, new iron stairs, new girders, new columns, &c., to 5-sty brick factory; cost, \$2,000; owner, Emil Tallman, 4071 Park av.; architect, Wm. Koppe, 830 Westchester av. Plan No. 359.

149TH ST, 456, remove encroachments to 5-sty brick stores and tenement; cost, \$500; owner, J. & M. Haffen Brew Co., 392 East 152d st.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 356.

161ST ST, 725 East, 1-sty brick extension, 21x2 to 2-sty brick store and dwelling; cost, \$600; owner, Solomon Solinka, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 357.

169TH ST, s w cor Stebbins av, remove encroachments to 3-sty frame store and dwelling; cost, \$500; owner, Annie Shay Piquet, Freeport, L. I.; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 353.

174TH ST, s s, 121.9 w 3d av, 1-sty brick extension, 5x13.8, new stage, new booth to 1-sty brick nicolette; cost, \$300; owner, L. Weinstock, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 350.

LONGWOOD AV, 871, new show windows, new beams, &c., to 5-sty brick store and tenement; cost, \$2,500; owner, Geo. F. Johnson, 212 5th av.; architect, Carl J. Itzel, 847 Freeman st. Plan No. 362.

LONGWOOD AV, 879 & 883, new show windows, new beams to two 5-sty brick stores and tenements; cost, \$2,500; owner, Geo. F. Johnson, 212 5th av.; architect, Carl J. Itzel, 847 Freeman st. Plan No. 363.

ST. ANN'S AV, n e cor 140th st, 1-sty brick extension, 5x19, to 5-sty brick store and tenement; cost, \$300; owner, John Eggers, 2973 Perry av.; architects, B. H. & C. N. Whinston, 3d av and 148th st. Plan No. 360.

SOUTHERN BOULEVARD, 553, new store front, new plumbing to 5-sty brick store and tenement; cost, \$500; owners, Anton Hupfels Sons, 161st st and 3d av.; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 358.

VILLA AV, e s, 121.6 s Van Cortlandt av, new partitions, new plumbing to 3-sty frame store and dwelling; cost, \$250; owner, S. Amanna, 24 East 198th st.; architect, Henry F. J. Koedding, 63 East 177th st. Plan No. 351.

WASHINGTON AV, 1857, new bake oven, new partitions to 6-sty brick stores and tenement; cost, \$500; owners, Weil & Mayer, 5 Beekman st.; architect, Benjamin Rasewitz, 5 Beekman st. Plan No. 349.

WASHINGTON AV, w s, 72 n 183d st, two 3-sty frame extensions, 11x17.4, 9x27.8, and build 1-sty upon 2-sty frame dwelling; cost, \$2,000; owner, Church of Our Saviour, Rev. Francis P. Duffy, 407 West 14th st, rector; architect, Thos. J. Duff, 407 West 14th st. Plan No. 361.

WILLIS AV, 297, new store front to 2-sty brick store and dwelling; cost, \$500; owner, Robt. Loewy, 2721 3d av.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 352.

Brooklyn.

ASHLAND PL, 149, interior alterations to 3-sty dwelling; cost, \$1,500; owner, W. H. Dowling, Ashland and Hanson pl.; architect, Albert Ulrich, 371 Fulton st. Plan No. 4451.

COLUMBIA ST, 289, interior alterations to 4-sty tenement; cost, \$450; owner, W. T. Liddale, on premises; architect, Wm. F. Muller, 173 Court st. Plan No. 4492.

DEGRAUW ST, 140, interior alterations to 3-sty tenement; cost, \$200; owner, Emilio Brown, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4466.

DIKEMAN ST, 6, extension to 2-sty shop; cost, \$1,600; owner, Peter O'Neil, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 4406.

ECKFORD ST, 260, interior alterations to 2-sty dwelling; cost, \$200; owner, Adam Bennett, 190 Greenpoint av.; architect, Geo. Dukeman, 102 Java st. Plan No. 4525.

FENIMORE ST, 176, extension to 2-sty dwelling; cost, \$900; owner, Saml. Reynolds, on premises; architect, Jas. A. Brock, 865A Gates av. Plan No. 4499.

FULTON ST, 422, exterior alterations to 5-sty store; cost, \$900; owners, Abraham & Strauss, on premises; architect, Waldo E. Palmer, 222 West 23d st. Plan No. 4380.

FULTON ST, 422, exterior alterations to 5-sty store; cost, \$800; owners, Abraham & Strauss, on premises; architect, Waldo E. Palmer, 222 West 23d st. Plan No. 4379.

GOLD ST, 79, plumbing to 4-sty tenement; cost, \$300; owner, Hattie T. Nichols, Hotel Lenon, N. Y.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4394.

GRAFTON ST, 93, interior alterations to 3-sty tenement; cost, \$300; owner, Peter Karp, 600 5th av.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4475.

HANSON ST, 141, interior alterations to 2-sty dwelling; cost, \$300; owner, Louis Meltzer, 24 Moore st.; architect, Lew Keon, 9 Debevoise st. Plan No. 4405.

HENDRIX ST, 71, interior alterations to 2-sty dwelling; cost, \$1,200; owner, C. Henken, 290 Jamaica av.; architect, L. F. Schillinger, 167 Van Sielen av. Plan No. 4354.

HOPKINS ST, 211, extension to 1-sty garage; cost, \$2,500; owner, Carl Baun, 738 Broadway; architect, John H. Holler, Jr., 989 Bedford av. Plan No. 4465.

LEONARD ST, 533, plumbing to 2-sty school; cost, \$1,600; owner, City of N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 4441.

LUQUEER ST, 63, interior alterations to 3-sty tenement; cost, \$300; owner, Luigi Cippule, 28 Woodhull st.; architect, E. H. Scally, 527 Henry st. Plan No. 4456.

LYNCH ST, 238, extension to 3-sty tenement; cost, \$400; owner, Malka Alperovitz, 104 Meserole st.; architect, Tobias Goldstone, 49 Graham av. Plan No. 4547.

McDOUGALL ST, n e cor Rockaway av, interior alterations to 3-sty school; cost, \$3,200; owner, City of N. Y.; architect, W. H. Devoe, 131 Livingston st. Plan No. 4382.

MONITOR ST, 18, move 2-sty office and dwelling; cost, \$1,000; owner, John J. Slattery, 241 Jackson st.; architect, G. H. Madigan, 243 Withers st. Plan No. 4474.

PEARL ST, 267, interior alterations to 3-sty tenement; cost, \$250; owner, Nicolo Carmelo, 44 Downing st, Manhattan; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4481.

POWELL ST, 464, exterior alterations to 2-sty dwelling; cost, \$500; owner, Victor Larkin, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4375.

SCHOLES ST, 299, interior alterations to 1-sty factory; cost, \$500; owner, High Ground Iron Works, on premises; architect, Philip Staab, 248 St. Nicholas av. Plan No. 4468.

SUMMIT ST, 93, interior alterations to 3-sty tenement; cost, \$200; owner, Raffaele Torte, on premises; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 4544.

UNION ST, 181, interior alterations to 3-sty school; cost, \$2,000; owner, City of N. Y.; architect, W. H. Devoe, 131 Livingston st. Plan No. 4381.

WILSON ST, 52, exterior alterations to 5-sty factory; cost, \$500; owner, Chas. H. Fuller, 48 Wilson st.; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 4421.

WILSON ST, 185, interior alterations to 2-sty garage; cost, \$3,500; owner, Louis Levy, 147 Stockton st.; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 4420.

WYONA ST, 248, extension to 2-sty dwelling; cost, \$200; owner, Jas. Talienirk, on premises; architect, Max Cohn, 510 Lincolnwood st. Plan No. 4429.

NORTH 10TH ST, 262, interior alterations to 3-sty tenement; cost, \$200; owner, Amelia Meyer, 14 Devoe st.; architect, David A. Lucas, 98 3d st. Plan No. 4396.

16TH ST, 198, extension to 2-sty factory; cost, \$1,200; owner, John A. Kolle, 273 Prospect av.; architect, W. H. Wirth, 358 17th st. Plan No. 4346.

BAY 35TH ST, 158, raise 2-sty dwelling; cost, \$1,200; owner, Emma E. Kopf, on premises; architect, Andrew C. Kopf, Jr., on premises. Plan No. 4484.

AV O, 5648, move 2-sty frame dwelling; cost, \$500; owner, Domenico Vigarolo, 5400 Av O; architect, Robert T. Schaefer, 1526 Flatbush av. Plan No. 4502.

ALABAMA AV, 219, extension to 1-sty shed; cost, \$250; owner, Harry Cohen, on premises; architect, Morris Rothstein, 627 Sutter av. Plan No. 4364.

BUFFALO AV, 58, interior alterations to 3-sty tenement; cost, \$150; owner, Andis A. Swenson, 208 South Oxford st.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4393.

BUSHWICK AV, 1588, interior alterations to 1-sty theatre; cost, \$300; owner, Herman Weingarten, 53 Sunnyside av.; architect, A. E. Kunzie, 182 Harmon st. Plan No. 4378.

BUSHWICK AV, 1632, extension to 3-sty hotel; cost, \$500; owner, Evergreen Brewery, on premises; architect, Carl L. Otto, 45 Bway, Manhattan. Plan No. 4537.

CARLTON AV, 399-401, interior alterations to 3-sty garage; cost, \$500; owner, Wm. J. Dufey, 7 Maiden Lane, Manhattan; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 4397.

LEWIS AV, n w cor Decatur st, interior alterations to 3-sty school; cost, \$1,600; owner, City of N. Y.; architect, W. H. Devoe, 131 Livingston st. Plan No. 4384.

LIBERTY AV, 450, extension to 2-sty club; cost, \$500; owner, Ex-Firemen's Ass'n, on premises; architect, L. F. Schillinger, 167 Van Sielen av. Plan No. 4352.

NOSTRAND AV, 566, interior alterations to 2-sty dwelling; cost, \$1,500; owner, Jos. Petioni, 570 Nostrand av.; architect, R. G. Stadler, 362 East 156th st, Manhattan. Plan No. 4493.

PATCHEN AV, 125, store front to 3-sty tenement; cost, \$500; owner, Anna N. Meddegardts, 127 Macon st.; architect, Wm. A. Muller, 31 Belvedere st. Plan No. 4347.

PITKIN AV, 1801, interior alterations to 5-sty tenement; cost, \$400; owner, Sigmund Manne, 1468 Eastern parkway; architect, S. B. Eisendrath, 500 5th av, Manhattan. Plan No. 4437.

UNION AV, 74, exterior alterations to 3-sty school; cost, \$2,000; owner, City of N. Y.; architect, W. H. Devoe, 131 Livingston st. Plan No. 4385.

2D AV, 664, plumbing to 1-sty office; cost, \$100; owner, N. Y. Municipal R. R. Corp., 85 Clinton st.; architect, same. Plan No. 4370.

3D AV, 871, extension to 4-sty tenement; cost, \$850; owner, Silvio Rosanelli, 859 3d av.; architect, Chas Braun, 459 41st st. Plan No. 4443.

5TH AV, 5504, interior alterations to 3-sty tenement; cost, \$800; owner, John Blohm, on premises; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 4434.

5TH AV, 5817, extension to 2-sty theatre; cost, \$5,000; owner, Elias Meyer, 5819 5th av.; architect, F. W. Eisenla, 16 Court st. Plan No. 4355.

5TH AV, 5305, exterior alterations to 4-sty tenement; cost, \$400; owner, Louis Rubin, 4915 5th av.; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4526.

7TH AV, 227, plumbing to 4-sty school; cost, \$3,200; owner, City of N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 4446.

8TH AV, 52, interior alterations to two 5-sty dwellings; cost, \$25,000; owner, H. R. Begalin, on premises; architect, W. Flanagan, 118 East 28th st, Manhattan. Plan No. 4342.

15TH AV, s e cor 72d st, plumbing to 3-sty school; cost, \$1,200; owner, City of N. Y.; architect, W. H. Devoe, 131 Livingston st, Plan No. 4385.

Queens

ARVERNE.—Gaston av, e s, 902 s Boulevard, alteration to hotel; cost, \$200; owner, Arverne Realty Co., premises. Plan No. 1380.

BAYSIDE.—2d pl, n w cor Bayside drive, interior alterations to barn; cost, \$800; owner, Eliz. Rodmann, premises. Plan No. 1384.

BAYSIDE.—Broadway, s s, 150 n Bell av, interior alterations to hall; cost, \$1,500; owner, Central Brewing Co., 67th st and East River, Manhattan. Plan No. 1373.

BROOKLYN MANOR.—Jamaica av, n s, 50 w Willard st, interior alterations to moving picture show; cost, \$100; owner, Brooklyn Manor Amusement Co., 1796 Jamaica av, Brooklyn Manor. Plan No. 1379.

BROOKLYN HILLS.—Brandon st, e s, 223 e Freedom av, plumbing to dwelling; cost, \$60; owner, N. Whittick, premises. Plan No. 1438.

COLLEGE POINT.—7th av, 851, new plumbing in dwelling; cost, \$115; owner, M. Bloch, premises. Plan No. 1400.

COLLEGE POINT.—11th st, 20, new plumbing; cost, \$105; owner, C. Krampe, premises. Plan No. 1401.

CORONA.—Corona av, w s, 45 s Shopoler av, plumbing in dwelling; cost, \$75; owner, P. Albert, premises. Plan No. 1394.

CORONA.—Sycamore av, w s, 100 n Shell rd, plumbing to dwelling; cost, \$50; owner, M. Cannon, premises. Plan No. 1447.

ELMHURST.—8th st, s w cor Whitney av, interior alterations to dwelling; cost, \$200; owner, A. S. Douglas, premises. Plan No. 1444.

EVERGREEN.—Hancock st, 1612, plumbing to dwelling; cost, \$100; owner, Christ Schneider, premises. Plan No. 1418.

FAR ROCKAWAY.—Central av, n s, 200 e Clark av, interior alterations to dwelling; cost, \$900; owner, C. A. Whitson, premises. Plan No. 1409.

FAR ROCKAWAY.—Central av, n s, 200 e Clark av, interior alterations to stable; cost, \$900; owner, C. A. Whitson, premises. Plan No. 1410.

FLUSHING.—Main st, 1, electric sign on store; cost, \$100; owner, J. H. Underhill, premises. Plan No. 1407.

FLUSHING.—Linwood st, s s, 200 w Percy st, 1-sty frame extension, 14x20, rear dwelling, tin roof; cost, \$1,000; owner, P. Bang, Farrington st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1395.

FLUSHING.—Lincoln st, 319, plumbing in dwelling; cost, \$200; owner, P. Bang, premises. Plan No. 1377.

FLUSHING.—Lincoln st, 273, plumbing in dwelling; cost, \$175; owner, Mrs. Harbourne, premises. Plan No. 1378.

FLUSHING.—Cypress av, 217 West, plumbing to dwelling; cost, \$100; owner, Mrs. Schwaible, premises. Plan No. 1459.

FLUSHING.—Main st, 82, 1-sty frame extension, 27x18, rear bank, new plumbing, general interior alterations; cost, \$15,000; owner, Bank of Long Island, Jamaica; architect, Wallace McCrea, East 15th st, Manhattan. Plan No. 1452.

FLUSHING.—Congress av, w s, 100 n Park pl, plumbing to dwelling; cost, \$50; owners, Gaumont & Co., premises. Plan No. 1450.

JAMAICA.—Guniberg pl, w s, 150 n Rockaway rd, gas piping to dwelling; cost, \$50; owner, D. Austin, Jamaica. Plan No. 1436.

JAMAICA SOUTH.—Jamaica av, e s, 75 n Miller st, plumbing to dwelling; cost, \$100; owner, M. McCabe, premises. Plan No. 1433.

JAMAICA.—Hillside av, n s, 20 w Jeffrey av, plumbing to dwelling; cost, \$90; owner, B. D. Hooper, premises. Plan No. 1455.

JAMAICA.—Fulton st, n w cor Washington av, interior alterations to store; cost, \$1,200; owner, Jayson Realty Co., premises; architect, Hans Liebau, Jamaica. Plan No. 1456.

JAMAICA.—Rockaway rd, 144, 1-sty frame extension, 10x24, front dwelling, tin roof; cost, \$300; owner, J. McKay, premises. Plan No. 1403.

L. I. CITY.—Steinway av, w s, 350 n Broadway, interior alterations to dwelling; cost, \$800; owner, G. E. Clay, premises. Plan No. 1383.

L. I. CITY.—Vernon av, s w cor Paynter av, 1-sty brick extension, 25x41, side 4-sty tenement, tin roof, interior alterations; cost, \$6,000; owner, Consumers Brewing Co., 54th st and Av A, Manhattan; architect, L. A. Horune, 405 Lexington av, Manhattan. Plan No. 1406.

L. I. CITY.—Sherman st, 22, new foundation to tenement, interior alterations; cost, \$1,000; owner, L. Landessi, 113 Marion st, L. I. City. Plan No. 1398.

L. I. CITY.—2d av, 645, 1-sty frame extension, 6x4, front dwelling, tin roof; cost, \$100; owner, J. White, 19 Meyers av, Winfield. Plan No. 1404.

L. I. CITY.—Van Alst av, n w cor Paynter av, 1-sty brick extension, 13x14, side 1-sty dwelling, interior alterations; cost, \$3,500; owner, Consumers Brewing Co., 54th st, Manhattan; architect, L. A. Horune, 405 Lexington av, Manhattan. Plan No. 1405.

L. I. CITY.—9th av, 18, 2-sty brick extension, 12x8, rear tenement; cost, \$600; owner, V. Schultz, premises; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 1368.

L. I. CITY.—Pearsall st, 183-185, new plumbing in two dwellings; cost, \$250; owner, J. A. Westlinsky, premises. Plan No. 1408.

L. I. CITY.—2d av, e s, 200 s Flushing av, 1-sty frame extension, 6x8, rear dwelling, tin roof, new plumbing; cost, \$600; owners, Gaetano Bros., premises; architect, John Grady, 265 8th av, L. I. City. Plan No. 1454.

L. I. CITY.—Star av, s w cor Borden av, new plumbing to factory; cost, \$500; owner General Vehicle Co., premises. Plan No. 1451.

