

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, NOVEMBER 7, 1914

## UPSTATE COUNTIES THRIVING OFF THE CITY

Unjust Taxes Imposed Upon the City of New York by the Assessors of the Taxing Districts in the Catskill Watershed

By IRA J. ETTINGER

Executive Secretary, United Real Estate Owners' Associations

ONE of the most important subjects which is now engaging the attention of the Taxation Committee of the United Real Estate Owners' Associations is the grave and serious injustice done to the City of New York by the local assessors in about twenty towns in which the aqueduct property recently acquired by the City of New York is situate, in placing assessments against the City of New York in utter disregard of the value of the property and including in such valuations dams and aqueducts above or below the ground including in many cases tunnels far beneath the surface and taking the cost of the construction as the basis for the assessment.

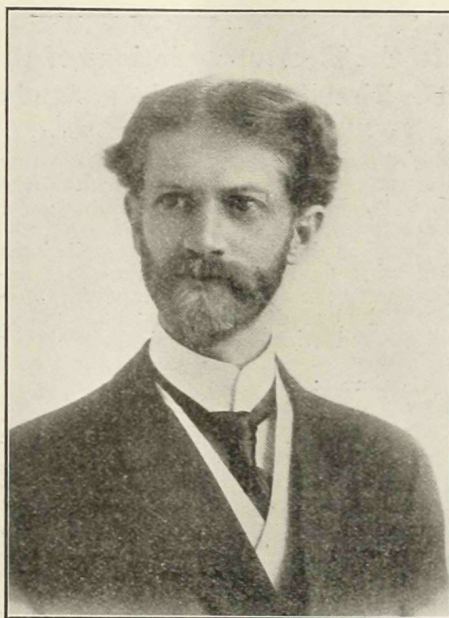
This unjust imposition affects every taxpayer in the city. For the year 1913 increases in assessed valuation amounted to twenty-two and a half millions of dollars upon the holdings which the city acquired for the Catskill water supply purposes alone; and this increase represents solely the value of construction work and reflects no increased worth in the land.

In the whole United States there are only two commonwealths, namely, Massachusetts and New York, where such a species of taxation exists. In the State of New Jersey it has always been the law, as it has been in all of the other commonwealths, that a water supply is a public necessity and must be provided by the State for the people of its separate municipalities, in order to enable them to exist. Under the old common law no property used for water supply in the State of New York was taxed, no matter where it was located in the State, but this was changed by Chapter 502 of the Laws of 1866, which was incorporated in the Consolidated Laws of 1882, and was subsequently re-enacted in the Greater New York Charter as Section 480.

### Where the Trouble Began.

The protecting clause in Section 480 of the Greater New York Charter was stricken out in the year 1901, and this has been the origin of all our present difficulties. When the General Tax Law of 1909 was passed it was claimed that it repealed all previous laws including the Charter provision with the result that each of these separate towns has imposed upon the City of New York a different rule of assessment. And as was stated in the brief of the Corporation Counsel of the City of New York in connection with the amendment proposed in the Legislature in the year 1913: "We have the unusual spectacle of municipal corporations, creatures of the State, governed and controlled by the Legislature, engaged in bitter and costly litigation at the expense of the taxpayers of each community, all of whom are citizens and residents of this State, and each of whom are entitled to exact and equal justice at the hands of the Legislature."

In the State of Massachusetts it was not until 1903 that a law was passed which made the land, but exclusive of constructions, assessable for purposes of such taxation; and this law was adopt-



IRA J. ETTINGER.

ed because the City of Boston extended its municipal water supply system and reached out to bring in streams and impound them for the purpose of supplying its population; and land taken for the water system was placed upon the tax list.

### Failure of Relief Measures.

During the session of the New York Legislature in the year 1913 a bill was introduced amending the Tax Law providing that all lands heretofore or hereafter acquired for the purpose of a water supply by any municipal corporation within the limits of another municipal corporation shall hereafter be assessed and taxed at the value of said lands exclusive of all dams, aqueducts and other structures necessary for the purpose of a water supply and it was therein provided that in the valuation of said lands the assessors shall treat all lands flooded by the construction of dams, or used for the purpose of storing or impounding waters thereon, as land not under water, but despite all of the efforts put forth by the City of New York and its representatives and notwithstanding the argument presented by President Charles Strauss, of the Board of Water Supply, before the joint Committee on Taxation and Retrenchment, the bill failed of passage and the old confused and unjust system has continued to this very day.

The brief of the Corporation Counsel recites that there are pending in the courts in the counties of Westchester and Putnam one hundred and twenty certiorari proceedings to review the inequalities and over-valuations of the assessment of the lands of the City of New York in fifteen different tax districts. These over-valuations occur on property of the City of New York that contains no structures because of the idea in the minds of the various assessors that the City of New York is a rich municipality because it is deemed just

and proper to extract as much money from the City of New York as a taxpayer as is possible and to make the tax burden upon the City of New York as heavy as the ingenuity of the local assessor might devise.

Because of the uncertainty of the law and the decisions of the courts upon the subject the assessors also claim the right to assess the aqueduct structures, although Supreme Court Justice Morschauer, sitting in Orange County, decided that the aqueduct structures were not assessable, which decision has since been affirmed by the Appellate Division, an appeal having been taken to the Court of Appeals which has not yet rendered its opinion in the matter.

### Specific Cases of Injustice.

To show the real injustice that has been practiced upon the City of New York by the different communities a few glaring instances, taken from the memorandum of the Board of Water Supply will now be cited:

In the Town of Mt. Pleasant, Westchester County, parcel 803, consisting of 43 acres, was assessed in 1910 at \$21,945, an average of \$500 an acre. The assessment against the former owner who parted with the property the year before the city acquired it, was at the rate of \$100 an acre.

Parcel 805 was assessed in 1905 at \$500 an acre. The former owner, the year before, was assessed at only \$92 an acre.

In the Town of Cortlandt, Westchester County, the average assessment per acre against the citizens is \$716, while the assessment against the City of New York is \$4,348. The City of New York owns 5 per cent. of the area and pays 23 per cent. of the taxes.

In the Town of Gardiner, Ulster County, parcel 221 is known as the Deyo Farm. It consists of 160 acres; the city took 8½ acres, and while the assessment of \$4,300 was placed against the former owner upon the entire 160 acres in 1907, the city, on taking title, was assessed \$3,225. In this town in 1908 the assessment was \$18.74 per acre; when the City of New York came in there the assessment was increased to \$375 per acre upon all the land to which the City of New York took title.

In the Town of Philipstown, Putnam County, the assessment on the identical lands was increased from \$68,803 in 1912 to \$3,030,203 in 1913. This assessment was protested by the city on Grievance Day, and a bill was later rendered to the Board of Water Supply for the 1913 taxes for \$490,321; the payment of these taxes has been withheld by the city pending the result of certiorari proceedings.

### What Yonkers Has Done.

In the City of Yonkers the assessment was increased from \$750,550 in 1913 to \$19,280,150 for 1914; and payment of these taxes is now the subject of litigation.

These are not exceptional instances; they simply indicate the general spirit of the assessors throughout these counties, resulting in gross injustice to the

City of New York and continued expenditure in litigation.

Just a few more instances of glaring injustice:

In the Town of Kent, Putnam County, the city owns 5 per cent. of the land and pays 50 per cent. of the taxes; in the Town of Patterson, Putnam County, the city owns three-tenths of 1 per cent. of the land and pays 4 per cent. of the taxes; in the Town of North Salem, Westchester County, the city owns 10 per cent. of the land and pays 55 per cent. of the taxes.

In the Town of Kent, Putnam County, the assessment per acre for the private individual is \$18 and the city is assessed \$363 per acre; in the Town of Patterson, Putnam County, the assessment for private individuals is \$68 per acre and the city is assessed \$730 per acre; in the Town of North Salem,

Westchester County, the private individual is assessed at \$116 per acre and the city is assessed at \$842 per acre; in the Town of Cortlandt, Westchester County, the private individual is assessed at \$716 per acre, and the city is assessed at \$4,348 per acre.

In the Town of Olive, Ulster County, the former owner of parcel 31 was assessed in 1907 for \$1,500 and in 1908 the City of New York was assessed for the same parcel the sum of \$17,700; in the same town the former owner of parcel 35 was assessed in 1907 for \$500 and in the year 1908 the City of New York was assessed for the same parcel the sum of \$3,650.

One of the most serious consequences of this unjust taxation is the withholding of the money by the City of New York which these local communities require for their maintenance. The City

of New York refuses to pay any tax which it claims to be illegal, and holds the money whilst litigation is pending in the courts. In the meantime these communities suffer for the lack of the money that the City of New York is compelled to withhold. In his argument before the Legislature the President of the Board of Water Supply said: "Only two or three days ago a representative of one of the Westchester school districts came and asked me to make an exception in that case in order that the schools might be maintained, and stated that unless the payment is made, whether right or wrong, the schools must close."

Until a just and proper rule of assessment is established, which will promote harmony in the relations of the City of New York and these communities, this deplorable condition must continue to exist.

## MILLIONS SAVED FROM THE CITY BUDGET

In Large Part Due to the Recommendations of the Taxpayer Organizations, Which For the First Time Made a Study of the Estimates

NOW that the Board of Estimate has completed its deliberations on the 1915 Budget, it is interesting to note the changes made in the original estimates and the way these reductions were arrived at. In considering these, two important facts stand out. First—The original requests were about \$17,000,000 above the 1914 budget. Second—For the first time in the history of the city, taxpayer organizations made a serious study of the budget and suggested specific, practical changes.

The original departmental estimates showed what it was intended to do in the way of liberal spending. They footed up \$210,000,000. This threatened a tax rate from a little below to a little above \$2.00 in the various boroughs.

In its daily memoranda to the sub-committee of the Board of Estimate the Real Estate Board presented objections on the broad ground of inability of the taxpayer to stand this unprecedented increase in the amount of city expenditure in abnormally hard times. But of even greater importance were the specific recommendations made by the Real Estate Board for reductions in various departments.

The board's recommendations were followed, immediately preceding the Board of Estimate hearings, by distribution of a pamphlet directed to the Board of Estimate and the public, setting forth the city's financial condition and giving the reasons why this was a particularly inopportune time to indulge in anything that savored of extravagance or injudicious spending. This position was again emphasized at the public hearings before the Board of Estimate on October 26 and 27. As the result the figures work out this way, in round numbers:

Original Estimates Sept 1 (including Board of Education) .....	\$210,000,000
Sub-Committee to Board of Estimate Oct. 26.....	204,000,000
Reduction (including Board of Education) .....	\$6,000,000
Amount referred to Board of Estimate .....	\$204,000,000
Passed by Board of Esti- mate .....	199,200,000
Second Reduction .....	\$4,800,000
Original Reduction .....	6,000,000
Total Reduction .....	\$10,800,000

These changes represent (1) a reduction of \$1,600,000 in tax levy deficiency; (2) a reduction of \$700,000 in borough assessments; (3) about \$7,300,000 reduction in various departments, and (4) \$1,100,000 in the debt service.

To the Board of Estimate and its painstaking corps of investigators credit

is, of course, due for these reductions. But the Real Estate Board believes that its suggestions and recommendations had much weight in determining the final result.

The board has therefore compiled the following figures, showing the more important reductions from amounts requested by departments and offices where reductions were asked for in its published recommendations to the Board of Estimate:

Law Department .....	\$37,040
Commissioner of Accounts.....	5,800
Bureau of Weights & Measures .....	8,557
Bureau of Licenses.....	6,642
Borough Presidents .....	780,835
Department of Education (ap- proximately) .....	4,000,000
College of City of New York..	75,991
Hunters College .....	24,020
New York Public Library Bldg.	13,400
Public Recreation Commission.	6,397
Fire Department .....	82,718
Department of Health.....	178,236
Public Charities .....	23,570
Tenement House Department..	13,150
Dept. of Water Supply, Gas & Electricity .....	571,970
Department of Street Cleaning.	165,297
Department of Corrections.....	93,388
Board of Inebriety.....	24,949
Department of Bridges.....	31,614
Department of Docks.....	446,124
Department of Parks.....	83,726
Inferior Courts .....	79,441
New York County.....	53,957
Supreme Court, First Dept....	124,582
Supreme Court, Second Dept., Jurors' Fees .....	40,000
Supreme Court, Maintenance..	4,717
Surrogates Court, Richmond...	2,300
County Clerk, Richmond.....	11,286
Bronx County, Total.....	150,000
King's County, Total.....	7,641
Surrogate, Queens .....	15,830
District Attorney, Queens.....	15,698
County Clerk, Queens.....	50,000
Sheriff, Queens .....	6,716
Total .....	\$7,235,894

These items, with other miscellaneous small amounts, make the \$7,300,000 reduction above referred to.

The importance of these reductions cannot be over-estimated. But the fact must not be lost sight of that even with a Budget of nearly \$200,000,000, the tax rate will be so high as to embarrass many property owners.

This fact will be brought to the attention of the Board of Aldermen, who have yet to go over the budget and have substantial powers for reducing it.

A statement given out by the Real Estate Board explains one cause of the city debt as follows:

### Spending Money on Immigrants.

"One great cause of our financial difficulties lies in the fact that New York is the most important seaport in the United States, and the open door through which immigration enters. The

character of this immigration in the last twenty years has greatly changed. As President Wilson has conclusively shown, the strong, sturdy, self-respecting races of the North of Europe have ceased to send us their people. Such immigrants were an asset the moment they touched the shores of America and seldom, if ever, except through mental or physical misfortune, did they become a burden on the community. There was also in them a strong self-respect that, even though suffering and in poverty, kept them from asking or taking aid from the public authorities.

"These immigrants have been replaced by others of a different character. During the past twenty years the Southern countries of Europe and Poland and Russia have furnished the bulk of our immigration. These were a different class of people, the majority of them extremely poor, accustomed to an absolute and paternal government. Instead of passing through New York to develop the farming lands of the West and build up great and flourishing communities, a large part of them remained in New York, their children to be educated, their sick and feeble to be taken care of, and their poor to become a charge on the community. To them the idea of getting city or private aid was not repugnant, and where the other and sturdier immigrants repulsed the social workers they welcomed them. As the result of this, and very largely through the activities of these social workers and those who sympathize with them, has come the great increase in the expense of the Department of Charities, from \$1,976,000 in 1905, to \$3,772,000 in 1914.

"To this class of people, and to their friends and sympathizers, is also due the largely increased activities of the Department of Health, whose expenditures have increased from \$1,260,000 in 1905, to \$3,621,738.58 in 1914. The same influences have largely affected the Department of Education. This department spent in 1905, \$23,662,731.06, and asks this year \$43,000,000, although the great extension of the religious school system should have greatly relieved the city's public schools.

### Natural Extensions.

"Another important cause that has added to the increase of the budget has been the growth of the city and the natural extension of its governmental functions over additional areas of territory.

"With this extension there must necessarily be new school houses, new police stations and new fire houses, together with the employment of those necessary to operate and maintain them.

"The Real Estate Board realizes all this, but the board submits that in these necessary extensions and improvements too little care has been taken of the public funds.

## UPLIFT AT MOTT HAVEN EXPECTED

Opening of New Subway System Will Have Beneficial Effect on Section—Many Industrial Concerns Located in District

**M**OTT HAVEN, which occupies the southerly section of the Bronx, assumes a new importance as the work on the subway through East 138th street, its main thoroughfare, nears completion. The section of the borough for many years has been an industrial center, but when the new line is in operation it is expected that the district will become one of the important commercial and manufacturing districts in the city.

At the present time there are many different kinds of product manufactured in this section of the Bronx, the magnet which drew the concerns from other sections being the splendid transportation facilities, both by rail and water. The opening of the new subway, however, will create another means of access, as will the New York Connecting Railroad line, when completed. Mott Haven

is a district of elevated systems; the Third avenue bridge, surface lines and vehicular traffic, and the Willis avenue structure performs like service.

The New York Connecting Railroad bridge, now in course of construction, will also form an important link, connecting, as it will, the Bronx with Astoria. The structure consists of a series of spans from Port Morris over Randall's and Ward's Islands and will care for freight as well as passengers. Direct connection from New England to the South and West will be had by means of the Pennsylvania system at Sunnyside yard. Provisions have been made also for the handling of freight to South Brooklyn, and from that point it can be lightered to New Jersey, where other railroad terminals are located. All these improvements, which involve the expenditure of millions of dollars, rebound to the advantage of the Mott Haven sec-

tion, as against only 3,238,859 at 149th street and Third avenue, the average daily traffic at 138th street being 14,062, while at 149th street it was only 9,526, or about two-thirds. The 138th street 'L' station carries more passengers than any other station in the Bronx and more than any other in Manhattan except City Hall, Grand, 59th, 106th and 116th streets.

"If that has been the result of one 'L' station, what will be the effect of four stations on the 138th street cross-town subway now being finished and extending almost from the Harlem to the East River? Two of these 138th street stations will serve what is usually termed 'Mott Haven,' the Mott avenue and the Third avenue, the latter an express station. Mott Haven will then be brought into close connection for a single fare with the entire length of Manhattan and Brooklyn and with the West



PANORAMIC VIEW OF MOTT HAVEN.

boasts of more piano factories and a greater output of pianos than any other place in the United States; but, in addition, there are many large coal and lumber yards, also concerns which manufacture refrigerating machinery, shirt-waists, handkerchiefs, chemicals, paper boxes, plumbing supplies, all kinds of woodworking materials, electrical apparatus, automobiles and supplies, wagons and hardware.

Mott Haven is the focal point of all the Union Railway lines of the Bronx; in addition, there are stations on the New York Central & Hudson River Railroad at 138th street and Park avenue, and on the New Haven, Westchester and Boston lines at Willis avenue and 132d street, which are utilized by the local manufacturers for the shipping and receiving of freight.

While the Harlem River marks the dividing line between Manhattan and the Bronx, still as a barrier to traffic it has been eliminated. Bridges connect the two boroughs, and most of the principal thoroughfares, so that vehicular traffic is cared for; and, in addition, the value of the waterway as a means of transportation remains untouched. The Madison avenue bridge connects that artery with East 138th street, Bronx; the Fourth avenue railroad bridge carries passengers and freight traffic of the New York Central Railroad and affiliated lines; the Second avenue bridge serves the Second and Third avenue ele-

vated and should cause an increased influx of industries.

The Canal Board at a recent meeting approved of 136th street as a location for a new terminal, as nominated in the Barge Canal Terminal Law, and has instructed its secretary to commence negotiations with the Board of Estimate for the acquisition of the necessary lands. The Mott Haven canal, of importance to the wholesale coal dealers, lies between Third and Park avenues and permits the passing of canal barges from the Harlem River as far north as 138th street. The south portion of the canal was laid out in 1850 by Jordan L. Mott.

Albert E. Davis, one-time president of the North Side Board of Trade, and who has been a practising architect at 138th street for twenty-seven years, said this week: "The growth of Mott Haven has not kept pace with other sections of the Bronx, chiefly because of the double fare necessary to reach lower Manhattan. Compare, for instance, the section of 138th street east of Alexander avenue with that west of it. The former is more solidly built up than any section, and why? Because there is a station of the Third avenue 'L' between Alexander and Willis avenues. I said 'more solidly built up'; I mean by that more populous. Records of the elevated traffic during the year ending June 30, 1914, recently published by the Public Service Commission, show that the total number of passengers carried at the 138th street station was

4,781,222, as against only 3,238,859 at 149th street and Third avenue, the average daily traffic at 138th street being 14,062, while at 149th street it was only 9,526, or about two-thirds. The 138th street 'L' station carries more passengers than any other station in the Bronx and more than any other in Manhattan except City Hall, Grand, 59th, 106th and 116th streets.

"If that has been the result of one 'L' station, what will be the effect of four stations on the 138th street cross-town subway now being finished and extending almost from the Harlem to the East River? Two of these 138th street stations will serve what is usually termed 'Mott Haven,' the Mott avenue and the Third avenue, the latter an express station. Mott Haven will then be brought into close connection for a single fare with the entire length of Manhattan and Brooklyn and with the West

Harry C. Bryan, of Williamson & Bryan, in discussing the district, said: "Mott Haven is a most desirable location for manufacturing purposes, not only because building sites are cheap but also on account of the excellent shipping facilities both by water and rail close at hand. The unusual depth of water off Port Morris can enable the largest steamers to dock easily, thereby avoiding a trip down through Hell Gate; and it is only a question of time when dockings will be made at that point."

## DEVELOPMENTS IN FACTORY INSPECTION

Fire Resisting Partitions For Stairways Are Now Being Ordered—  
Superfluous Fire Escapes—Public Hearing on Elevator Rules Called

**R**ECENT developments in the enforcement of the Labor Law deal with fire-drill alarms, stairway enclosures, superfluous exits and fire-escapes. The fire-drill alarms required in buildings by the Labor Law are now being ordered by the Bureau of Fire Prevention of the Fire Department which is directing owners to install an alarm system which will operate the fire-drills required to be held once a month by employers. These orders affect buildings which are more than two stories in height and in which there are more than twenty-five persons employed above the ground floor. The fire-drill alarm is an instance of dual jurisdiction, wherein the Industrial Board of the Labor Department makes the regulations, while the Bureau of Fire Prevention of the city Fire Department issues the orders and enforces the requirements according to section 83-a of the Labor Law.

The fire-drill alarm system includes considerable electrical signaling apparatus, it should be laid out with regard to the permanent exit facilities, it should assist the carrying out of the fire-drill and it should be designed to meet the emergency conditions created by an actual fire. As the fire-drill alarm system is only one item of the complete fire prevention system for a building, it should not be handled independently or without regard to the other parts of the system.

### Enclosed Stairways.

The enclosure of stairways in fireproof or fire-resisting partitions is now being ordered by the Department of Labor in accordance with the definition of these technical terms by the Industrial Board. The stairways are the principal means of escape in nearly all buildings, while the number of work people who may be employed on each floor largely depends upon their capacity. This makes it advisable to have any improvement of stairways properly designed so that the building will receive the fullest credit according to the requirements of the law.

Outside fire-escapes which are not part of the regular exit facilities of a building are subject to the fire-escape provisions of the law. As these fire-escapes may be superfluous means of exit, the owner has the option of removing them. But this step is undesirable, because the Fire Department needs these fire-escapes as an assistance in its extinguishing operations. As a result of objections presented in behalf of owners fully a year ago, the Industrial Board of the Department of Labor has adopted a rule which makes it unnecessary to either remove the fire-escapes or spend money for unnecessary improvements, such as wire-glass windows, new balcony stairs or counter-balanced stairs.

### When a Fire-Escape Is Superfluous.

If a building has other satisfactory means of escape, the fire-escapes are considered superfluous exits, and the Commissioner of Labor withdraws orders affecting such fire-escapes, provided they are structurally safe and provided also, that at the windows leading to such fire-escapes, there are posted proper "not-an-exit" signs. These signs have letters 8 inches high with notices in English, Yiddish and Italian, informing the occupants that the fire-escapes are for the use of the Fire Department only and should not be used either for fire drills or in case of fire.

Owners of buildings in general have had the experience of erecting fire-es-



HON. JAMES M. LYNCH,  
State Commissioner of Labor.

apes at the order of one department and later of having them condemned by another department. Peter Joseph McKeon, consulting engineer, speaking of this conflict of orders, said this week: "Such fire-escapes were too often erected with little regard to their being a safe and adequate means of exit, but simply as a technical and unavoidable compliance with some department order. As a result, when new exit standards were adopted or the jurisdiction over fire-escapes changed from one department to another, the fire-escapes were condemned and the owner obliged to make expensive alterations of the existing fire-escapes or provide entirely new exit facilities.

### A Required Exit.

"Fire-escapes in the past have generally been looked upon as something which had to be provided to satisfy some public department and they were never intended for regular use. A different state of affairs now exists because fire-escapes in many cases are one of the legal means of exit and they will be used at least once a month in carrying out the fire-drills required by law. This means that such fire-escapes will be put to an actual test frequently and regularly and not, as has heretofore been the case, be used very seldom, if at all. The fire-escapes also, now represent special problems, because they must be considered in connection with the general exit facilities, and for this reason an engineer should be employed to study the needs of the building and proper plans and specifications prepared before contractors undertake to execute the work."

### Hearing on Elevator Regulations.

The Industrial Board of the State Labor Department will grant a hearing to the public on Thursday, November 19, when the final report of the Committee on Dangerous Machinery, relating to the construction, guarding, equipment, maintenance and operation of elevators, will be considered.

For the same date a hearing is announced on the final report of the Committee on Fire Hazards, defining proposed rules for fireproof and fire-resisting materials, and describing certain specifications relating to construction.

Hearings on the same matters were held in July, on which occasion the rep-

resentatives of real estate interests appeared and stated their views. Copies of the revised rules will not be available for publication in advance of the hearing, but those persons who have preserved the copies of the tentative regulations which were the subject of the hearings in July will understand the general nature of the final report in each case.

The rules as set down in the first draft of the elevator regulations provided for a trap door in the top of every elevator car in factory buildings. (The regulations apply only to factory buildings.) Other regulations contemplated at that date were: The cars must be properly lighted at all times when in service. They must have safety jaws of a type approved by the Commissioner of Labor. Each one must have a speed governor.

### Freight Elevators.

All freight cars shall have enclosures not less than five feet six inches high on all sides not used for loading and unloading. Where the hoistway enclosures and gates are not set flush with the floor sills, and where the hoistway enclosures are not free from fixed obstructions, the car opening shall be provided with a panel not less than five feet six inches high, and not less than two feet wide, in front of the operator. This panel can be hinged to swing inward against the controller.

The entire top of a freight elevator shall be provided with a substantially constructed cover or grating of No. 8 gauge wire not less than one and one-half inch mesh, or its equivalent in strength.

Car safeties will not be required on plunger elevators. Car safeties will not be required for sidewalk type elevators which travel less than twenty feet between terminal landings.

Power-driven carriage type hoists, installed prior to 1914, without overhead car beam and car safeties, where the platform has hoist ropes fastened to its four corners, may be used for travel not exceeding fifty feet between terminal landings. Hand-power operated elevators may be used for travel not to exceed fifty feet between terminal landings.

A substantial grating to carry a load of not less than five hundred pounds shall be installed under the overhead sheaves and in any open spaces over an elevator hoistway that is not otherwise protected.

In all factory buildings there shall be a passageway leading from the elevator to the outside of the building when the elevator is at the lowest point of its travel.

Freight elevators hereafter installed in factory buildings 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 not less than 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 parts of the elevator machinery and the hoistway and car safeties shall be regularly inspected by some person competent to perform such service. Weekly inspection reports showing the condition of the elevator shall be prepared and signed by the person making such inspection; such reports shall be made on a form prescribed by the Commissioner of Labor and shall be kept on file for his examination.

# MECHANICS' LIEN LAW EXPLAINED

Necessity of Protecting Rights of All Claimants to Give Every Protection to the Lienor—Statute Built Upon This Theory

By THOMAS H. RAY\*

**L**AND is the foundation of wealth. Man is compelled by the progress of civilization to direct his efforts more and more to its improvement. He should be encouraged to do so by proper legislation. Its stability, permanence and the possibility of an ever enhancing value make real estate the most attractive investments. But it is this very quality of fixity and permanence as contrasted with the transiency and instability of chattels, which makes necessary a distinction in law between real and personal property. Because of this legal distinction and by the operation of the rule of law which transfers the title to all fixtures to the owner of the land, arises the primary necessity for a statute providing for mechanics' liens upon real property.

## Chattels Can Be Delivered.

One who sells a chattel can deliver it physically to the purchaser. But he need do so only upon the receipt of the purchase price. The mechanic who performs work upon personal property obtains possession of it and can demand his compensation before he returns it to the owner. If the owner of personal property pawns it the lender gets possession and returns it only upon the repayment of the loan. Thus, regardless of any statutory provisions the vendor, mechanic or lender is equally able to protect himself by reason of his "natural lien" of possession.

By contrast, if the owner of real property wishes to sell it, he cannot deliver the land to the purchaser. But the law has contrived a method by which he may do so constructively by the giving of a deed, and proof of the delivery is preserved by the provisions for the recording of the deed. Likewise, when the owner wishes to borrow money, giving his real estate as security for the loan, he delivers to the lender written evidence of his lien in the form of a mortgage. As well, a different rule affects the mechanic or laborer who furnishes material and does work upon the real property of another. Such labor and materials have become, by operation of law, a part of the real estate and may be conveyed by the owner of the real estate who may be other than the person with whom the mechanic or laborer has contracted and against whom the latter can have no claim except such as is given him by statute. The mechanic and laborer has thus lost control of the materials, and has nothing tangible to seize and hold as security for the payment to him of the indebtedness from the person with whom he has contracted.

To relieve the material man and mechanic from this hazardous situation, in which he would otherwise often find himself, and to give to him as nearly as possible the same protection which is afforded those who deal in chattels the Legislature has provided the Mechanics' Lien Law. The constitutionality of such statute has been too well established to require more than a mere statement of the fact.

## Rights of Claimants.

It has been necessary to recognize the rights of all possible claimants against the real property in the preparation of the statute, including the owners of the fee or other interest therein, mortgages, judgment and general creditors and at the same time to give every possible protection to the mechanic's lienor.

\*Mr. Ray has recently written a Treatise on the Law of Mechanics' Liens and General Contracting of the State of New York, with forms.



THOMAS H. RAY.

Since ownership and claims against real property can only be evidenced by writings properly filed or recorded it is necessary that the mechanic or material man asserting a claim against real estate be authorized to give notice of his claim in the same manner. Therefore, no practical mechanics' lien law can be devised which is not founded upon the basic principle that the recording or filing of an instrument affecting real property gives constructive notice to all interested parties of its existence and that claims founded upon such instruments must, except in cases of fraud, be given priority in the order of their filing.

The New York statute has been built upon this theory. Thus the lienor is permitted at any time to demand the terms and status of the owner's contract with the contractor. If his suspicions are thereby aroused, he may either demand sufficient security for the payment of his account, or protect himself by at once filing his notice of lien for both past and future claims, since the statute normally limits the extent of the owner's liability to the unpaid balance due to the contractor. In harmony with this general scheme, section 11 permits the service of a copy of the notice upon the owner or contractor; section 7 protects the lienor against fraudulent advance payments after the filing of his lien, or against fraudulent mortgages or incumbrances made with the connivance of the beneficiary thereof and recorded after the conception of the lienor's claim; and sections 15 and 16 protect the lienor against unrecorded assignments.

## No Right of Lien.

The statute recognizes the fact that the mechanic and material man can have no inchoate right of lien. He may acquire a preference if he acts upon his rights pursuant to the requirements of the statute. But the filing of the notice originates the lien. If anterior thereto, another has honestly and by diligence acquired a superior right it cannot and should not be overreached by a lienor who has meanwhile been sleeping upon his rights. But the statute does not deprive of any of their rights those whom it seeks to benefit since it does not take away the lienors' common law action. Thus every lienor has two rights—one in personam and one in rem—which generally speaking

may be pursued simultaneously, although there can be but one recovery.

In a consideration of the statute it is important to keep continually in mind its purpose, which has for its foundation the equitable principle that the owner whose property has with his consent benefited by labor and materials shall be liable for the same. Accordingly it must be recognized that the right of lien is not against the real property itself, but against the interest therein of the owner, who has either directly contracted for the improvement or who has given his consent to it when it has been contracted for by another. Therefore, it has been requisite by definition to broaden the meaning of the term owner beyond its ordinary significance of "owner in fee." And the term is necessarily made to include all possible interests in the real property which may be subject to a lien. Thus the lien may be against the interests or two or more owners in the same property, which even though merged might not constitute a title in fee absolute.

## May Attach Interest.

In further accord with its object the statute has necessarily provided that the lienor need not base his claim upon a direct contract with the owner, but if the improvement to the property has been made with his consent and he has acquired the benefit of it the lien may attach to his interest therein, in spite of the fact that there is no privity between the lienor and owner.

Yet in justice to any owner his interest in the property could not be made liable to an extent greater than that to which he had assumed liability either by direct agreement or by consent, expressed or implied. Thus if a contractor had sub-contracted work at a figure in excess of the amount stipulated in his contract with the owner, the latter could upon no just theory be made liable for such excess to a lienor. It follows that the burden must be placed upon him who claims the lien of tracing his rights back to the owner either by a direct contract with him for the improvement of the property or through one who has contracted for that purpose with him or with his consent and that the lienor's right can only be determined by an examination of such contract, expressed or implied, under or through which the services were performed or the materials furnished. So that though the right of lien is given by the statute, and does not and could not arise out of a contract itself, the only effect of the statute is to apply and apportion the balance remaining due upon the contract under which the improvement was performed to those lienors who have complied with the provisions of the statute.

To this extent a knowledge of the law as it affects both public and private contract work is imperative to the proper application of the statute relating mechanics' liens.

## Jersey City and Hoboken Opportunities.

Tremendous progress has resulted in Jersey City and Hoboken from the introduction of rapid transit between those municipalities and New York. This is apparent not only in the constantly increasing patronage reported by the Hudson & Manhattan Railroad Company since its service was inaugurated some years ago, but in the remarkable change which has been wrought in the business district of Hoboken and the strides apartment house construction has made in Jersey City.

# 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
Up-State Counties Thriving Off the City;	
Ira J. Ettinger.....	753
Millions Saved From the City Budget.....	754
Uplift of Mott Haven Expected.....	755
Developments in Factory Inspection.....	756
Mechanics' Lien Law Explained.....	757
Pent Houses as Bungalow Apartments.....	772
New "Twilight" Hospital.....	774
Advertised Legal Sales.....	765
Attachments.....	770
Auction Sales of the Week.....	764
Building Loan Contracts.....	770
Building Management.....	772
Building Material Market.....	784
Chattel Mortgages.....	770
Classified List of Advertisers.....	Third-Cover
Current Building Operations.....	774
Departmental Rulings.....	771
Directory of Real Estate Brokers.....	769
Foreclosure Suits.....	767
Judgments in Foreclosure Suits.....	767
Leases.....	767
Lis Pendens.....	768
Mechanics' Liens.....	770
Orders.....	770
Personal and Trade Notes.....	783
Real Estate Sales of the Week.....	760
Real Estate Notes.....	764
Useful Appliances.....	773
Satisfied Mechanics' Liens.....	770
Statistical Table of the Week.....	761
Trade Society Events.....	747

"Does the city do too much?" asks The Sun, speaking of the city's social service and educational fads. It is very evident from the tax budget that more is being done than property owners can afford.

With election week passed, real estate folk will next look forward to the meeting of the Legislature, when it is hoped that the State will turn a kindlier countenance toward New York City than it has for many years.

As many of the members of the next Constitutional Convention, who were chosen at the general election on Tuesday, have expressed themselves in favor of the principle of home rule for cities and towns in this State, an amendment to this effect will probably be made by the convention, and will be very welcome.

The inactivity of the real estate market is due primarily to the fact that money is difficult to obtain on bond and mortgage. This is the testimony of every broker and builder. It is possible that the savings banks, the insurance companies and the other financial institutions accustomed to lend on real estate have less courage, or a less desire to help in times of public need than the banks which lend on railroad and industrial stocks and bonds? If so, then they are not doing their part in the world.

The cutting through of Seventh avenue has disclosed that a surprisingly large number of business firms in manufacturing and wholesale lines have established themselves of late years at strategical places in the adjacent streets. Grand opportunities for the business man lie in the historic strip between the Sixth and the Ninth elevated railroads north of Canal street to 23d. No part of the city is so like old New York of fifty and seventy-five years ago, and none will see greater changes in the next few years; first, because of the new subway, and second, because of the inevitable freight terminal improvements.

### The Problem of Port Development.

One of the most encouraging of the recent developments is the increasing interest which is being exhibited in the grave problems connected with the development of the port of New York. These problems are being studied by many different people from many different points of view. Practically everyone is agreed upon the utter inadequacy of the existing machinery for distributing freight in and around New York harbor and for shipping it to and from factories and warehouses in New York City. Every one is also agreed on the necessity of a comprehensive plan based upon existing means of transportation and distribution, but which will supplement the defects of the present service and tie its several parts more closely together.

The preparation and adoption of such a plan is no longer a matter merely of convenience. It is becoming a matter of vital necessity to the business prosperity of the city and the welfare of its inhabitants. Time was when a city could leave the problem of providing for its food supply and distributing and collecting its freight to the enterprise of individual business men, but that time has passed. All over the world the work of private business agencies has had to be supplemented by carefully considered municipal action, designed to pull together the various private transportation lines and terminal yards. Action of this kind is as necessary to New York as it is to Hamburg, Frankfort or Seattle.

A precedent for it has already been established by the way in which the problem of rapid transit was handled. In this case the inability of private corporations to undertake as much new construction as was required for the quick development of the city and the welfare of its inhabitants forced the municipal authorities to assume control of the matter and lay out a comprehensive plan of construction, toward the expense of which the city itself made a substantial contribution. But in a great modern city the problems of transportation are quite as vital as the problems of transit. The inhabitants of New York must not only be fed, but they must be fed at the lowest possible cost; and it is becoming more than ever apparent that they will not be fed at the lowest possible cost unless the city establishes terminal markets closely connected with transportation lines, to which the food can be brought without unnecessary delay or expense. Closely connected with the food-supply and not less vital is the problem of handling all kinds of freight from coal and wheat to the notions which are sold at five-and-ten-cent stores. The local commercial associations which have been considering the problem have reached the conclusion that sufficient data have never been collected upon which an adequate report can be based. Both the Merchants' Association and the Chamber of Commerce have consequently turned in a recommendation that the Port of New York Commission be appointed by the Mayor. The idea is that the commission be composed of three expert engineers, who would be provided with all the authority and resources necessary to prepare the information and statistics necessary to a full understanding of the question. After collecting and publishing the facts, they would base upon them a report which, if adopted by the city authorities, would determine the subsequent development of the harbor and its system of transportation.

It would undoubtedly be very useful to have a careful and comprehensive statistical investigation made into the way in which the commerce of New York gets itself transported around the city, and it is very much to be hoped that the commission will be appointed for that purpose alone. The Record and Guide understands, however, that a committee of the Board of Estimate has long been considering the matter, and is preparing a new version of the plan which Mayor Mitchel submitted last year for dealing with the problem presented by the New York Central. This new version was to include certain

recommendations intended to bring the New Jersey and Long Island roads into the embrace of a general scheme. Until this new plan has been published and found wanting, it hardly seems necessary to incur the delay necessitated by the preparation of a wholly new report.

### The Tax Budget.

The final figures for the City Budget proved to be better than was feared. If the tentative appropriation of approximately \$204,000,000 had been approved, the tax rate in Manhattan would have gone up to 1.92. The increase has been cut almost in half by a reduction of some \$5,000,000 in the appropriations, and the taxpayers will be correspondingly relieved. It is true that the reduction has been made directly in the amount which had been assigned to reduce the deficiency on unpaid personal taxes and that the money saved will eventually have to be paid by the real estate owners. But it makes a great deal of difference when this bill has to be met. To impose heavily increased charges upon real estate as long as the existing depression lasts would cause a good deal of liquidation and would represent that much sheer loss to property owners.

If the increased burden can be postponed until real estate is in better demand and building is more prosperous, the bill can be paid without resulting in the same undesirable and unnecessary penalty. Moreover, other means of raising revenue may be devised during the coming year, which will be sufficient to provide for the settlement of these old accounts. The real estate owners may consequently congratulate themselves upon the success of their protests. They have been able to bring to bear so much pressure upon the administration that it has yielded to a very considerable extent, and their ability to exercise this pressure has been the result very largely for their improved organization and the larger number of property owners who now devote part of their time to public activities.

### A Salary System Needed.

Some of the property owners have been insisting upon a kind of economy which if pursued would gravely embarrass the serviceability of the municipal administration. Several of the recommendations made by a certain association would in the long run limit rather than help the cause of municipal economy. The establishment, for instance, of a rule that no expert should be employed by any municipal department without the approval of the Board of Estimate after a public hearing would place an intolerable restriction upon the efficient management of the city's business. Again, the absolute prohibition of increases in the salaries of city employes no matter how reasonable or just the claim for increased compensation may be, would surely be inexpedient. It would provoke discontent in the city departments and would result in an increase in shirking and a consequent loss to the city. Even in hard times private employers have to consider the advisability of increasing the remunerations of deserving but underpaid employes. What is needed is not an inflexible policy of refusing increases, but the installation of a system which will adjust salaries to work, provide for promotions and dismissals, and cut out the many instances of excessive remuneration.

—That realty alone can no longer carry almost the whole weight of taxation for the present high cost of government in this city is becoming apparent to every thinking person. In fairness to all those who have a stake in the community—rentpayers, as well as taxpayers—not only should new sources of revenue be found, but the cost of government should be very considerably reduced.

—As Broadway, between 72d and 104th, has 422 stores and shops, the families in the section are getting the habit of trading uptown.

### Where the Tenement Law Is Inconsistent.

Editor of the RECORD AND GUIDE:

As supplementing my previous statement and as showing the anomalous condition existing under the law as it stands at present, I would mention the case of a house which is fairly representative of a large class of dwellings in the greater city. It is a four-story and basement brownstone front, about 22 feet by 50 feet, in a good residential section of Brooklyn, having once been occupied by one of America's really great men, the late Dr. Talmage.

As a boarding-house, any one of the floors above the basement may be occupied by four persons or more, the only limitation under section 8 of the building code being "not more than 15 rooms to be used for the accommodation of boarders." No legal objection is or can be raised to the occupancy of houses of this class to their full capacity, and any one of the four floors might with comparatively slight alterations be occupied separately by a single family. Due provision being made for risk from fire on account of three extra kitchens, no serious objection on sanitary grounds to this being done appears to exist; at least not more so than to present conditions of occupancy.

The average family consists of five members. A house answering to the description just given frequently shelters 25 persons or more, including domestics, or the equivalent of five or six families. No serious evil, either moral or physical, appears to result from this.

Taking a broad and fair view of this question, and without doing violence to any fundamental principle of hygiene, I do not see how it can be questioned that dwellings occupied by, say, 25 persons or less, whether living as separate families or en masse, might in the public interest be placed under less stringent regulations than the present Tenement House Law, if not entirely excluded from its operation.

C. WHITLEY MULLIN.

Brooklyn, Nov. 3.

### Where the Tenement Law Restrains Real Estate Activity.

Editor of the RECORD AND GUIDE:

As chairman of the Board of Brokers' committee on three-family houses, I have personally tried, and our committee has tried, very hard for about one year to get the Tenement House Department and the Charity Organization through their tenement house committee to agree to changes in the law in relation to new three-family houses, and also in relation to altering private residences into three-family houses. We made fair progress in meeting the committees in relation to new houses, but in relation to altering old buildings, either private residences, two-family or property known as a three-story property, we made very little progress with either the Tenement House officials or the Tenement House Committee of the charity organization.

It is my personal opinion that if we can come to no agreement with either of these parties that is reasonable and fair, we should then go to the State Legislature and ask the privilege of altering houses of this class, the buildings so altered not to become tenement houses or be under the Tenement House law, but to be changed under the regulations of the present Building Department. Our committee might go a step or two farther than the present Building Department regulations in relation to fire-escapes and other requirements of this kind.

I think the real estate interests in Brooklyn are a unit in their desire for this change. Not only the owners but the renters who know anything about this are also a unit. To be able to change a private house into flats would make the private house yield from \$65 to \$80 or \$90 a month, instead of \$40 to \$50. If the change can be made, where the expense is not too great, it would be always a renting property and desirable as an investment, and especially desirable for people who wish to own a home and get some revenue out of the part they do not need.

In relation to the three-story store property, the law is driving the small shopkeeper out of business, because he cannot afford to pay double rent for his store and an apartment elsewhere, and then pay for help that his family could provide if he lived in the rear of the store. Being unable to do this makes his expenses about twice as much as otherwise. The large stores get the benefit, and a small property owner cannot rent his property. In many cases that I could state the owner of the property has lost his entire equity and the property is now owned by the first mortgagee, whom the old owner could have paid, except for these severe regulations.

I would say that our committee has worked very patiently for about one year to get a reasonable compromise on these questions, and while we have not given up hope of a compromise it seems very doubtful if we can come to an agreement.

A man who sits back in his chair and says, "We have a law and I will not change this one iota from the present law," is hard to reason with. I see no objection, however, to a change in this kind of buildings, made in a reasonable way, and our committee has wished only to have these changed in a reasonable way.

In answer to your question about the younger people of our city not desiring to buy real estate or homes for themselves, I think this is due largely to the many disagreeable features and exactions over very minor things asked and exacted by the Tenement House Department, Board of Health, Fire Prevention and Building Bureaus. They feel that they do not want the worry and bother that inspectors bring from these many departments.

One could write all day about the little perplexing things asked by these various departments that in many cases are very critical, annoying and absolutely unnecessary.

A. J. WALDRON.

1153 Bedford avenue, Brooklyn.

### REALTY MEN ELECTED.

#### Will be Found Filling Important Offices in City, State and Nation.

Real estate men and those engaged in allied and kindred businesses will be interested to learn how members of their respective professions who were candidates for public office, fared as the result of the election last Tuesday. Among the important state officials who will support the newly-elected Governor will be James L. Wells, who has been elected State Treasurer. Mr. Wells served in the Assembly in the years 1879, 1880 and 1892. He was an Alderman from 1881 to 1883 and a Tax Commissioner from 1895 to 1897. In 1900 he served as a member of the Charter Revision Committee and the following year was defeated as the Fusion candidate for the presidency of the Bronx.

Mr. Wells was president of the Tax Department from 1902 to 1903. He has been president of the Real Estate Auctioneers' Association since 1891. A member of the association said this week that they congratulated the people of the State on securing for the office a man so well qualified as Mr. Wells. As president of the North Side Board of Trade Mr. Wells served six years. The State Treasurer-elect has for many years been actively interested in Bronx civic problems and has played an important part in the development of that borough.

In the Twenty-first Senatorial district of the Bronx, John J. Dunnigan, president of the Van Nest Property Owners' Association, was elected. He has been prominently identified with real estate movements in that section of the city. In the Fifteenth District John J. Boylan, real estate broker, has been re-elected. He and William J. Heffernan, of the Fifth district of Kings, are other real estate men in the new State Senate.

Realty men from this city in the Assembly will include Alfred E. Smith, from the Second Manhattan district, Carmine J. Marasco, from the Third, and Frederick S. Burr, from the Ninth district in Kings.

Among the 168 delegates to the 1915

Constitutional Convention there will be eight representatives of real estate and building interests. They will include George J. Ryan, from the Second district of Queens. Mr. Ryan is a director of the Real Estate Exchange of Long Island and is associated with the Terrace Realty Company.

Other delegates will be Moses J. Wafer, contractor, from the Third, Kings; William P. Banister, architect, from the Sixth, and William F. Mathewson, insurance, from the Tenth. In the Eleventh and Twelfth Alfred E. Smith and former Assemblyman Harry E. Oxford have been elected. In the twenty-third district, Rockland County, Richmond, Gordan H. Peck, a brick manufacturer, and Forest E. Buel, in the marble business, have been chosen.

In the new Congress, Daniel J. Roridan and Peter J. Dooling have been returned from the Eleventh and Sixteenth Congressional districts, respectively, while in the Bronx, Col. Joseph A. Goulden of the Twenty-third has been re-elected.

### THE RECENT CONVENTION.

#### What the Up-Staters Thought of It—Great Problems Ahead.

L. D. Woodworth, of the Garfield Real Estate Company, Rochester, who was recently elected first vice-president of the Real Estate Association of the State, in speaking of the recent New York City Real Estate Convention said:

"Come again—come next year"—were cheering words to the delegates departing from the Eleventh Annual Convention of the Real Estate Association of the State of New York. New York City had instructed, entertained and feasted us for three big days. New York City had made the discovery that a real estate convention differs from anything the metropolitans had experienced before, that it is a field-day for optimists, that it begets desirable friendships otherwise impossible and that it is worth repeating.

"In addition, there was another special and powerful motive for getting together. For years there has been a lack of co-operation between New York City and the 'Up-State,' which has largely nullified all efforts of either faction to make itself felt. This convention has shown conclusively that similar problems exist in every city and county of the State and that a union of all the real estate interests of the State can and must exercise a powerful influence on legislation, and in the constitutional convention which will be held next April.

"The New York State Convention of 1914 set a new record for things actually accomplished. Although the rare opportunity for seeing New York from a professional viewpoint was eagerly grasped by all, the convention rooms bore an air of industry and the committee work was undertaken with an earnestness which marks the change from the old style real estate convention. Great problems confront New York real estate owners and their brokers, and this gathering indicated that there is a large body of men able and willing to assist in working out the solution."

### Tax Reform in Chicago.

A constitutional amendment looking toward the relief of the heavy burden of taxation borne by real estate is urged by the Chicago Real Estate Board. A campaign is to be conducted whereby each candidate for the Legislature will be asked to pledge his support to the movement, and a number of other organizations, including the Cook County Real Estate Board and the Association of Commerce, are expected to join in the furtherance of a campaign for a more general plan of taxation under which new sources of revenue will be found.

—The next River and Harbor bill coming before Congress will carry, if promises be true, an appropriation for deepening the East River so that ocean-going vessels can use the extensive Bronx waterfront. Think of what this will mean to Bronx real estate.

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

Established 1890

## JOHN P. KIRWAN & SONS

REAL ESTATE  
AND  
MORTGAGE LOANS

138 WEST 42nd STREET

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,  
Together With Other Current Realty Items.

### New Officers for United Real Estate Owners' Associations.

The United Real Estate Owners' Associations will elect a new board of officers at their next regular meeting, to be held at the Astor Hotel on Tuesday night. The efforts of the nominating committee to secure the services of Henry Bloch for the presidency for another year, proved unavailing. Mr. Bloch in declining the nomination, stated that he thought he had done his full duty by the association for an entire year, and that he preferred to have some one else assume the leadership. Continuing, he stated:

"That the real interests of New York have become more effectively organized than ever before, is freely admitted by those who have interested themselves in public affairs during the past year. Our own association not only watched, but actively participated in every matter of interest to the taxpayers of the city. We have become a powerful and influential organization whose aid and co-operation is now sought for by public officials. The achievement of most enduring benefit to our associations was the establishment of the permanent headquarters—a general meeting place and a central bureau of information for all property owners of New York. I am content to leave the presidency with the thought that I have at least helped to establish a permanent foundation for what can be made to be one of the most powerful organizations in New York."

### A Filling-In Project.

A communication from the Northwestern Bronx Property Owners' Association, urging an appropriation for the filling in of Van Cortlandt Park south of the Colonial Gardens, Bronx, has been referred by the Board of Estimate to its Committee on Corporate Stock Budget.

### PRIVATE REALTY SALES.

Election week was not productive of any new developments in the real estate situation and conditions remain substantially unchanged. The elimination of a solid business day had its effect, as it would have even in a week characterized by active trading. The important sales concerned West Side apartment houses notably on Riverside Drive, Northern avenue and in West 123d street, where a Philadelphia company acquired a multi-family structure in a deal which also involved Atlantic City property.

There was recorded this week a building loan contract for \$650,000 made by the Metropolitan Life Insurance Company, in favor of the Paterno Construction Company, which will be used to cover the cost of the construction of another West Side operation.

The total number of sales reported and not recorded in Manhattan this week was 10 as against 184 last week and 13 a year ago.

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

The sales north of 59th street aggregated 6 as compared with 10 last week and 6 a year ago.

The total number of conveyances in Manhattan was 121 as against 124 last week, 9 having stated considerations totaling \$285,850. Mortgages recorded this week number 53, involving \$1,488,575 as against 50 last week, totaling \$2,324,940.

From the Bronx 6 sales at private

contract were recorded, as against 9 last week and 12 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$280,254, compared with \$706,058 last week, making a total since Jan. 1 of \$35,091,303. The figures for the corresponding week last year were \$313,825 and the total from Jan. 1, 1913, to Nov. 8, 1913, was \$44,448,100.

### Investor Buys on Northern Avenue.

M. Morgenthau, Jr., Company, sold for the Haven Construction Company, Charles Flaum, president, the southwest corner of Northern avenue and 180th street, a five-story apartment house on plot 100x75, recently completed. The house contains thirty apartments and has been held at \$125,000. It carries a first mortgage of \$90,000 held by the Germania Life Insurance Company, which made the building loan. Mr. Morgenthau states that the purchaser is a newcomer in the field of real estate investment, never having made a real estate purchase before. A sale of the adjoining property, the northwest corner of Northern avenue and 179th street, was prematurely reported last week. Mr. Morgenthau reports, however, that negotiations for this building are practically completed and that it is expected that contracts will be signed shortly.

### Greenwich Village Deal.

Sykes Realty Corporation sold to Mark S. Reardon the one-story business building containing three stores and a theater on the west side of Southern Boulevard at the junction of Boston road, 174th street, and the Boulevard, covering a plot 75x130. In exchange the seller took from Mr. Reardon the seven dwellings at 107 to 115 Bedford street running through the block to 594 and 496 Hudson street, this property having a frontage of 80 feet in Bedford street and 43 feet in Hudson street, adjoining the Christopher street frontage.

### Riverside Drive Apartment House In Sale.

Douglas Robinson, Charles S. Brown Company, sold for Mrs. Lydia B. Hyde the Miramar Apartments, a nine-story elevator structure, on plot 78 x 100, at 452 Riverside Drive. The house was acquired by the seller in February, 1911, along with the Eton Hall and Rugby Hall apartment houses, all located just west of the grounds of Columbia University, in part payment for the old Babbitt soap factory, at 76 to 80 Washington street, extending through the block to West street, which Mrs. Hyde sold to B. Crystal & Son.

### Out-of-Town Investors Buy Here.

The American Realty Company of Philadelphia has purchased from the Nason Realty Company, through Collins, Toan & Company, the Benmore, a six-story elevator apartment house at 449 to 453 West 123rd street, on a plot 75 x 100.11. The selling company has owned the property since August, when it was bought from Edward A. Kerbs, who had obtained the house in July at foreclosure on a bid of \$109,000. In the present deal the American Realty Company gave vacant property at Atlantic City, N. J., in part payment.

### Chelsea-Bronx Trade.

Brown-Weiss Realty bought from the International Distributors Corporation the new seven-story store and loft building at 136 and 138 West 22d street, on a plot 41.8 x 98.9. In part payment the buyers gave the northeast corner of







and 74 Madison av, to Benjamin F. Lewis; for Florence McKeever, 6th loft in 45 and 47 West 26th st, to Gluck & Mandel, and for 142 West 26th St Co., 3d loft in 142 and 144 West 26th st, to Louis Sternberg, of 142 West 26th st.

SETON HENRY & DOUGLAS GIBBONS and WORTHINGTON WHITEHOUSE leased for Judson S. Todd his dwelling at 23 East 73d st for the winter, furnished, to Charles E. F. McCann.

M. & L. HESS and MARK RAFALSKY & CO. leased the 1st, 2d and 3d lofts, containing 15,000 sq. ft., in 517 and 519 6th av, including 100 to 104 West 31st st, to Guthman, Solomon & Co., of 511 Broadway, dealers in novelties and notions.

HUBERTH & HUBERTH leased for Jacob Mattern the 5th floor in 238 and 240 West 53d st to Morris Berkowitz.

JOHN J. KAVANAGH leased the 4-sty dwelling at 32 East 81st st to Archibald C. Barrow; apartments in 100 East 81st st to Geo. H. Schaefer, Jr., and Mrs. C. C. Good, and in 933 Park av to Miss M. M. Lane.

EDGAR A. MANNING leased the 1st loft in 19 West 36th st for 5 years for W. M. Sperry to the R. C. Heather Co. of 135 West 26th st.

SAMUEL H. MARTIN leased apartments in 14 West 64th st to John Sylvester; in 31 Columbus av to Grace Parsons; in 132 West 66th st to E. J. Campion; in 35 Columbus av to Albert Alberts; in 39 West 61st st to Elizabeth Doucet and E. H. Southern; in 105 West 77th st to George Gibbs, and in 1983 Broadway to B. H. Jackson.

M. MORGENTHAU, JR., CO. and NICHOLSON & CO. leased to George R. Abrams, president of the Box Co. of America, for the Varick Realty Co., the 10th floor of the warehouse building at West, Washington and Hubert sts; the former for the 6th Av and 23d St Corporation leased stores in the Corporation's building, formerly occupied by Ehrich Brothers Department Store; to Fred Fresca the store in 110 West 23d st for the sale of leather goods and novelties; store in 112 West 23d st to the Sandow Jewelry Co.

PEASE & ELLIMAN leased for John T. Taylor, as trustee, to Abram Zucca the building at 94 1/2 Greenwich st; also 386 Water st to Mrs. N. Walsh; for the estate of Catherine Hammerschlag to Abraham Miller 5 Essex st; for the Schulte Realty Co. to I. N. Maaskoff the store at the southeast corner of William and Beekman sts; office space in 438 Broadway to Gaym & Abraham; loft in 32 Maiden Lane to Louis G. Hughes; and offices in 123 Liberty st to E. I. S. David, Gordon & Trietle, H. G. Knapp, Bremer & Lang, Kreipe & Reinhardt; and apartments for E. B. Amer in 214 Riverside dr to Jacques Urlus; for Claude A. Dickie to Willie C. Dickey in 200 West 58th st, and for William C. Dickey in 200 West 58th st, and for T. Beekman.

PEASE & ELLIMAN leased for the Manhattan Savings Institution apartments in 25 Fort Washington av to Mrs. Mary Lyons; in 150 West 97th st for Edgar J. Levy to J. Schwartz, and in 829 Park av for the Jekyll-Walker Corporation to Beverly Bogert.

PEASE & ELLIMAN leased apartments in 850 Park av to Thomas Powers; in 170 West 72d st to Frederick D. Layman; in 56 West 11th st to Harold Flint; in 234 Central Park West, for Mrs. Ellen Purcell to Miss Kate Lilly, and in 119 West 71st st, the furnished apartment of Arthur J. Friend to Mrs. Eugene Shaw; for Francis L. Wellman his furnished apartment in 45 East 82d st to Benjamin W. Appleton; for Thomas & Eckerson, as agents, the 4-sty dwelling at 63 West 69th st to Mrs. M. E. Mather.

RICE AND HILL leased to Louis Wolpin the store and basement in 156 West 45th st; space in 112 and 114 West 42d st to A. G. Elphick and Irving Stringer for a golf school; the store in 636 Lexington av to Anthon & Cadezas; for Tucker, Speyers & Co., the top studio in 28 West 28th st, to the Wyanoak Publishing Co., Inc., of 136 West 52d st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased space in 79 Wall st to Ayres, Bridges & Co. of 96 Wall st; in 1 Wall st to New Electro Process Co.; in 14 Wall st to Montgomery, Clothier & Tyler of Philadelphia; in the Produce Exchange Building to Furst, Clark Construction Co., George E. Pell, William Gottlieb, Arbold Robinson, W. L. Sweet & Co., Ansel S. Leo, Keusch & Schwartz Co. of Produce Exchange, and Joseph H. Tunley; in 30 Broad st to Atlas Portland Cement Co. of 30 Broad st and Edward F. Spitz; in 27 William st to Harold L. Ward of 220 West 42d st, Ralph A. Stemm, Walter Blair and the Atlantic Yacht Club, and an apartment in 29 Washington sq, West, to Carl W. Kimball.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased space in 63 and 65 Wall st to the Japanese Association; in 23 and 25 East 26th st to the Color Manufacturing Co.; in 15 and 17 West 38th st to Seth Moyle and in 35 and 37 Broadway to Jaber & Co.

CHRIS. SCHIERLOH rented for Mary C. O'Brien the two top lofts in 1568 Broadway to the Comedy Vaudeville Club.

HERBERT A. SHERMAN leased for Emanuel Moses the 5-sty house at 44 East 66th st to Mrs. James McLoughlin.

SLAWSON & HOBBS rented for E. Sanders to R. T. Mascan the 3-sty dwelling at 30 West 19th st; to C. H. Mason the 4-sty dwelling at 110 West 71st st, and the 4-sty dwelling at 337 West 71st st for Mrs. C. S. Miller.

SPEAR & CO. leased for the Alan Realty Co. the 4th loft in 134 to 142 West 57th st to the Tip Top Waist Co.; for A. M. Rau the 7th loft in 419 Lafayette st to I. Spiegel; for the American Real Estate Co. the 12th floor in 114 5th av to E. Schmerler, and the 8th loft in 7 West 30th st to Herman Wolfert.

LUDWIG C. TRAUPE leased the dwelling at 80 East 90th st to K. F. Carroll of Fiss, Doerr & Carroll Horse Co.

THE THIRD FLOOR in the Emigrant Industrial Savings Bank building at 51 Chambers st has been rented by the city for the use of the sheriff's office of New York county. The department has had offices at 299 Broadway for

# Real Estate Board of New York

Organized 1896

Incorporated 1908

LAURENCE M. D. McGUIRE, *President*  
ALBERT B. ASHFORTH, *Vice-President*  
ELISHA SNIFFIN, *Secretary*  
FREDERICK D. KALLEY, *Treasurer*



## BOARD OF GOVERNORS

LAURENCE M. D. McGUIRE  
ALBERT B. ASHFORTH  
ELISHA SNIFFIN  
FREDERICK D. KALLEY  
LAWRENCE B. ELLIMAN  
JOHN P. KIRWAN  
EDWARD C. CAMMANN  
WILLIAM L. DE BOST  
CHARLES F. NOYES

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

## Brooklyn Buyers Must Be "Dug Out"

Our thorough organization and modern systems don't "wait" for buyers, they "dig" them out. With two offices we cover all the central sections of Brooklyn. Don't you want a buyer for Brooklyn property "dug out"?

**BULKLEY & HORTON CO.**  
414 MYRTLE AVE.      585 NOSTRAND AVE.  
Phone, Bedford 5400      BROOKLYN

## 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

## DE SELDING BROTHERS

Real Estate, Loans, Appraisals  
Telephone Connection      128 BROADWAY

7 EAST 42d Street  
*E. Nelson Zehrfort*  
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**      **SCHRAG**  
Agent, Broker and Appraiser      Established 1890  
Real Estate      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

Make your advertisements talk—Just as your salesman must talk—Then, they will pull business.







82D ST, sec 10 av, 8.5x65x Irreg to Kings Highway; City N Y—Clara K Inteman; Frank L Polk (A), Municipal Bldg, Manhattan; Marcus B Campbell (R); Wm J McPhilliamy & Co.  
 82D ST, sec 10 av, 17.5x65; City N Y—Clara K Inteman et al; Frank L Polk (A), Municipal Bldg, Manhattan; Marcus B Campbell (R); Wm J McPhilliamy & Co.  
 CENTRAL AV, sws, 100 se Troutman, 25x100; Sheriff's sale of all right, title, &c, which Giovanni Tumminello had on June 12, 1913, or since; Lewis S Swasey, sheriff; Wm P Rae.  
 NEW LOTS RD, nes, lots 30 & 31, block 3621; 36 & 37, block 3622, and AMBOY ST, es, & HOPKINSON AV, ws, lots 23, 32, 33, 34, block 3599; Jacob Cohen—Reiser Hat Co et al; Straus & Dworsky (A), 5 Beekman, Manhattan; Edw H Maddox (R); Wm P Rae.  
 LOTS 129-32, map of prop Conklin, Henderson & Remsen at Canarsie; Nathan May et al—Mendel Sapany et al; Bernard Bloch (A), 232 Bway; Edw T Horwill (R); Nathaniel Shuter.  
 FULTON ST, ns, 370.1 s Patchen av, 25x66.3; Adolph Zoller—Frank Spaeth et al; Jos J Speth (A), 56 Liberty, Manhattan; Nicholas E Batjeman (R); Wm P Rae.  
 SUMPTER ST, ss, 375 e Patchen av, 25x66.3; Anna Kirchgessner, admx—Frank Spaeth et al; Jos J Speth (A), 56 Liberty, Manhattan; J Edw Schwerin (R); Wm P Rae.  
 E 15TH ST, ws, 180 n Foster av, 20x100; N Y Life Ins Co—Tion Realty Co et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Chas C Miller (R); James L Brumley.  
 CANARSIE AV, ns, 20.1 e E 29th, 20x91.7; N Y Mtg & Security Co—Albert S Schiller et al; action 1; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Jesse Fuller, Jr (R); Wm J McPhilliamy & Co.  
 CANARSIE AV, ns, 40.1 e E 29th, 20.1x92.3; same—same; action 2; same (A); same (R); Wm J McPhilliamy & Co.  
**NOV. 13.**  
 7TH AV, sec 59th, 120.2x80; Greater N Y Savgs Bank—Ulrich Bldg & Constn Co et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Owen F Finnerty (R); Wm P Rae.  
**NOV. 14.**  
 No Legal Sales advertised for this day.  
**NOV. 16.**  
 15TH ST, ss, 445.3 e 8 av, 40x100; Isaac Miller—Gabriele Constn Co, Inc, et al; Saml Mendelson (A), 233 Bway; Howard E Greene (R); Nathaniel Shuter.

**FORECLOSURE SUITS.**

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

**Manhattan.**

**OCT. 31.**  
 39TH ST, 551-53 W; 27TH ST, 324 W; Jno B Clark—David Shannon Co et al; H C Rickaby (A).  
 60TH ST, 210 E; Jas A Trowbridge—Rose Abrahams et al; T H Baskerville (A).  
 77TH ST, 12 W; Wilbur A Bloodgood—F Jas Reilly et al; T H Baskerville (A).  
 88TH ST, 302 E; Harry Weill et al—Caroline Cahn et al; H B Goodstein (A).  
 106TH ST, ns, 100 e 5 av, 80x100.11; 2 actions; Mutual Life Ins Co—Annie T Renn et al; F L Allen (A).  
 106TH ST, ns, 180 e 5 av, 100x100.11; Mutual Life Ins Co of N Y—Annie T Renn et al; F L Allen (A).  
 107TH ST, ns, 113 e 1 av, 100x100.11; Mutual Life Ins Co of N Y; Annie T Renn et al; F L Allen (A).  
 112TH ST, 250-52 W; Esther Schilt et al—Ray S Abrams et al; M Sulzberger (A).  
 118TH ST, 14-16 W; Golconda Realty Co—Annie Hoffman et al; S N Freedman (A).  
 127TH ST, ss, 290 e 7 av, 16x99.11; Herrman H Rippe—Florence Magonigle et al; Clarke Clarke (A).  
 138TH ST, 103 W; Bernard Landau—trstes for the Congregation of the African Methodist Episcopal Church in the City of N Y et al; Davis & Davis.  
 138TH ST, ns, 187.6 w Amsterdam av, 37.6x99.11; V Everett Macy et al—Levy & Weinstein Realty & Construction Co et al; Davison & Underhill (A).  
 138TH ST, 101 W; Bernard Landau—trstes for the Congregation of the African Methodist Epis Church in the City of N Y et al; Davis & Davis (A).

**NOV. 2.**  
 28TH ST, 226 W; Carrie Block—Adele M Comyns et al; S Brand (A).  
 39TH ST, 551-53 W; 71ST ST, 324 W; Jno B Clark—David Shannon Co et al; correction; H C Rickaby (A).

**NOV. 4.**  
 LUDLOW ST, 16; Abr H Sarasohn—Aaron Safro et al; H Rittenberg (A).  
 21ST ST, 459 W; Frank Dunning et al—Emma B Frink et al; Speir & Bartlett (A).  
 61ST ST, 240 W; Lillian S Gillespie—Michl Zimmerman et al; Dexter, Osborn & Fleming (A).  
 127TH ST, ns, 100 w 5th av, 40x99.11; Sophie H Atkinson—Geo M Archer et al; L A Ackley (A).  
 137TH ST, 102 W; Ida Straus—Temple Impt Corpn et al; S N Freedman (A).

**NOV. 5.**  
 40TH ST, 450 W; Clarence J Carroll—Patk J Costello et al; W F Clare (A).  
 115TH ST, ns, 260 e 5 av, 25x100.11; Saml A Goldschmidt et al—Jos Liebling et al; E Goldschmidt (A).  
 LEXINGTON AV, 196; Wm L Condit—Louis Levine et al; Elkus, Gleason & Proskauer (A).

**NOV. 6.**  
 72D ST, ns, 215 w Columbus av, 20x102.2; Chas A Miller—Mary E Weir; Giffin & Hannon (A).  
 89TH ST, 118-20 W; Fannie Shaskan—Rachel Rosenblum et al; Catts & Pollack (A).  
 180TH ST, 703 W; Henry F Kroger—Henry Koch Realty Co et al; D M Neuberger (A).

**Bronx.**

**OCT. 30.**  
 AUGUSTA PL, es, 163.2 n Eastern blvd, 50x100; Eugenie A Lohrmann—Louis Bousha et al; H Brennich (A).  
 DAWSON ST, 820; Mary Kirsch—Max Reinitz et al; L Mannheim (A).  
 151ST ST, 413 E; Jno McKee—Henry A Winger et al; Worcester, Williams & Saxe (A).  
 161ST ST, ns, 47 e Union av, 53x96.3; Abr Rice—American Land Credit Corpn et al; S Chugerman (A).  
 182D ST, nwc Bassford av, 9.6x95.6; Bronx Security & Brokerage Co—Mary Poldow et al; J W Bryant (A).  
 KINGSBRIDGE RD, nec Morris av, 57.9x107.3; Frank S Nute—First National Bank of Amsterdam, N Y, et al; Brewster & Farries (A).  
 MAPES AV, ws, 140.2 s 180th, 22.2x100; Ella Fitch Remington—Giosue Galiam et al; Fitch, Mott & Grant (A).  
 MAPES AV, ws, 162.2 s 180th, 22.3x100; same—same; same (A).

**OCT. 31.**  
 ADAMS PL, 2226; August Eitzen—Weiher Constn Co et al; Salter & Steinkamp (A).  
 137TH ST, ns, 487.6 w Home av, 37.6x100; Anna D Waite—Rose T Clements et al; Goldsmith, Rosenberg & Mork (A).  
 178TH ST, ns, 21 w Cedar av, 21.6x96; Lelia Tisdale Chapman—Frances Meiner et al; S B Cittenden (A).  
 JACKSON AV, 726; Adeline C Van Iderstein—Dany Reynolds et al; Van Iderstein, Duncan & Baker (A).

**NOV. 2.**  
 No Foreclosure Suits filed this day.

**NOV. 4.**  
 QUIMBY AV, ns, 130 w Olmstead av, 25x108; Benj Seh—Fredk Uhl et al; M B McHugh (A).

WASHINGTON AV, ws, 162 s Mott, 62x100; Minnie Wollner—Mooney Schreiber et al; A O Ernst (A).  
 3D AV, es, 52 n 133d, 26x27; Sarah E Van Riper—Wm J Cornell et al; J W Bryant (A).

**NOV. 5.**  
 FOX ST, ns, 191.3 e Av St John, 40.7x125; Fanny Greenbaum—Andw T McKegney et al; H M Greenbaum (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

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

**Manhattan.**

**OCT. 29.**  
 58TH ST, ns, 230 w 2 av, 25x100.4; Robt L Fisher et al—Richd H Montgomery & Co, Inc; Cary & Carroll (A); Henry F Rubbe (R); due.....15,747.92  
**OCT. 30 & 31.**  
 No Judgments in Foreclosure Suits filed these days.  
**NOV. 2.**  
 98TH ST, ss, 100 e 9 av, 25x100.11; Annie C Cochran—Anna Galland; Saml T Carter, Jr (A); Peter B Olney (R); due .....19,701.89  
 115TH ST, ss, 195 e 1 av, 25x100.11; Caroline A Lane—Marianino Bonagur; J Albert Lane (A); Edw R Finch (R); due .....10,742.57

**NOV. 4.**  
 112TH ST, ns, 70 e Manhattan av, 16.8 x100.11; Louis Stahl—Cath A Powers; Salter & Steinkamp (A); Edw A McShane (R); due ..... 9,335.00  
 125TH ST, 17-9 E; J Rutgers Le Roy—Olivia E Houghton et al; Cadwalader, Wickersham & Taft (A); Eugene T McGee (R); due.....68,552.80

**Bronx.**

**OCT. 30.**  
 LOTS 57 & 58, map of University Heights North; Anna M Hobbs, trste—Eliz J Wellwood et al; R K Brown (A); P Ingraham (R); due.....15,990.06

**OCT. 31.**  
 TINTON AV, es, 60 s 166th, 20x80; Wm C Heppenheimer—Jas Weston et al; Todd & St John (A); Jas C Brady (R); due ..... 4,161.67

**NOV. 2.**  
 LORING PL, es, 387.6 n 181st, 79.3x113.5; The Franklin Savgs Bank in City of N Y—Wm E Smith et al; W M Powell, Jr (A); E Hall (R); due ..... 7,965.62  
 RYER AV, es, 125 n 180th, 18.9x104.3; Charlotte Truenbach—Rebecca F Levin et al; Baldwin, Fisher & Potter (A); E F Moran (R); due..... 6,854.50

**NOV. 4.**  
 INTERVALE AV, 1353; Abr Dorb—The Jacob Streifer Co et al; H Gottlieb (A); G B Hayes (R); due..... 5,180.04

**NOV. 5.**  
 INTERVALE AV, 1357; Max Moskowitz—The Jacob Streifer Co et al; H Gottlieb (A); G B Hayes (R); due.. 5,180.40

**LIS PENDENS.**

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

**Manhattan.**

**OCT. 31.**  
 28TH ST, 345 W, & 121ST ST, 362 E; David Mainzer—L J Kreshover, Inc, et al; partition; Myers, Kutner & Schumann (A).  
 18T AV, 1634; Susanne Weinberger—Philipp Lesser et al; action to set aside conveyance; Neuman & Newgass (A).

**NOV. 2.**  
 86TH ST, ns, 160.4 w Av A, 18x100.8; Annie Hambrecht—Theresa Price et al; partition; C J McDermott (A).

**BROOKLYN'S OLDEST**  
**Real Estate Office**  
 FIRM ESTABLISHED 1843  
**The Chauncey**  
**Real Estate Co.**  
 187 MONTAGUE ST.  
 BORO OF BROOKLYN, NEW YORK CITY  
 Telephones, 4300, 4301, 4302 Main  
**Appraisers Auctioneers**  
**AGENTS AND GENERAL**  
**Real Estate Brokers**  
 Members  
 Brooklyn Board of Real Estate Brokers  
 Real Estate Board of New York

Member Brooklyn Board of R. E. Brokers  
**DAVID PORTER**  
**Real Estate Agent**  
**Broker, Appraiser**  
 APPRAISER FOR  
 The United States Government  
 The State of New York  
 The City of New York  
 The Equitable Life Assurance Society  
 The U. S. Title Guaranty Co.  
 The Home Trust Company, etc., etc.  
**189 MONTAGUE STREET**  
 Telephone, 828 Main **BROOKLYN, N. Y.**

Member Brooklyn Board  
 of Real Estate Brokers  
**BROOKLYN**  
**REAL ESTATE**  
 EXPERT APPRAISER  
**S. WELSCH**  
 207 MONTAGUE STREET  
 Brooklyn  
 Tel. 2738-9 Main Branch, 177 Seventh Avenue

**KETCHAM BROS.**  
 ESTABLISHED 1891  
 EVERY BRANCH OF THE  
**Real Estate Business**  
 Broadway Stuyvesant  
 Section Properties Our Specialty  
**129 RALPH AVENUE**  
 Telephone, 86 Bushwick **BROOKLYN**

Members Brooklyn Board of R. E. Brokers  
 HOWARD C. PYLE GEO. H. GRAY  
**General**  
**Brooklyn Real Estate**  
**Brokers**  
**Howard C. Pyle Co.**  
 Real Estate Expert Appraising  
 Mortgage Loans Insurance  
**201 Montague Street BROOKLYN**  
 Telephone, 3385 Main

Established 1879  
**William G. Morrisey**  
**REAL ESTATE**  
**BROKER APPRAISER**  
**189 MONTAGUE STREET**  
 Telephone 5856 MAIN  
 5857





# Directory of Real Estate Brokers

**NOV. 4.**  
 246TH ST, ns, 100 w Livingston av, 70x  
 130.3; Wright Ogden Co, Inc—J D  
 Strayer; T H Fraser Co (2) ..... 1,133.00

**NOV. 5.**  
 KELLY ST, 1013; J Rosenblum & Co  
 Keilbert Constn Co (9)..... 135.00  
 \*\*Recorded in N. Y. County.  
 BEAR SWAMP RD, 1805-7; Julius  
 Oehrlein—Henry Parfitt & J H Hass  
 (4)..... 41.00  
 SAME PROP; Schmitz & Eulenstein,  
 Inc—same & same (5)..... 201.23  
 SAME PROP; Frank Zang—same &  
 same (6)..... 110.00  
 SAME PROP; Thos Moore—same &  
 same (7)..... 44.00  
 ELY AV, es, 97.6 s Boston rd, 25x100;  
 Vincenzo Merendino—Fred Byron (3)..... 70.00  
 LAYTON AV, nec Dean av, 25x100;  
 Combi Bros—Francesco Santamareno  
 & Max Kreindel (8)..... 390.00  
 PARK AV, es, 102.2 n 167th, 38.10x  
 100; Nicholas Gregoria & Co—Maleke  
 Bldg Corpn (10)..... 9,026.82

**Brooklyn.**

**OCT. 29.**  
 POWELL ST, nwc Livonia av, 100x  
 100; Pfothenhauer-Nesbit Co—Rachel  
 Melnick, Stone-Powell Impt Corpn  
 & Harry Topp ..... 727.50  
 STEUBEN ST, ws, 80 s Willoughby av,  
 —x61; Igoe Bros—Pratt Inst, Edward  
 Corning Co & Baillie & Johnson..... 1,722.97  
 E 19TH ST, 360; Victoria Bldg & Cont  
 Co—Dorchester Bldg Co, Inc..... 2,500.00  
 E 21ST ST, nwc Newkirk av, 40x120;  
 Jacob Dames—Peru Realty Co & Saml  
 Hauben ..... 341.00  
 SOTH ST, ns, 100 w 13 av, 160x100; Star  
 Wood Turning Co—Emanon Bldg  
 Corpn ..... 1,093.00  
 GRAHAM AV, 142; Isidor Kotzen & ano  
 —Herman & Isidor Balmuth..... 70.00  
 SAME PROP; same—same & Philip  
 Repatzky ..... 125.00  
 OCEAN AV, ws, 176.5 s Cortelyou rd,  
 176.5x120.7; Eureka Glass Works—  
 Cortelyou Inv Co..... 85.00  
 ST MARKS AV, ns, 125 e Kingston av,  
 100x155.7; Max Savedoff & ano—Sara-  
 toga Impt Co & Max Kobre's Bank... 475.00  
 SNEDIKER AV, ws, 90 s Hegeman av,  
 40x100; M Perelmutter—Esther &  
 Louis Wallen ..... 150.00  
 STONE AV, es, 105 s Livonia av, 62.6x  
 100; Pfothenhauer-Nesbit Co—Rachel  
 Melnick & Stone-Powell Impt Corpn  
 & Harry Topp ..... 436.00  
 WASHINGTON AV, sec Lincoln pl,  
 91.3x130.3x42.4x102.2; Arthur C Seales  
 —Herbert Amusement Co ..... 70.60  
 WYTHE AV, swe S 1st, 114.1x110; Igoe  
 Bros—Fulton Bag & Cotton Mills &  
 Baillie & Johnson, a Corpn..... 120.87

**OCT. 30.**  
 COURT SQ, 12; L S Platts—Pabst Bwg  
 Co & Gilbert Johnson ..... 101.46  
 VERMONT ST, 247; E Pilzer—Fannie  
 Mayrowitz & Jacob Klein..... 190.00  
 E 39TH ST, es, 400 s Linden av, 40x100;  
 I Berman—Jos Grisler ..... 375.00  
 S4TH ST, 182S; J Seider—Arthur S  
 Calman & Helen Gansburg ..... 130.50  
 JOHNSON AV, ns, 24 e Waterbury; —x  
 —; J Rosenfeld—S & H Plaut & J B  
 Macow ..... 57.89  
 RALPH AV, swe Chauncey, 100x100;  
 Saml Abeloff—Jas Seedman & Barnet  
 Bolonick ..... 37.28  
 WASHINGTON AV, sec Lincoln pl, 91.3  
 104; Steinberg Steam Cut Stone Co—  
 Herbert Amusement Co & Sabatora  
 Bonagura ..... 325.00

**OCT. 31.**  
 BOERUM ST, ss, 100 w Lorimer, 75x  
 100; H Lieb—Saml Shemdelman Co... 2,329.80  
 DOUGLASS ST, swe East N Y av, 132x  
 132x105x125; Cohn Cut Stone Co—  
 Saml Katz & Katz Amusement Co.... 550.00  
 HINSDALE ST, es, 100 s Blake av, 100x  
 100; Pirozzi & Son—W F S Constn  
 Co ..... 255.00  
 BAY 22D ST, 41; E Vail, Jr—Winifred  
 J Mahoney ..... 261.00  
 CORTELYOU RD, swe Ocean av, 176.5  
 120; T Bennett—Cortelyou Inv Co... 157.50

**NOV. 2.**  
 BOERUM ST, 24; E M Adelson—Saml  
 Shemdelman Co & Saml Shemdelman... 200.00  
 BOERUM ST, ss, 100 w Lorimer, 75x  
 100; Eddy Glickman Bldg Co—Saml  
 Shemdelman Co ..... 10,000.00  
 SAME PROP; Audley-Clarke & Co—  
 same ..... 6,662.23  
 SAME PROP; C T Willard Co—same... 525.00  
 SAME PROP; J P Duffy Co—same.... 74.40  
 SAME PROP; S H Pomeroy Co—same... 2,056.00  
 SAME PROP; J Stolz—same and Saml  
 Shemdelman ..... 3,900.00  
 BOERUM ST, ss, 100 w Lorimer, 75x  
 100; National Bridge Wks—Saml  
 Shemdelman ..... 8,534.94  
 SAME PROP; H Levin—same ..... 184.50  
 SAME PROP; T Drysdale—same ..... 5,346.00  
 POWELL ST, es, 100 s Newport av, 60  
 x100; L Friedland—Isaac Goncharik  
 STARR ST, nws, 116.1 sw Wyckoff av,  
 25x100; H Rubenstein—Jos Weis &  
 Geo Rebhan & Sons ..... 108.00  
 STARR ST, nws, 116.1 sw Wyckoff av,  
 25x100; Bushwick House Wrecking  
 Co—Jos Weis & Geo Rebhan & Son... 65.40  
 STH ST, sws, 145 nw 5 av, —x—; C  
 Rosenberg—Jno H E Sand & Edw G  
 Vail ..... 187.00  
 SOTH ST, ns, 100 w 13 av, 160x100;  
 M Savedoff—Emanon Bldg Co..... 120.00  
 ATLANTIC AV, ss, 80 e Eastern pkway,  
 40x100; Loma Cont Co—Salvatore &  
 Rosina Bonagura ..... 521.00  
 BLAKE AV, nwc Miller av, 60x100;  
 J Goldstein—Blake Miller Co..... 228.50  
 OCEAN AV, es, 174 s Newkirk av, 200  
 x100; Globe Sash & Door Co—Hart-  
 man Bldg Co ..... 1,500.00

**MANHATTAN**

**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

**Henry C. B. Stein**  
 REAL ESTATE AGENT  
 BROKER, APPRAISER  
 242 East Houston Street  
 Tel. 1930 Orchard Near Avenue A  
 Entire charge taken of property

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

**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.

**THE BRONX**

**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  
 182 BROADWAY, Corner John Street  
 Telephone, 5005-5006 Cortlandt

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

**WM. LUSTIGARTEN & CO.**  
 68 WILLIAM STREET  
 Real Estate Operators  
 Telephone, John 6120J

**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

Mechanics' Liens, Brooklyn, Continued.

Table listing mechanics' liens in Brooklyn with addresses and amounts. Includes entries for ST MARKS AV, BOERUM ST, HASTINGS ST, JEROME ST, KOSCIUSKO ST, LIVINGSTON ST, STERLING PL, and BELMONT AV.

Table listing mechanics' liens in Manhattan with addresses and amounts. Includes entries for FLATBUSH AV, JAMAICA BAY, JEROME AV, KNICKERBOCKER AV, OCEAN AV, and VANDERBILT AV.

SATISFIED MECHANICS' LIENS.

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

Table listing satisfied mechanics' liens in Manhattan with addresses and amounts. Includes entries for 190TH ST, BROADWAY, 5TH ST, LEXINGTON AV, GRAND BLVD, WADSWORTH AV, and 3D AV.

Bronx.

Table listing satisfied mechanics' liens in the Bronx with addresses and amounts. Includes entries for OCT 30 & 31, NOV 2, NOV 4, and NOV 5.

Brooklyn.

Table listing satisfied mechanics' liens in Brooklyn with addresses and amounts. Includes entries for OCT 29, OCT 30, OCT 31, NOV 2, NOV 4, NOV 5, and NOV 6.

Table listing attachments filed this day in Manhattan and Brooklyn. Includes entries for OCT 30, OCT 31, NOV 2, and NOV 4.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Table listing chattel mortgages affecting real estate in Manhattan and Brooklyn. Includes entries for Manhattan (OCT 30, 31, NOV 2, 4 & 5) and Bronx (OCT 30, 31, NOV 2, 4 & 5).

BUILDING LOAN CONTRACTS.

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

Table listing building loan contracts in Manhattan and Bronx. Includes entries for NOV 4, NOV 6, and OCT 31.

ORDERS.

Table listing orders in Brooklyn. Includes entries for OCT 30 and NOV 2.

ATTACHMENTS.

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

Manhattan.

Table listing attachments in Manhattan. Includes entry for OCT 29.

Light Your Halls

Twenty inspectors have recently been detailed by the Tenement House Department to see that hallways of apartment and tenement houses are lighted at night in accordance with the law.

The law reads that there shall be a light at night in the lower hall and one in the hall on the second floor. Many owners and occupants of tenement buildings unconsciously violate these provisions because of an inadequate method of controlling the light.

If you feel that the hallways of the buildings you own or occupy are inadequately lighted or the lighting improperly controlled we shall be pleased to render you any assistance in our power.

Write us and one of our lighting experts will show you how electric light will not only protect you against law-violation, but he will prove to you that it's the most economical form of lighting for hallways.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street Telephone, 8000 Main

(Connecting all Branches)



# BUILDING MANAGEMENT

## PENT HOUSES AS "BUNGALOW APARTMENTS"

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

PENT houses on roofs of office and loft buildings have for some time past been utilized as offices and studios, and their advantages for these purposes are manifold. For studios used by artists, architects or photographers they are ideal as they are located far above the noise and dust caused by traffic in the streets as well as within the building; and the light obtained is superior to that in an office. Until recently, however, the use of these pent houses has been limited to their rental as offices and studios, but now a new class of occupancy has been found for them, and it is quite possible that a larger field is opening for the owners of high business buildings in the midtown section, which although limited will pay a handsome return on the investment.

Opportunity for the owner is open for the more complete utilization of what was formerly waste space upon the roofs of these modern business structures. To make this space pay by the remodeling of pent houses into small, light housekeeping apartments requires only a small initial outlay.

"Bungalow apartments" on the roofs of office and loft buildings are only a recent innovation, and while practically an experiment they seem to have many advantages and possibilities. The success of these apartments would mean that owners and building managers could sell space on their roofs usually not utilized and would be able to considerably increase their rent rolls without inconvenience to themselves or to their tenants. There is no reason why a small apartment should not be practical from an economic viewpoint for both the tenant and the owner.

A number of excellent reasons might be advanced to prove why these apartments are practical, and one has only to see a roof bungalow decorated and furnished in order to feel certain that they combine all the advantages of life in a high-class apartment, with the privacy and seclusion of a private residence. When absolute privacy is a consideration, one of these suites has advantages over most apartments in the city. The tenant is isolated and only rarely comes in contact with other tenants in the building, as he does in an apartment house.

For individuals or small families of adults these pent-house apartments have peculiar advantages. They are located in the heart of the business, theatrical, shopping and club sections of the city. The surface of the roofs being for the most part of flat tile, can be utilized for out-door living-rooms or roof gardens, with only a slight additional expense. This is a distinct advantage over a suite in the modern apartment where the outlook is usually upon the uninteresting facades of the building opposite or the walls of an interior court.

Cross & Brown Company, agents for the building at 18 East 41st street, as reported recently in the *Record* and

Guide, leased the pent house in that building to Donald Brian, the actor, for use as an apartment. The accompanying sketch of the roof plan shows the arrangement of rooms, method of access, as well as the free roof space which can be utilized. Minor structural changes, of course, were necessary and these were made at a small expense. The result, however, is a four room apartment with foyer and bath complete and practical for light housekeeping in every respect. The rooms are all fair sized, well lighted and ventilated. The living room, approximately 16 x 13 feet, has windows on two sides, and a ventilating skylight above. The kitchen has gas range, refrigerator space, sink and cupboards, a complete equipment necessary for the preparation of meals.

In the summer it is proposed to utilize the open space on the roof as a roof garden. Potted plants and shrubbery will be placed to partially screen the skylights and with the addition of a few

contemplated for the roof of the new Astor Building, at 10 West 33rd street, of which H. L. Meader is the architect. Mr. Meader is designing this apartment for his own occupancy as a residence and private studio.

### Keeping the Balcony Filled.

The big problem of the theatre owner and manager is to keep his house full. His problem is much the same as that of the hotel, department store, or other establishment that caters to the general public. He must make his theatre a cheerful and pleasant place to come to. Every comfort, convenience and attraction that he offers helps to advertise and fill his theatre and to retain his patrons.

With this in mind many of the modern theatres are adding to their equipment by making provision to carry their patrons up to the balconies and galleries. The vertical elevator can, in a measure, perform this task, but its ability

to move large crowds is limited because of its intermittent service. The constant come and go of theatre crowds demands a continuous service and this is now being accomplished in many well known theatres by means of the Escalator or "moving stairway."

The chief value of the Escalator lies in its ability to move large crowds quickly and safely. Operating on the principle of an endless chain it gives continuous transportation between floors and has a capacity capable of handling speedily the crowds in the largest theatres. It is driven

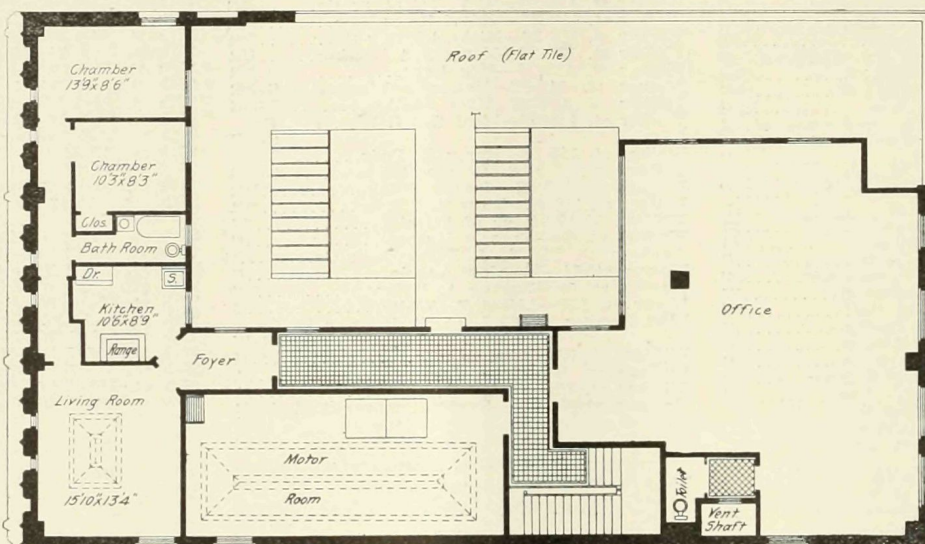
by a low horse-power motor, runs smoothly and quietly and will operate in either direction to carry passengers to or from the balcony.

In the last few years the small moving picture show with its cheaper prices has appreciably detracted from the balcony and gallery patronage of the "legitimate" theatre and the higher class moving picture and vaudeville houses. Some progressive theatres, however, have found that by making the upstairs seats convenient of access and egress, thousands of amusement loving people who cannot afford to pay prices for orchestra seats will avail themselves of the Escalator to reach the balconies.

In one popular theatre where no reserved seats are sold, the management, by having an Escalator, does not open the doors to the orchestra until the balconies are well filled.

The Escalator virtually puts the balconies on the first floor.

That the policy, "Let the People Walk," has long been abandoned by progressive business people, is evidenced by the number of Escalator installations to be found in theatres, amusement parks, department stores, hotels, railway terminals and at elevated railway and subway stations. The attitude of the public toward these labor saving devices, installed to eliminate stair-climbing, is forcibly illustrated in the thousands of people making use of them.



APARTMENT ON ROOF OF 18 EAST 41ST STREET.

comfortable chairs and lawn tables and benches, an out-door living room will be provided. This roof garden will add much to the pleasure of living in the city and will provide a comfortable spot for warm evenings. Where out-door sleeping is desirable, the advantages of an apartment of this type are obvious. All night elevator service is provided in this building and the tenant will be furnished with keys for the lower vestibule doors, so that access to the hall can be had after the building is closed for the night.

The practical manner in which this particular apartment has been worked out, and the artistic possibilities noticed after the alterations and decorations were completed, have resulted in applications for apartments of a similar character in other buildings. The same agents have plans under way at the present time for installation of such an apartment on the roof of the new building at 15 and 17 West 44th street, opposite Sherry's Hotel.

Other buildings which have tried the same experiment and which have appeared successful from all viewpoints are the Emmet Building, on Madison avenue, where Dr. Emmet, owner of the building, has an apartment as his city residence; the Cameron Building, at 34th street and Madison avenue, living apartments of F. W. Woolworth; on the roof above the 40th story of the Woolworth Building, and an apartment which is

**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.

**Wax Coating for Concrete Floors.**

**S**UCH a thing as a wax coating for cement floors sounds incongruous at first thought, because it seems quite impossible to expect any substance as soft as wax to give any wear. But to all intents and purposes this is exactly what the Waxement Company, of 51 Chambers street, says it can do. And it seems quite feasible when the process is explained and its advantages analyzed. If the small cut appearing in the next column is closely examined it will be seen that instead of the wax laying upon the top of the concrete as a carpet or rug, it has made itself a part of the concrete fabric so that even under severe wear on the floor surface, the wax preparation keeps the dust from flying and maintains the body of the floor structure.

In developing this material, chemists first studied the requirements of the average concrete floor, the first being to produce a material that would increase and make permanent the bond in the concrete structure no matter how great the surface wear would be. In other words, a material had to be found that regardless of weather and temperature fluctuations would make a perfect adhesive material between the silicates and cement particles in the concrete.

Next it was necessary to find a substance that has absorptive powers sufficient to penetrate into concrete, and then came the problem of combining with these two a sort of lubricant that would minimize surface wear without being greasy and finally, after comprising all these qualities, the material had to be odorless, sanitary and decorative.

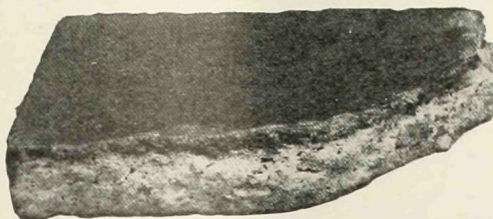
There finally was evolved the product by which the company is known. The larger cut gives some idea of the way it is applied, showing the interior of the Calumet Baking Powder Company's plant when the floors were treated by this method.

The manufacturers claim for this system of floor protection, positive protection of surface under all circumstances. In addition to making the floor almost wear-proof, it has the virtue of making them positively waterproof. Oils, grease, tar, pitch, glue or chewing gum will not stick to the floor, and even ink will not stain it if it is wiped up promptly. The manufacturers also make the claim that this composition will reduce the cost of floor maintenance considerably, regardless of whether the floors are merely subjected to shoe wear or steel wheel traffic. It is applied by heat and pressure and not merely with a brush as ordinary dressings. This material may be obtained in a variety of colors to correspond with decorative arrangements of offices and show rooms and it may be applied to badly worn floors just as satisfactorily as to new ones.

**A Wheelless Door Hanger.**

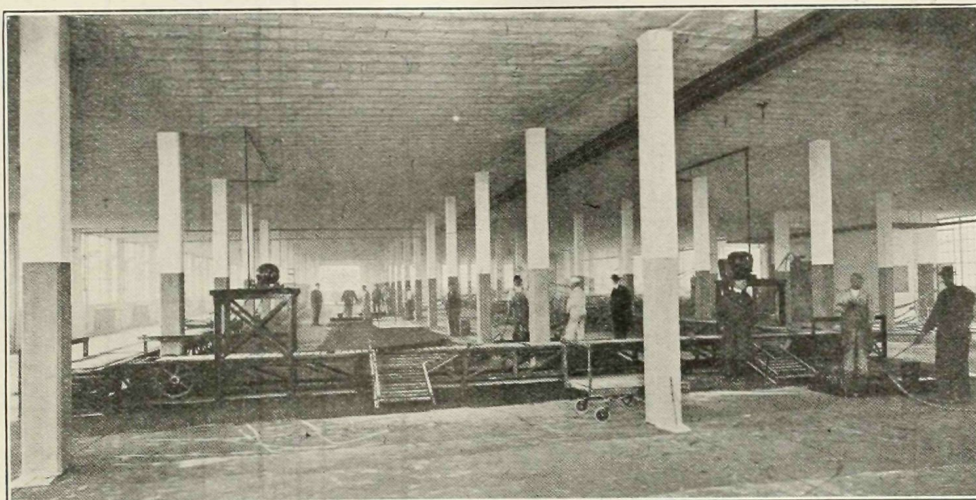
**B**UILDERS for a long time have been in search of a wheelless door hanger; one that positively will stay on the track and will take long wear and hard usage. Such a hanger is illustrated in the cut in the lower part of this

column. It is made by the Grant Pulley and Hardware Company, of 3 West 29th street. This pulley, as shown by the sketch, has the advantage of hanging the door upon a positive plane that cannot be offset by any manner of pull or push. It is noiseless because there can be no binding between rail and wheel for the simple reason that there is no wheel. The weight of the door is sustained by balls which carry the weight of the door entirely. There are no pins to rust out or bend, and it exudes no dust because the wearing

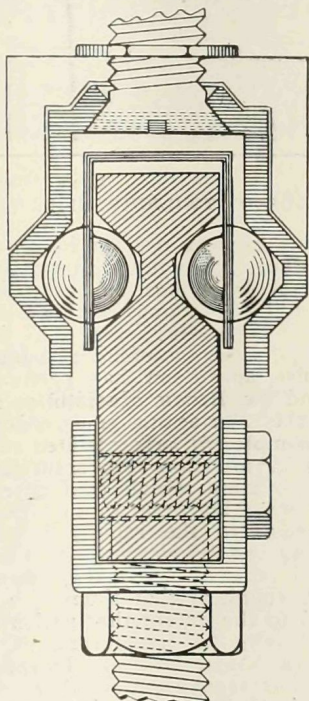


surface is reduced to a minimum. At the same time this system offers strength without utilizing a bulky or unwieldy appliance. The appliance is especially commended in hanging of elevator doors, because they are noiseless and easily operated. It is known in the trade as the Diamond door hanger.

Looking at the sketch one cannot note its complete construction but the manu-



facturers say it is so simply constructed that there is nothing about it to get out of order; the balls are placed equal distances apart, assembled and held in place in such a way that no weak



FULL SIZE  
Pat'd Aug. 20, 1907.

spots can possibly develop. The fact that the tracks are pitched at an angle of forty-five degrees precludes any possibility of dirt or grit clogging the balls in their operation.

**Laying Concrete Under Water.**

**H**ISTORY tells us that the reason Portland cement came into such sudden and permanent popularity as a building material was because it could be laid under water as satisfactorily as it could be laid in the open air. Its use as the medium of foundation for the Eddystone lighthouse, exposed to the tempestuous seas, was its first practical try-out, and since then it has been used extensively both under and above water.

But there are many persons who have never understood just how Portland cement is laid in water, and so excerpts from an article in the Building World, by J. R. Middleton, assistant engineer in charge of the Canadian Pacific Railroad bridge construction now in progress at Pitt River, B. C., may be enlightening.

Mr. Middleton says the first essential is a pipe usually referred to as a "Tremie," sufficiently long to reach to the bottom of the body of water where the concrete is being deposited. This is suspended vertically and may be raised as the work progresses. It is kept absolutely free from water at all times. The batch of concrete is deposited in the hopper, and slides down the pipe by its own weight. It is mixed wet enough to flow easily. The lower end of the pipe protrudes into the deposited mass a sufficient distance to prevent any influx of water.

The hopper, he says, is built of sheet iron, about 4x4 feet, with vertical sides for a depth of nine inches. In a further depth of one foot three inches, the sides are battered in to leave a hole 12 by 12 inches. They are then turned in to form a pipe just large enough to be inserted in a short length of 10-inch wrought iron pipe fitted with a flange down in the lower end. The hopper is jointed to the short pipe by four verticle riveted

bands, and the joint, which should always be kept above water, is calked so as to be "grout-tight." The remainder of the "tremie" is made up of lengths of 10-inch wrought iron pipe with screw joints except the top one, which is flanged to connect with the short piece riveted to the hopper. All screw joints should be greased and the flanged joint gasketed to insure water-tightness. A heavy band is riveted around the top edge of the hopper for reinforcement. A derrick is used in handling the "tremie."

**A Fire-Prevention Window.**

**S**PECIAL windows designed to meet requirements of the Labor Department, Bureau of Fire Prevention and the National Board of Fire Underwriters are being put on the market by the William F. Clark Company, of 315 Fourth avenue, Brooklyn. A conspicuous instance of the varieties of windows required to meet the conditions of these different safety agencies is noted in the stock listing as reported by the card index of the National Board of Fire Underwriters. The list includes double-hung fireproof windows, twin double-hung and pivoted transom, stationary, twin stationary, top-hinged, pivoted upper, pivoted lower, single pivoted, twin pivoted and multiple pivoted. In each case the windows are designed for a special purpose and bear the label of the National Board of Fire Underwriters.

The windows made by this company are designed to do away with all possibility of warping under heat so that easy and positive action is assured in any emergency in factory, loft or office building.

## CURRENT BUILDING OPERATIONS

### New "Twilight" Hospital Soon To Be Erected —Another Hospital Project For the Bronx

TO Greater New York's long list of hospitals, clinics, and sanitariums devoted to the special treatment of all classes of physical distress, there is soon to be added a new building which should do much to relieve the suffering of women. The building has been especially designed for the administration of the "Twilight Sleep" or narkophen-scopolamin treatment of obstetric cases. This system of treatment, of which so much has appeared in the public prints during the last few months, has been used in Frieburg, Germany, for some time. In this country many physicians and obstetrical specialists have made use of the theory with slight variations in the administration of the treatment.

In New York City the treatment has been tried in the Jewish Maternity Hospital on at least one hundred and fifty cases as well as in the Long Island College Hospital, in Brooklyn, at Bellevue Hospital and other institutions in Manhattan. The members of the medical staffs of these hospitals have been instructed in the methods of the treatment by a German physician who was formerly a pupil and assistant of Drs. Krönig and Gauss at the Frieburg clinic in Germany.

With the object of providing ideal surroundings and conditions where this treatment may be administered exactly as it is done at Frieburg a modern hospital building is projected. The structure will not be a large or expensive one, but it will be complete in every respect. According to the present plans, the projected building will be located in the Borough of the Bronx, in the vicinity of 142d street. No site has been definitely settled upon at this writing, although a number of available properties for the purpose are under consideration. The projected structure will be known as the "Twilight Sanitarium," erected and backed by a group of physicians and others who have studied the treatment.

Louis Allen Abramson, architect, 220 Fifth avenue, has designed and planned the proposed building and it will be erected under his personal supervision. The structure will be of brick with trimmings of buff Indiana limestone and marble, three stories and basement in height. The facade has been designed in a simple Colonial style without ornamentation of any description. While this building will not be a large one as compared to many other hospitals in the city, in it will be included all the modern equipment and appliances known to medical and surgical science for the proper care and comfort of the patients while in the institution.

The plans of this building are quite novel in their detail, and the special requirements of the treatment as far as the arrangement of rooms is concerned makes the problem a most interesting one for the architect. Of particular interest is the room in which the treatment proper is administered. As the success of this requires that the patient be under constant observation and

inasmuch as this treatment, to be successful, depends upon the proper induction of Twilight sleep, absolute quiet and absence of glare or strong light is essential. The room in which the treatment is to be administered will be lighted with high sash, glazed with a blue glass. Direct light from these sash is so shielded that it is reflected first to the ceiling. In this manner a soft blue glow infuses the room, as it has been found that a light of this character is the kind best adapted to the treatment.

Provisions will be made so that a number of patients may undergo treatment at the same time, and for this reason the room has been designed of sufficient proportions to comfortably accommodate the expected demands. In this room

With the idea in view of increasing the hospital facilities in the borough and making them easier of access to the residents, the association decided to erect a modern structure, centrally located, which will cost, on completion, approximately half a million dollars. Louis Allen Abramson, architect, 220 Fifth avenue, has been commissioned, by the committee, to prepare the plans and specifications for the new project.

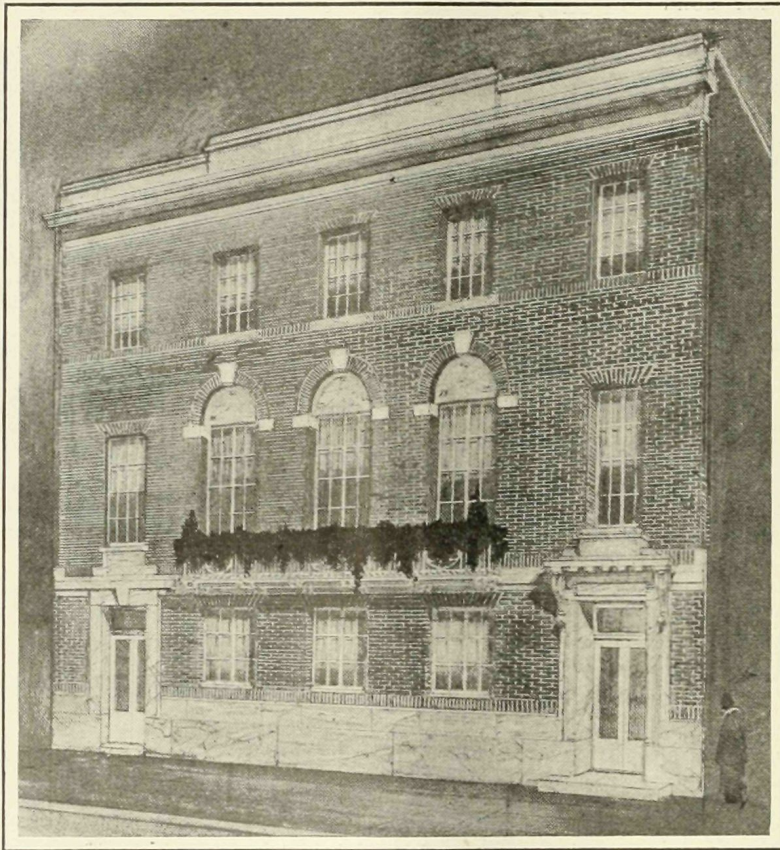
The site of the proposed Bronx Hospital is exactly half way between the two existing ones, secluded to a degree, though directly accessible from all transit lines. The building will be located at the southeast corner of Charlotte street and Crotona Park East, facing Crotona Park.

The building, as projected, will be five stories in height, on a plot 105x107 feet. The present plans provide for the construction of only one wing which will be occupied by an extensive out-patient department and dispensary on the first floor, and by the hospital proper on the remaining floors. The uppermost story will be devoted exclusively to operating and allied rooms and laboratories. On the roof will be a solarium, with wards for septic, tubercular and pneumonia cases. Upon the completion of the building the wing now to be erected, excepting the dispensary portion, will be transformed into a permanent home for nurses.

The floors throughout, excepting those in rooms in which water or live steam is to be used, will be covered with "battleship linoleum," cemented to the underfloor. This material, the architect states, possesses particular virtue for hospital work, in that it absolutely eliminates settlement or other cracks, is soft to the step, warm to the feet and is sanitary and easy of replacement and repair. All details of construction will tend to minimize interstices and sharp corners and other repositories for dust

and bacteria. Mouldings and all the trim will have plain surfaces wherever possible.

Inasmuch as it is the fundamental requirement of a hospital to be "curative," the environment must be such that it will be pleasing to the patient, and must unconsciously give an impression of latent healthfulness. For that reason a system of ventilation will be installed which will permit the windows in wards and private rooms to be opened. It is held that there is nothing to be gained in painting the patients' rooms in unrelieved, glaring colors. Unsympathetic, white, cold, steel equipment, frigid and unattractive to the patient; while it breathes of sanitation, is certainly not conducive toward cheerfulness. Walls and ceilings enameled in soft pastel tones in various color schemes, with perhaps a flat, stenciled frieze, will add greatly to the restfulness of minds of the patients by not making them mindful of the fact that they are immured in a hospital. Similarly the plain, broad, massive flush veneered doors, while splendid as to type, are primarily institutional.



Louis Allen Abramson, Architect.  
PROPOSED "TWILIGHT" HOSPITAL.

a partition forms a passage in which are several doors, arranged with small glass panels. It is proposed to station the nurses and physicians in this "Silence Corridor" where they are able to observe the patients without disturbing them.

#### New Bronx Hospital.

Several years ago a group of physicians and laymen organized the Bronx Hospital Association as a solution of a serious situation which confronted the then existing hospitals in the borough. It was due to the rapidly increasing population and development of new and extended sections. The two hospitals in the borough at that time were overcrowded to the extent that patients had to necessarily be transferred to other institutions. The Lebanon Hospital, at Westchester avenue and 150th street, in the opinion of the committee, was too poorly situated (the elevated extension of the subway winds around the hospital buildings) to warrant further extension or improvement. The other, the Fordham Hospital, a city institution, was far remote from the vast section which now is thickly populated.

**Fire Rules for Up-State Garages.**

Fire-prevention orders have been issued which strike directly at the owners of private and public garages and are of particular interest to such as have garages with a capacity of more than four cars, and those that are interested in their future construction.

The new law covering these orders becomes effective in this State (outside of New York City) on December 1st, and its rules and regulations will be sent to every city and incorporated village.

Following are the restrictions under the new law:

Repair shops shall not be maintained with a garage.

Heating shall be by steam or hot water.

Gasoline or naphtha tanks will not be allowed under sidewalks. Those installed will have to be removed and reinstalled in compliance with the new orders. These tanks must be buried at least three feet from the surface of the ground, and proper piping connected to garage or curb outlet. No pits will be hereafter allowed.

No building or parts thereof shall be converted into a garage or used as such, unless of fireproof construction.

**Yonkers Y. M. C. A. Figuring.**

Plans are now being figured for the new Y. M. C. A. building to be erected at the southwest corner of Riverdale avenue and Hudson street, Yonkers, N. Y. The building will be six stories in height, covering a plot 148x75 feet, and will cost over \$100,000. The plans and specifications were prepared by G. Howard Chamberlain, architect, of Yonkers. Shattuck & Hussey, Chicago, are the consulting architects and engineers.

**At Malba, L. I.**

W. S. Champs' country residence on Malba Drive, Malba, L. I., has been completed. It is a short distance from the Malba Field Club. The large trunk sewer which is being installed at Malba at a cost of about \$30,000 is nearly finished and other municipal improvements are progressing rapidly.

**NO ARCHITECTS SELECTED.**

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

**MANHATTAN.**—Lewy Chemical Co., 51 3d st, Solomon Lewy, president, has leased the building at 202 East 12th st, and contemplates altering same by installing new stairways and partitions. No architect retained.

**JAMAICA, L. I.**—The Loyal Order of Moose, T. F. Ancher, Fulton st, chairman of general committee, contemplates improving the clubhouse on Harriman av, near Shelton av. A building committee will probably be selected this month and an architect soon after.

**BAYSIDE, L. I.**—The Church of Sacred Heart, Rev. Father William J. Dunn, pastor, contemplates the erection of a parochial school here. No architect retained.

**GENEVA, N. Y.**—E. M. Dusenberry, care of Geneva Stove Works, contemplates the erection of a residence at Acrehurst Tract. No architect selected.

**CALDWELL, N. J.**—The Board of Education of Caldwell, Fred R. Cook, president, contemplates the erection of a school on Bloomfield av, to cost about \$18,000. No architect selected.

**VERNON, N. Y.** (Oneida Co.)—An appropriation of \$30,000 has been granted for the erection of an 8-room school here, for the Village of Vernon. L. L. Clarke, president Board of Education.

**ALLEGHANY, N. Y.**—The Bonaventure College, Rev. Father Fidelis, at site, contemplates the erection of a brick, stone and steel college building here to cost about \$100,000. No architect selected.

**GENEVA, N. Y.**—Frank De Laney, this place, contemplates the erection of a frame residence at Acrehurst. No architect selected.

**BUFFALO, N. Y.**—Tyre Lodge F. & A. M. No. 13, J. R. Mason, secretary, 76 Johnson Park, contemplates the erection of a brick store and lodge building to cost about \$18,000. No architect selected. Work will probably go ahead in the spring.

**WAVERLY, N. Y.**—A. B. Baldwin, this place, contemplates the erection of a frame apartment house here. No architect selected.

**TROY, N. Y.**—The Ruthenian Greek Catholic Church of St. Nicholas, Rev. Helarian Yakimowyc, pastor, 3d st, corner of Monroe st, Troy, contemplates the erection of a church here. No architect selected.

**GENEVA, N. Y.**—The Empire Gas & Electric Co., E. H. Palmer, president, 103 Castle st, contemplates the erection of probably a hollow tile warehouse. No architect selected.

**ELMHURST, L. I.**—The German Evangelical Church, Summit av, near Court st, Rev. Geo. J. Schork, pastor, Prospect av, contemplates the erection of a church. No architect selected.

**CEDARHURST, L. I.**—A syndicate, David H. Weyant, interested, contemplates the erection of an ice plant to cost about \$50,000. No architect selected.

**GRIMES HILL, S. I.**—John May, 136 Stuyvesant pl, St. George, contemplates alterations to the residence at Howard av, near Louis st, for bachelor quarters. An architect will be selected about Nov. 10.

**OLCOTT, N. Y.**—J. W. Boechman and W. F. Kruger, Olcott, N. Y., contemplates the erection of a brick theatre and bowling alleys in Main st, opposite Park entrance. No architect selected. It is expected that work will go ahead in the spring.

**PLANS FIGURING.****CHURCHES.**

**BROOKLYN.**—Eugene Schoen, 25 West 42d st, Manhattan, architect, is taking bids for alterations to the synagogue at the corner of Tompkins and Willoughby avs, for the Congregation Abel Modhe Cheira Tilim, on premises. Cost, about \$6,000.

**DWELLINGS.**

**WESTBURY, L. I.**—Electus D. Litchfield, 477 5th av, Manhattan, architect, is taking bids for a 2½-sty brick residence and garage, 25x60 ft., for A. G. Schaffner, 658 Nostrand av, Brooklyn.

**COLD SPRING HARBOR, L. I.**—Plans are being refigured for the 2½-sty brick residence and garage for Donald Scott, 9 East 9th st, Manhattan. Murphy & Dana, 331 Madison av, Manhattan, architects. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating, lighting and plumbing engineers. Chas. Leavitt, 220 Broadway, Manhattan, landscape architect. Cost, about \$125,000.

**LITTLE FALLS, N. Y.**—Bids will close November 18 for four 2½-sty double residences, 28x44 ft., of hollow tile, brick and stucco construction, at the corner of Alexander and Burwell sts, for the Loomis Estate, Loomis Burrell, 503 Albany st, in charge. Mann & Cook, 91 Dunn Building, Buffalo, architects. Cost, about \$10,000 each.

**SOUTH ORANGE, N. J.**—Dorfman & Norelli, National Bank Building, Orange, architects, are taking bids for a 2-sty brick and stucco residence, 32x46 ft., at Tuxedo Park for Earl E. Litz, 207 Market st, Newark. Cost, about \$10,000.

**GLEN COVE, L. I.**—Jos. Martin, Sea Cliff, L. I., has received the general contract to erect a 3-sty brick residence, 30x50 ft., for Dr. Edwin Leale, Nassau st, Glen Cove. R. A. Walker, 16 East 47th st, Manhattan, architect. Cost, about \$25,000.

**FACTORIES AND WAREHOUSES.**

**PEEKSKILL, N. Y.**—Naylor Bros., 30 Church st, Manhattan, engineers, are taking bids on general contract for a 3-sty brick, steel and concrete experimental station, 30x40 ft., for the Fleischmann Mfg. Co., 701 Washington st, Manhattan.

# Edison Service Unequaled

Consider the case of the new twelve-story Waldorf Building, extending through from 2-16 West 33rd Street to 5-15 West 32nd Street. The opening date of this exceptionally fine structure is set for the middle of next month

Edison Service was specified while the foundation was being laid. In practically all the new, large buildings in Manhattan, the superior features of Central Station Service are being recognized

Our Service assures the absolute elimination of every private plant difficulty. Here lies the way to light and power economy. Let an Edison representative talk it over with you—a phone call will bring him

## The New York Edison Company

At Your Service



Irving Place and 15th Street

Telephone: Stuyvesant 5600





**YONKERS, N. Y.**—William P. Katz, 12 North Broadway, is preparing plans for a 2½-sty frame store and residence to be altered from a barn and residence in Harriett st for D. S. Engle, Hawthorne av. Cost, about \$2,500.

**MUNICIPAL WORK.**

**BRIARCLIFF MANOR, N. Y.**—Clyde E. Potts, 30 Church st, Manhattan, is engineer for the sewage disposal system for the Village of Briarcliff Manor, Paul M. Hayes, president. Plans will not be ready before next year.

**YONKERS, N. Y.**—The National Incinerator Co., 61 Broadway, Manhattan, architect and engineer, is preparing plans for a 2-sty brick and concrete incinerating plant, 43x54 ft., in Lake st, corner of Nepperhan av, for the City of Yonkers. M. Fulton, City Hall, Yonkers, city engineer. Cost, about \$60,000.

**STABLES AND GARAGES.**

**YONKERS, N. Y.**—Anton Schonbach and Geo. H. Chamberlain, 18 South Broadway, have about completed plans for a 1-sty brick garage, 47x75 ft., on Riverdale av, for John J. Crimmins, 320 Riverdale av. Cost, about \$6,000.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS AND TENEMENTS.**  
**NEWARK, N. J.**—Levin & Schneider 139 Livingston st, Newark, have received the general contract to erect two 3-sty frame flats, 22x54 ft., at 225 Livingston st, for Mrs. Rosie Gelb, 229 Livingston st. M. E. Silberstein, 17 Market st, Newark, architect. Cost, about \$5,500 each.

**BLOOMFIELD, N. J.**—John Pollaro, Clifton, N. J., has received the general contract to erect a 2-sty store and apartment house at 99 Bloomfield av, for Vito Chiarello, this place. John B. Accella, Union Building, Newark, architect. Cost, about \$5,500.

**BRONX (sub).**—A. Grimaldi, 335 East 148th st, has received the brick mason contract and the Fagan Iron Works, 14th st, Jersey City, N. J., the structural steel for the 6-sty apartment house, 48x90 ft., at the northwest corner of Elton av and 156th st, for the Benjamin Benson Realty Co., 407 East 153d st. The Tremont Architectural Co., 401 Tremont av, architect. Cost, about \$50,000.

**DWELLINGS.**

**MANHATTAN.**—The Reid-Palmer Construction Co., 30 East 42d st, has received the general contract to make alterations and additions to the residence at 14 East 40th st, for Joseph Schanz, 18 West 39th st, owner and lessee. Buchman & Fox, 30 East 42d st, architects. Cost, about \$35,000.

**LARCHMONT GARDENS, N. Y.**—John F. New & Son, 26 Union st, New Rochelle, have received the general contract to erect a 2½-sty frame and stucco residence, 24x30 ft., on lots 7 and 8 for H. O. Hanson, 19 West 34th st, Manhattan. William S. Moore, 30 East 42d st, Manhattan, architect. Cost, about \$5,000.

**HARTSDALE, N. Y.**—Adam Kirchoff, Mayflower av, New Rochelle, has received the general contract to erect a 2½-sty brick residence, 70x50 ft., on Greenacres av for P. Compton Miller, Hartsdale. Patterson & Dula, 50 East 40th st, Manhattan, architects. Cost, about \$25,000.

**KATONAH, N. Y.**—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan, have received the general contract for an addition to the 2½-sty terra cotta block and frame residence about one mile from station for Gordon Knox Bell, 20 Exchange pl, Manhattan. Armstrong & DeGelleke, 122 East 25th st, Manhattan, architects.

**OYSTER BAY, L. I.**—Louis H. Macauley, West Main st, has received the general contract to erect a 2½-sty frame and stucco residence, 24x80 ft., for Louis Moore, care of architect, Gurdon S. Parker, 303 5th av, Manhattan. Cost, about \$25,000.

**DOUGLASTON, L. I.**—H. J. Comes, Manhasset, L. I., has received the general contract to erect a 2-sty brick residence, 45x83 ft., and garage at the southeast corner of Bayview av and Shore rd, for N. H. Bachmann, 257 4th av, Manhattan. Buchman & Fox, 30 East 42d st, Manhattan, architect. Cost, about \$15,000.

**BELLE HARBOR, L. I.**—Chas. Spaeth, Smart av, Flushing, has received the general contract to erect a 2½-sty terra cotta block and stucco residence, 33x36 ft., and garage for Thos. T. Lancer, this place. Smith & Holler, 82 Wall st, Manhattan, architects. Cost, about \$10,000.

**FACTORIES AND WAREHOUSES.**

**MANHATTAN.**—The William Kennedy Construction Co., 215 Montague st, Brooklyn, has received the general contract to erect a 3-sty brick extension to the factory, 32x92 ft., on the west side of Av D, 68 ft. north of 13th st, for Mary L. Barbey, care of architect, F. H. Quinby, 99 Nassau st. J. & F. Eipent, on premises, lessees. Cost, about \$15,000.

**MANHATTAN.**—Lord Electric Co., 105 West 40th st, has received the contract for conduit, wiring and lighting fixtures at the U. S. Appraisers warehouse, 641 Washington st, for the U. S. Government.

**MANHATTAN.**—Murphy Bros., Madison av and 42d st, have received the general contract to erect the 11-sty brick and steel brewery and stock house, 73x114 ft., at 206-210 East 92d st for Jacob Ruppert Brewing Co., 1639 3d av. Maynicke & Franke, 25 East 26th st, architects. Cost, about \$150,000.

**BROOKLYN.**—Andrew Adams & Co., 254 Melrose st, have received the general contract to erect a 3-sty brick factory, 50x100 ft., at 330 Melrose st for Samuel Graber, 332 Melrose st. Killick & Lubroth, 186 Remsen st, architects. Cost, about \$15,000.

NEW YORK

ATLANTA

**S. M. Cauldwell**  
President

**Roy W. Wingate**  
Secretary and Treasurer

**Walter S. Faddis**  
Vice-President

**F. C. Poucher**  
Chairman  
Board of Directors

## 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

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

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

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

## A. PERLMAN IRON WORKS, Inc.

### Ornamental Iron Contractors

Telephone, Tremont { 5361  
5362

**1735 WEST FARMS ROAD**  
4 Blocks East of 174th Street Subway Station



BRISTOL ST., e s, 50 s Blake av, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, \$25,000; owner, Louis Abramson, 1311 East New York av; architects, Cohn Bros., 361 Stone av. Plan No. 7604.

**STORES AND TENEMENTS.**

STONE AV., e s, 43.4 n Riverdale av, two 4-sty brick tenements, 43.4x88.3, slag roof, 20 families each; total cost, \$70,000; owner, Max Neufield, 1467 Pitkin av; architect, Benj. Cohn, 361 Stone av. Plan No. 7650.

**Queens.**

**DWELLINGS.**

FLUSHING.—Smart av, w s, 250 s Forest av, 2-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$2,500; owner, William Reitzel, Broadway and 2d st, Flushing; architect, C. A. Spaeth, Smart av, Flushing. Plan No. 3425.

FLUSHING.—Hempstead turnpike, e s, 83 n Douglas st, 2-sty brick dwelling, 20x48, slag roof, 1 family; cost, \$3,500; owner, Mrs. Patrick Canty, Amity st, Flushing; architect, W. R. Barto, 50 Washington st, Flushing. Plan No. 3426.

FLUSHING.—28th st, e s, 280 n Crocheron av, 2 1/2-sty frame dwelling, 25x30, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Wm. Rogers, Depot lane, Flushing; architect, C. Spaeth, Smart av, Flushing. Plan No. 3431.

FLUSHING.—12th st, e s, 400 n Cypress av, 2 1/2-sty frame dwelling, 25x32, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Leon A. Birch, 2d st and Broadway, Flushing; architect, B. E. Mahon, 67 So. 20th st, Flushing. Plan No. 3417.

JAMAICA.—DeGraw av, s s, 165 w Victoria st, 2-sty frame dwelling, 18x33, shingle roof, 1 family; cost, \$3,000; owner, Norman Russel, Willow st, Jamaica; architect, owner. Plan No. 3420.

RIDGEWOOD.—Ralph st, n s, 278 W Prospect st, 2-sty brick dwelling, 18x43, slag roof, 2 families; cost, \$3,200; owner, Henry Glassmann, 720 Palmetto st, Ridgewood; architect, Herman E. Funk, 1008 Gates av, Brooklyn. Plan No. 3421.

ROSEDALE.—Concord av, w s, 180 n Cambridge rd, 2 1/2-sty frame dwelling, 20x32, shingle roof, 1 family, steam heat; cost, \$2,600; owner and architect, John W. Ekland, 157 Willet court, Jamaica. Plan No. 3423.

CORONA.—Edson st, n s, 275 e Myrtle av, 2 1/2-sty frame dwelling, shingle roof, 1 family; cost, \$2,800; owner, John Nelson, 80 Edson st, Corona; architect, W. Johnson, same. Plan No. 3398.

FOREST HILLS.—Kelvin st, s s, 275 w Seminole av, 2 1/2-sty tile dwelling, 27x32, tile roof, steam heat; cost, \$5,500; Jewel st, n e cor Seminole av, 2-sty tile dwelling, 37x21, tile roof, steam heat, 1 family; cost, \$5,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan Nos. 3400-3401.

JAMAICA.—Kaplan av, n s, 109 n Hillside av, eight 2 1/2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$20,000; owner, Fountain Building Co., 215 Montague st, Brooklyn; architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan Nos 3408 to 3415.

UNION COURSE.—1st st, n s, 600 e Shaw av, 2-sty frame dwelling, 16x38, shingle roof, 1 family, air heat; cost, \$2,000; owners, Sim & Greig, 1650 2d st, Union Course; architect, J. D. Geddes, Richmond Hill. Plan No. 3406.

BROOKLYN HILLS.—Maple st, n s, 96 e Oxford av, two 2-sty brick dwellings, 17x50, tin roof, 2 families; cost, \$9,000; owner, Chas. DeLoca, 1253 Herald av, Ozone Park; architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan No. 3432.

CORONA.—50th st, e s, 140 n Hayes av, 2-sty frame dwelling, 17x32, shingle roof, 1 family; cost, \$2,500; owner, E. M. Faint, 61 39th st, Corona; architect, H. Faint, 61 39th st, Corona. Plan No. 3441.

DUNTON.—Murray st, w s, 125 s Beaufort st, two 2-sty frame dwellings, 19x55, tin roof, 2 families; cost, \$7,000; owner, Lydia P. Hall, Welling st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan Nos. 3439-3440.

JAMAICA.—Dewey av, n w cor Herbert st, two 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Martin Moran, 57 Manheim st, Elmhurst; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 3442-3443.

RICHMOND HILL.—Willow st, n s, 150 n Division av, 2 1/2-sty frame dwelling, 20x41, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Max Gross, Lincoln av, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 3444.

RICHMOND HILL.—Garfield av, w s, 100 n Cleveland av, 2-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, Harry J. Arnold, 429 North Vine st, Richmond Hill. Plan No. 3433.

ST. ALBANS.—Central av, n e cor Franklin av, 2-sty frame dwelling, 16x30, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Jacob Heiser, St. Albans; architect, C. A. Heiser, Springfield. Plan No. 3436.

**FACTORIES AND WAREHOUSES.**

FLUSHING.—Avery st, n s, 40 w Lawrence st, 1-sty brick storage, 75x150, slag roof; cost, \$7,500; owner, Hy. Frank Sons, Inc., Lawrence st, Flushing; architect, owners. Plan No. 3435.

**STABLES AND GARAGES.**

FLUSHING.—Central av, 176, 1-sty frame garage; cost, \$296; owner, A. F. Wiggers, premises. Plan No. 3438.

WOODHAVEN.—Old South Rd, s s, 1200 e Cedar Lane, 2-sty brick cow stable, 142x80, slag roof; cost, \$8,500 owner, T. Balson, Old South Road, Woodhaven; architect, M. Perlestein, Middle Village. Plan No. 3437.

ELMHURST.—Glean st, n s, 100 w Lamont av, 1-sty frame garage, 20x18, tin roof; cost, \$200; owner, D. K. Grant, 187 Glean st, Elmhurst. Plan No. 3419.

**BUILD WITH ALPHA THE GUARANTEED PORTLAND CEMENT**

and it will be EVERLASTING

**ALPHA PORTLAND CEMENT CO.,** General Offices EASTON, PA.

New York City Offices: 50 Church Street

OTHER SALES OFFICES:  
 Chicago .....Marquette Building  
 Boston.....Board of Trade Building  
 Pittsburgh .....Oliver Building  
 Philadelphia.....Harrison Building  
 Buffalo .....Buiders Exchange  
 Baltimore .....Builders Exchange  
 Savannah.....National Bank Building

**ALMSEN**

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

**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.



91ST ST, 205 West, door opening to 5-sty brick tenement; cost, \$50; owner, Chelsea Realty Co., 135 Broadway; architect, John H. Lewis, 135 Broadway. Plan No. 3872.

119TH ST, 200 West, flooring, windows to 5-sty brick store and tenement; cost, \$175; owner, Rothfeld Estate, Hyman Sonn, ex., 149 Church st.; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 3897.

122D ST, 414-420 East, 1-sty brick extension to 2-sty brick stable; cost, \$1,500; owner, Austin Estate, 1484 Park av.; architect, M. W. del Gaudio, 401 East Tremont av. Plan No. 3884.

125TH ST, 213-15-17 West, store front to 5-sty brick offices and stores; cost, \$300; owner, Bank Bldg Co. of Harlem, 213-17 West 125th st.; architect, Glassberg Mfg. Co., Inc., 250 East 139th st. Plan No. 3888.

161ST ST, 552 West, 2-sty addition (to be used as garage), bathroom, removal of partitions to 3-sty brick res; cost, \$1,500; owner, Lillian G. Libman, 552 West 161st st.; architect, Otto H. Taub, 130 West 46th st. Plan No. 3894.

AMSTERDAM AV, 689, metal-covered store front, floor beams, removal of partitions to 2-sty brick theatre and dwelling; cost, \$1,000; owner, Rosalie Cameron, Hempstead, L. I.; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 3879.

AUDUBON AV, 386, store front, removal of encroachments to 3-sty brick dwelling; cost, \$250; owner, Mae Bishop, 386 Audubon av.; architect, Harry H. Linkey, 386 Audubon av. Plan No. 3892.

BROADWAY, 729-31, tanks, steel supports, fireproof pent house to 12-sty brick factory lofts; cost, \$2,200; owner, Duncan Realty Co., Stuart Duncan, president, 241 West st.; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 3895.

LEXINGTON AV, 181, bath room to 4-sty brick tenement; cost, \$200; owner, Justa Realty Co., 57 East 77th st.; architect, Geo. M. Landsman, 500 5th av. Plan No. 3875.

LENOX AV, 380-82, store front to 1-sty frame store and conservatory; cost, \$200; owner, William W. Astor, London, England; architect, Jas. Roberts, 189 East 115th st. Plan No. 3869.

1ST AV, 47-49, rearrangement of apartments, shafts, partitions, plumbing fixtures to two 5-sty brick stores and apartments; cost, \$10,000; owner, Thomas R. Sager, 100 6th av.; architect, Samuel Levingson, 101 West 42d st. Plan No. 3887.

5TH AV, 2014, extend front, new stairs, new partition to 4-sty brick private family; cost, \$3,000; owner, N. Y. Life Insurance Co., 346 Broadway; architect, W. H. C. Hornum, 11 East 125th st. Plan No. 3901.

6TH AV, 867, iron and glass, canopies to 5-sty brick stores and dwelling; cost, \$250; owner, Sarah R. Wells, care Cammann, Voorhees & Floyd, 84 William st.; architect, Adolf Meyersberg, 902 Eagle av. Plan No. 3859.

8TH AV, 2577, store front to 5-sty brick stores and tenement; cost, \$200; owner, Chas. Gahren, 55 West 95th st.; architect, Herman Gahren, 250 West 87th st. Plan No. 3868.

8TH AV, 2782, floor joists, windows, bath rooms and fixtures, partitions, wiring, steam heating, plumbing, marble wainscoting, fire escape to 5-sty brick tenement; cost, \$2,500; owner, Mrs. Sophie Stours, 36 West 77th st.; architect, Henry Hofmeister, 532 East 89th st. Plan No. 3877.

10TH AV, 78-92, 1-sty brick fireproof addition to 6-sty brick factory, laundries, toilet and dressing rooms; cost, \$20,000; owner, National Biscuit Co., Frank E. Bugbee, treas., 78 10th av.; private plans; general contractor, Isaac Beers, 123 East 23d st. Plan No. 3886.

**Bronx.**

148TH ST, s s, 265 w Brook av, new brick wall, new beams, &c, to two 1 & 2-sty brick garage and dwellings; cost, \$1,500; owners and architects, The Alps Realty Co., 444 East 148th st. Plan No. 548.

149TH ST, s s, 220 e Park av, 1-sty brick extension, 28x36.6, to 1-sty brick market; cost, \$3,000; owner, Frederick A. Brusius, 209 Alexander av.; architect, Edw J. Byrne, 3029 3d av. Plan No. 547.

217TH ST, n s, 20 e Paulding av, remove projection from 2-sty frame dwelling; cost, \$300; owner, Angelo Fenellu, on premises; architect, S. J. Kessler, 369 East 167th st. Plan No. 544.

RIVERDALE AV, Randolph la and City Line, new floors, new plumbing &c, to 2-sty brick dwelling; cost, \$4,000; owners, Sisters of Charity, on premises; architect, I. E. Ditmars, 111 5th av. Plan No. 545.

ST. PETERS AV, e s, 50 s St. Raymonds av, 1-sty brick extension, 25x7, to 2-sty brick store and dwelling; cost, \$700; owner, Salvatore Lepanto, on premises; architect, M. A. Buckley, 1573 Howe av. Plan No. 546.

**Brooklyn.**

AUBURN PL, 14-16, interior alterations to 1-sty wagon room; cost, \$500; owner, Louis Del Gaudio, 76 Carlton av.; architect, Tobias Goldstone, 49 Graham av. Plan No. 7524.

BERGEN ST, 2156, interior alterations to 3-sty tenement; cost, \$100; owner, Philip Di Giovanni, on premises; architect, Chas. Melle, 37 Liberty av. Plan No. 7533.

BOND ST, 208, interior alterations to 2-sty stable; cost, \$800; owner, Geo. E. McGrath, on premises; architect, Albert Ulrich, 371 Fulton st. Plan No. 7593.

DELMONICO PL, 11, interior alterations to 3-sty tenement; cost, \$700; owner, Max Steckler, 708 Willoughby av.; architect, T. Goldstone, 49 Graham av. Plan No. 7648.

DOOLEY ST, 68, extension to 2-sty dwelling; cost, \$250; owner, Amelia Koch, on premises; architect, Geo. W. Fleming, 33 Bible House, Manhattan. Plan No. 7565.

DOOLEY ST, 10, raise 2-sty dwelling; cost, \$800; owner, Henry Zirkel, on premises; architect, M. M. Foley, 2160 East 13th st. Plan No. 7509.

GRAND ST, 202, interior alterations to 3-sty dwelling; cost, \$500; owner, Ray Racon, 192 Grand st.; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7570.

GRAND ST, 730, interior alterations to 1-sty club; cost, \$1,500; owner, Bushwick Savings Bank, 726 Grand st.; architect, E. J. Messinger, 394 Graham av. Plan No. 7606.

LOMBARDY ST, 23, extension to 2-sty shop; cost, \$500; owner, Max Trunz, 25 Lombardy st.; architect, L. Allmendinger, 926 Broadway. Plan No. 7530.

MIDDLETON ST, 183, extension to 3-sty factory; cost, \$2,500; owner, Pure Ice Co., on premises; architect, F. Quinby, 7 Tennis court. Plan No. 7613.

MILFORD ST, w s, 235 s Atlantic av, interior alterations to 2-sty dwelling; cost, \$250; owner, Isaac Olinsky, on premises; architect, Benj. Cohen, 361 Stone av. Plan No. 7516.

MOORE ST, 90, interior alterations to 3-sty tenement; cost, \$2,000; owner, David Berger, 95 Moore st.; architects, Shampman & Shampman, 772 Broadway. Plan No. 7518.

MORTON ST, 33, plumbing to 3-sty tenement; cost, \$300; owner, Wm. Johann, on premises; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 7510.

NEWELL ST, 29, interior alterations to 3-sty tenement; cost, \$250; owner, Benj. Bufferman, 231 Russell st.; architect, E. J. Messinger, 394 Graham av. Plan No. 7609.

NORTH ELLIOTT PL, 148, interior alterations to 3-sty dwelling; cost, \$3,500; owner, Louis Del Gaudio, 76 Carlton av.; architect, Tobias Goldstone, 49 Graham av. Plan No. 7523.

TROUTMAN ST, 70, interior alterations to 2-sty shop; cost, \$200; owner, Boston Trading Co., on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7639.

VAN BRUNT ST, 319, plumbing to 4-sty tenement; cost, \$250; owner, Naomi Fitschen, 49 Wolcott st.; architect, D. A. Lucas, 98 3d st. Plan No. 7585.

SOUTH 4TH ST, 424, interior alterations to 3-sty dwelling; cost, \$250; owner, Herman Barman, 209 Division av.; architect, H. M. Entlich, 29 Montrose av. Plan No. 7594.

WEST 17TH ST, 2732, plumbing to 2-sty dwelling; cost, \$150; owner, Gustav Gerard Mechanics' Bank, Court st.; architect, Frank Mar- rin, 1971 East 17th st. Plan No. 7569.

WEST 30TH ST, 2913, move 1-sty dwelling; cost, \$300; owner, Abram Robinson, Surf av and West 30th st.; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 7557.

58TH ST, n s, 100 e 13th av, interior alterations to 2-sty dwelling; cost, \$800; owner, Frank Speciall, 156 Wyckoff st.; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7617.

84TH ST, 1743, move 2-sty dwelling; cost, \$500; owner, Charles E. Amerman, 75th st and 2d av.; architect, Wm. A. Parfitt, 26 Court st. Plan No. 7521.

ATLANTIC AV, 986, interior alterations to 3-sty dwelling; cost, \$150; owner, Charles Vighanti, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7545.

BELMONT AV, n s, bet Warwick and Ashford sts, interior alterations to school; cost, \$700; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 7621.

BLAKE AV, 940, interior alterations to 2-sty dwelling; cost, \$200; owner, Solomon Grapman, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 7638.

BROADWAY, 612, interior alterations to 3-sty tenement; cost, \$600; owner, John Von Glahn Estate, 1090 Fulton st.; architect, W. B. Wills, 1181 Myrtle av. Plan No. 7636.

BUSHWICK AV, 375, interior alterations to 3-sty tenement; cost, \$500; owner, Maria Diemer, 19th St. Francis pl.; architect, Chas. Gashmeyer, 1652 Myrtle av. Plan No. 7540.

BUSHWICK AV, 18, interior alterations to 2-sty dwelling; cost, \$1,000; owner, Herman Kramer, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 7605.

FLATBUSH AV, 2, interior alterations to 3-sty store; cost, \$800; owner, Nellie B. Moore, on premises; architect, Geo. Hoff, Jr., 371 East 158th st. Plan No. 7598.

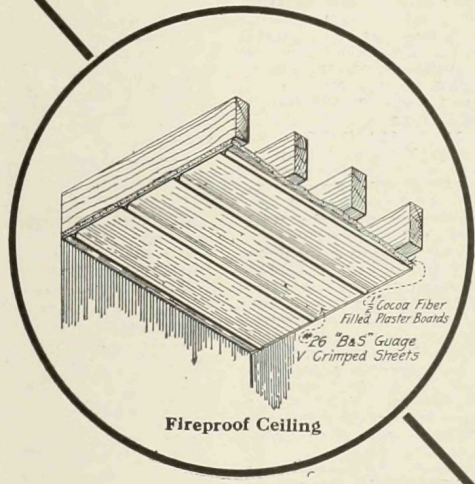
METROPOLITAN AV, 925, interior alterations to 3-sty factory; cost, \$1,500; owner, Richa

**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



Fireproof Ceiling

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

**MARK AND MOHL, INC. IRON WORKS**

STRUCTURAL AND ORNAMENTAL

273-277 RUSSELL STREET, Near 23d Street Ferry, BROOKLYN, N. Y.

Telephones: 549 Greenpoint—1658 Greenpoint

**WILLIAM SCHWENN**

Telephone 1700 Bushwick

Ornamental and Structural **IRON WORK**

822 to 832 LEXINGTON AVENUE, near Broadway, BROOKLYN



Callahan, 99 Thomas st, Bloomfield, low bidder for heating at \$3,574, and A. H. Andrews Co., 1472 Broadway, for furniture at \$1,299.46.

**Other Cities.**

**DWELLINGS.**

ITHACA, N. Y.—Walter Eurlay Griffin, 104 South Michigan av, Chicago, Ill., is preparing plans for a 2-sty concrete and tile residence and private garage, 32x80 ft., at 514 Edgewood place, for F. L. Morse, care of Morse Chain Co., South Hill, Ithaca. Cost, about \$25,000.

KENMORE, N. Y.—Francis Siegel, Norway av, contemplates the erection of two 2-sty frame residences at the Kenmore Estates, from plans by Walter Lamphere, 78 East Delaware av.

**MUNICIPAL WORK.**

DUNKIRK, N. Y.—William H. Shelton, City Hall, Dunkirk, has completed plans for a 750-ft. concrete public dock at the foot of Centre st. for the City of Dunkirk, John T. Sullivan, Mayor. Plans have been approved by the Common Council and the State Land Board and are before the U. S. War Department for approval. Cost, about \$100,000.

**SCHOOLS AND COLLEGES.**

DELHI, N. Y.—Plans and specifications are nearly completed for the 2-sty brick, stone and concrete school, 65x100 ft., at the lower end of Main st, for the Board of Education of Delhi, H. J. Jewitt, president. Pierce & Bickford, 118 Lake st, Elmira, N. Y., architects. Cost, about \$65,000.

**PERSONAL AND TRADE NOTES.**

OTTO E. GOLDSCHMIDT, consulting engineer, has moved his offices from 30 West 38th st to 9 East 40th st.

STANLEY H. CHADWICK, architect, of Cranford, N. J., has opened offices in that village for the practice of his profession.

MARY E. KAVANAGH has recently opened an office at 29 West 34th st, and is conducting an interior decorating business under the name of "Paget."

THE CONFERENCE of American mayors on public policies as to municipal utilities will be held in Philadelphia, November 12 to 14. Ninety of the larger cities will be represented at this conference.

PRESIDENT STURGIS, of the American Institute of Architects, has appointed Elmer C. Jensen, Chicago; Wilbur T. Mills, Columbus, and Benjamin Hubbell, Cleveland, to act as advisers to the Lincoln Highway Association.

WILLIAM C. WALKER, Clarence A. Livingston and Robert G. Brackett have formed a partnership for the practice of architecture, to be known as Walker, Livingston & Brackett, with offices in the Ellwanger & Barry Building, Rochester, N. Y.

JOHN M. MACADAM and Joseph Cooper have withdrawn from the firm of Rutan, MacAdam & Cooper, general contracting, and are conducting a building business under the firm name of John M. MacAdam & Co., at 29 West 34th st.

ARCHITECTS throughout the country are responding splendidly to the appeal recently sent out from the Washington, D. C., headquarters of the American Institute of Architects, for contributions to the war relief fund for the benefit of families of architects, artists and sculptors left in need on account of the European conflict.

STONEWALL O'BRIEN, a well-known builder of the Eastern District of Brooklyn, was painfully injured Wednesday, November 4. He was struck by a Nostrand av car at Lee av and Taylor st. Mr. O'Brien was attended by Dr. Morse, of the Williamsburg Hospital, who found that he was suffering from a fractured skull and a lacerated face. Despite the serious nature of his injuries Mr. O'Brien insisted upon being taken to his home at 162 Hewes st.

ERNEST F. GUILBERT, architect of the Newark Board of Education, will deliver a course of lectures at Teachers' College, Columbia University, on "School Buildings and Their Equipment." The selection of Mr. Guilbert to deliver these lectures is a fitting recognition of his complete knowledge of the subject as well as his ability as a practicing architect.

**OBITUARY**

GEORGE GIBBONS, a retired contractor and builder, died of general debility at his home, 648 Hicks st, Brooklyn, Wednesday, November 4. He was sixty-five years old, and is survived by a son and two daughters.

JEREMIAH SHEAHAN, a civil engineer, who laid out Residence Park, Neptune Park and other exclusive residential sections of New Rochelle when they were developed by the late Adrian Iselin, forty years ago, died from cerebral hemorrhage at his home, 104 Church st, New Rochelle, Wednesday, Nov. 4. He was sixty-four years old. He leaves a widow and six children.

WALTER D. GRAHAM, secretary and treasurer of the New Construction Company, of Manhattan, and a veteran of the Thirteenth Regiment, died of a complication of diseases at his home, 31 Stephens court, Brooklyn, Wednesday, November 4. He was forty-three years old. He was formerly a lieutenant in the Thirteenth Regiment, and was a member of the Thirteenth Regiment Veteran's Association and the Crescent Athletic Club. He was unmarried.

FESTUS STEWART, an engineer in the employ of the Interstate Commerce Commission and formerly division engineer in the State Highway Department, died at his home in Portland, Me., Friday, October 30. His death was the result of a stroke of paralysis. Mr. Stewart was for many years a resident of Poughkeepsie, N. Y., where he was prominent in Masonic circles. He is survived by his widow and three children.

HUGH NESBITT, a retired painting contractor, one-time Street Cleaning Commissioner and widely known as the Republican leader of the Seventh ward for many years, died of pneumonia at his home, 412 East 84th st, Sunday, November 1. He was born in this city seventy-eight years ago, and until fifteen years ago was one of the best known men in the painting business in New York. Mr. Nesbitt conducted his painting business at 552 Grand street. His firm received many of the city painting contracts. He was one of the oldest charter members of Livingston Lodge, No. 657, F. and A. M. He is survived by his widow, two sons and one daughter.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

AMERICAN SOCIETY OF REFRIGERATING ENGINEERS. Annual meeting, New York City, November 30-December 1. Secretary, W. H. Ross.

TECHNICAL LEAGUE OR AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Courtlandt st, N. Y. C.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS.—Meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y., December 12 to 19, 1914.

ON TUESDAY EVENING, Nov. 10, Arthur H. Lynn, of London, England, will present a paper on "The Development of the By-Product Gas Producer Industry in Europe" at the rooms of the American Society of Mechanical Engineers, 29 West 39th street. An informal dinner will be served at 6:30 o'clock.

AMERICAN INSTITUTE OF CONSULTING ENGINEERS, INC., of New York City, will hold a meeting November 12, at which the following questions will be discussed: "A Memorial to Alfred Noble," "Legislation for the Registration of Engineers" and "The Coming Constitutional Convention in New York State."

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

ILLUMINATING SOCIETY, NEW YORK SECTION, will hold its regular meeting at the Engineering Societies Building, 25 West 39th st, Thursday evening, November 12. Dr. Clayton H. Sharp, of the Electrical Testing Laboratories, will present a paper on "Photometry of Gas Filled Incandescent Lamps, and Data on Commercial Daylight Lighting Equipments."

INTERNATIONAL EXPOSITION OF INVENTIONS will open at the Grand Central Palace, New York City, December 12, and continue until December 19. During the week of the exposition a series of lectures have been planned, which will be delivered by competent authorities, on the interests of American inventors and patentees.

THE SOCIETY OF BEAUX ARTS ARCHITECTS is preparing for an entertainment to be held at the Ritz-Carlton Hotel November 9-10, afternoon and evening. The proceeds will be devoted to the relief of families of architects, sculptors and painters who are in need of assistance on account of the European conflict. Many prominent professional and amateur artists have volunteered their services for this cause. A feature of the programme will be a mythological pantomime entitled "The Judgment of Paris." The committee in charge of the entertainment includes Lloyd Warren, chairman; Howard Greenley, Louis R. Metcalf, James W. O'Connor, Henry Hornbostel, Kenneth M. Murchison and Arthur Ware.

**Country Life Exposition.**

The regular daily concerts and lectures at the Country Life Permanent Exposition, Grand Central Terminal, New York City, have begun for the winter season. The exposition is free to the public. Every Wednesday and Saturday afternoon in the lecture hall occurs either a stereopticon lecture or a high-class concert, and other days there are demonstrations of household efficiency devices, or lectures on various phases of country living, occurring at the various booths.

**Fire-Escape for a School Building.**

In reply to a question from an important city of the Southwest, as to the best form of fire-escape for a primary school building, Robert D. Kohn favored the horizontal exit and Professor Woolson recommended enclosed stairways, of which there should be two. Both condemned the ordinary fire-escape for such buildings.

**S. H. POMEROY CO., Inc.**

Manufacturers of  
Fire Retardent Windows  
**FIRE ESCAPE WINDOWS**  
in accordance with  
Fire Prevention Bureau

and  
Labor Department Orders  
A Specialty

Factory and General Office  
282 E. 134th St.

Sales Office  
30 E. 42d St.  
Telephone, M. H. 3338



**DENNIS G. BRUSSEL ELECTRICAL WORKS**

ENGINEERING and CONSTRUCTION  
FOR LIGHT--HEAT--POWER

Office and Works  
39-41 West 38th Street  
Telephones  
189-190 Greeley

30 East 42nd Street.  
Please take notice that The Rapp Construction Company has severed all existing connections with David J. Havens and hereby gives notice that he is no longer an agent of this Company.  
RAPP CONSTRUCTION CO.  
Oct. 14th, 1914 Frank B. Rapp, Pres.

**RONALD TAYLOR**

Granolithic and Asphalt Pavements  
"TAYLORITE" FLOORING

Office and Factory, 520 EAST 20th STREET  
Telephone, 4 Gramercy NEW YORK

**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

**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! MIRRORS MADE TO ORDER OR RESILVERED. 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

BUILDING MATERIALS AND SUPPLIES

PLAN FILINGS SHOW GAIN OVER TEN MONTHS OF 1913 FOR METROPOLITAN DISTRICT—PRICES LOWER

Current Quotations on Standard Commodities—Lumber Weak

NOVEMBER opens with the building material market weaker on prices, but more hopeful than it was thirty days ago. Steel has dropped to 1.21c and 1.26c from a range of 1.31c and 1.36c, or ten cents in a little less than a month.

The volume and value of building plans being filed in the Metropolitan district tend to inspire confidence. Plan filings for the ten months just closed show a net gain for the corresponding period of last year of 1,308 buildings, and an increase in valuation of \$2,991,100.

Construction in the five boroughs of New York City in the ten months just closed gives a total of \$117,425,983, as compared with \$130,047,000 in the first ten months of 1913.

Outside of New York City there was a gain in new plan filings of 217 over the plan filings of last year. The large number of building artisans out of employment at present, and the fact that building material interests have brought prices down to the lowest possible levels, mainly to encourage new construction, makes it apparent that, while there is an actual demand for new buildings of certain types in the Metropolitan district, finances are still the retarding factor.

The opinion was expressed this week that building material interests will find that financiers will be inclined to look with more optimism upon the immediate business future now that the election has turned out as it has. Many building construction interests in the Metropolitan district believe that the depression has reached its last ebb, and that the improved sentiment noticeable at the week-end will develop into a freer trading market.

Plan filings in the five boroughs this week follow: In the corresponding week last year there were 143 new building plans filed, valued at \$1,706,087.

Table showing plan filings by borough for Oct. 30 and Nov. 6, 1914. Includes Manhattan, Bronx, Brooklyn, Queens, and Richmond.

PAINTS.

November Quotations Still Further Effected by War.

QUOTATIONS current in the paint ingredient market are all above figures listed on October 1. The fact that Turkey has entered the war and the possibility of Italy following suit has caused advances in certain colors and the prospects are good for still further advances.

White lead, dry or in oil, is reported to be seasonable, but concessions are being made by certain manufacturers for large purchases. Open prices are on the basis of 6 1/4 cents a pound for lot not less than 500 pounds. There is a slight advance in quotations for supplies in lesser quantities. Red lead is lower, prices ranging now from 5 1/4 to 6 cents a pound for dry and 7 1/4 cents for red lead in oil.

Many of the foreign dry colors are out of the market. Distributors are holding the remainder of their stocks for old customers. Domestic color makers are unusually active, and are getting good prices. Linseed prices continue to be in favor of the consumer. China wood oil, used to some extent for varnish making, is selling at nominal prices.

All of which indicates that paint manufacturers are having hard sledding and because they have no means of knowing how long the present state of affairs will last, they are not anxious to overstock.

BRICK.

Prices Drop Slightly—Sentiment More Favorable.

WITH a slight improvement in riding at the week end common brick prices fell off moderately, apparently to encourage buying. Raritan brick is without change.

Official transactions for Hudson River brick covering the week ending Thursday, Nov. 5, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

Table showing brick unloaded from barges for consumption in 1914, comparing Oct. 30-24 with previous periods.

Reported en route, Friday, Nov. 6-4. Condition of market, weak. Prices: Hudsons, \$5 to \$5.25 (shaded); Raritans, \$5.25 to \$5.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, — to \$7.25 (yard). Nominal. Left over, Friday a. m., Nov. 6-18.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

Table comparing Hudson River brick unloaded from Oct. 23 to Oct. 29, 1914.

\*Boats reporting.

Left over, Friday A. M., Oct. 31-66.

Table showing brick unloaded from Oct. 31, 1914, to Nov. 6, 1914.

Condition of market, stiffening at top quotations. Price: Hudson, \$5.50 to \$6; Newark, yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., Nov. 7-71.

OFFICIAL SUMMARY.

Table summarizing Hudson River brick unloaded from Jan. 1, 1914, to Nov. 7, 1913.

INCREASES CAPITAL.

Metropolitan Electric Company Now A \$300,000 Corporation.

ANNOUNCEMENT is made to the trade that the Metropolitan Electric Mfg. Co., manufacturers of switch boards, panel boards, detachable mechanism switches, receptacles and appliances, chartered in 1902 as a \$25,000 corporation under the laws of New Jersey, has increased its capital to \$300,000, all of which has been subscribed. The company has a large plant at Long Island City, just over the bridge at 59th street. The officers are: Chas. L. Eidlitz, president; Patrick J. Shelley, treasurer, and Jos. J. Wesley, secretary.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows. In each case the quotations given below were those prevailing up to noon, Nov. 1, 1914.

Note.—Current price changes are indicated by black-face type. For comparison see Record & Guide, Oct. 3, 1914.

BRICK— Hudson common \$5.00 @ \$5.25 Raritan common 5.25 @ 5.50 2d hand common @ 3.00 Newark (yard) @ 7.00 Front or face 18.00 @ 36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.): Domestic Portland @ \$1.58 Con. Rosendale Nat. .90 @ nom Alsen's German...No quot. Dyckerhoff German...No quot.

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale): Trap rock, 1 1/2 in. \$1.00 Trap rock, 3/4 in. 1.20 Bluestone, 1 1/2 in. .95 Bluestone, 3/4 in. \$1.15 @ 1.30

GLASS, Windows— Discounts. Single thick .90-10 & 90-15 Double thick .90-10 & 90-20 Plate .90-30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale): 1 1/2 in. \$0.90 3/4 in. 1.00

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.): Exterior— 4x12x12 in. \$0.06 6x12x12 in. .084 8x12x12 in. .102 10x12x12 in. .12 12x12x12 in. .15 Interior— 2x12x12 in. \$0.048 3x12x12 in. .048 4x12x12 in. .054 6x12x12 in. .072 8x12x12 in. .096

LIME (Standard 300 lb. bbls. wholesale, select finishing): Farnham Cheshire, finishing... @ \$1.55 Eastern, common \$1.25 nominal

LINSEED OIL— American Seed City Raw... \$0.45 @ \$0.46 American Seed City Boiled... .46 @ .47

LUBRICANTS (Mineral): Black, refined, summer... .13 @ 13 1/2 Black, reduced, 27 gravity, 35 @ 30 c. t. 13 1/2 @ 14 Wax, crude... per lb. 3 1/2 @ 3 3/4 Cylinder, light filtered... 21 1/2 @ 23 Cylinder, dark, steam, refined... 15 1/2 @ 25

LUMBER (Wholesale prices, New York City): Yellow pine (merchantable 1905, f. o. b. N. Y.): 8 to 12 in. \$21.00 @ \$25.00 14 to 16 in. 27.00 @ 31.00 Heart face siding 4-4 & 5-4 28.00 @ — Flooring, 13-16x2 1/2 & 3 ins. 15.00 @ 28.00 Hemlock, Pa., f. o. b. N. Y. base price, per M. @ 24.50 Hemlock, W. Va. base price per M. @ 24.00 Hemlock, Eastern mixed cargoes 20.00 @ 22.00 (To mixed cargo price add freight \$1.50.) Spruce Canadian... \$24.00 @ \$25.00 Spruce (W. Va. f. o. b. N. Y., lighterage limits): 2x4, 18 and 20 ft. \$27.50 2x6, 10 and 14 ft. 22.00 2x8, 12 and 14 ft. 23.00 2x10, 3x10, 10 to 16 ft. 27.00 8x8 and under, 16 ft. and under... 24.00 9 in., 16 ft. and under... 29.00 4x10 to 10x10, 16 ft. and under... 29.00 2x12 and 3x12, 16 ft. and under... 29.00 12 in., 18 and 20 ft. 30.00 Add \$1.00 per M. for each inch over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. 1x2 shingling lath, rough or dressed one side \$26.00 4-4x6" merchantable quality... 26.00 4-4x8" merchantable... 24.00 4-4x10" merchantable... 27.00 4-4x12" merchantable quality... 30.50 LATH (Eastern spruce f. o. b. N. Y.): 1 1/2-in. round wood @ — 1 1/2-in. slab \$3.50 @ \$3.60 Plaster—(Basic dealer prices, at yard, Manhattan): Masons finishing in 100 lb. bags, per ton @ \$10.00

Blocks— 2 in. (solid) per sq. ft. @ \$0.06 3 in. (hollow) @ .06 1/2 4 in. (hollow) @ .07 1/2 Boards 3/4 in. thick, per sq. yd. @ .16

SAND— Screened and washed Cow Bay, 500 cu. yd. lots, wholesale \$0.50

SLATE (Per Square, N. Y.): Penn. Bangor ribbon... \$4.10 @ \$4.75 Munson, Maine, No. 1... 5.50 @ 7.75 Munson, Maine, No. 2... 4.50 @ 6.75 No. 1 red... 10.00 @ 12.00 Unfading green... 4.00 @ 6.00 Genuine Bangor... 4.75 @ 6.75 Pen Argyle... 4.00 @ 6.00 Vermont, sea green... 3.00 @ 4.20

STRUCTURAL STEEL (tidewater) Spot: Beams and channels up to 14 in. 1.21 @ 1.26 Beams and channels over 14 in. 1.21 @ 1.26 Angles 3x2 up to 6x8... 1.21 @ 1.26 Zees and tees... 1.21 @ 1.26 Steel bars, half extras... 1.21 @ 1.26