

# REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, MAY 15, 1915

## THE NATIONAL FIRE PROTECTION MEETING

Convention Held on Tuesday, Wednesday and Thursday,  
at the Hotel Astor—Many Important Topics Discussed

AT the Hotel Astor, Broadway and 45th street, last Tuesday, Wednesday and Thursday, was held the Nineteenth Annual Meeting of the National Fire Protection Association. The association comprises about 130 organizations, which are actively engaged in the protection of life and property from conflagration. The ballroom, on the eighth floor of the hotel was crowded to capacity when Robert D. Kohn, president of the association, called the meeting to order, and after the usual routine business, reports were read from many of the affiliated organizations, which commended the work of the association.

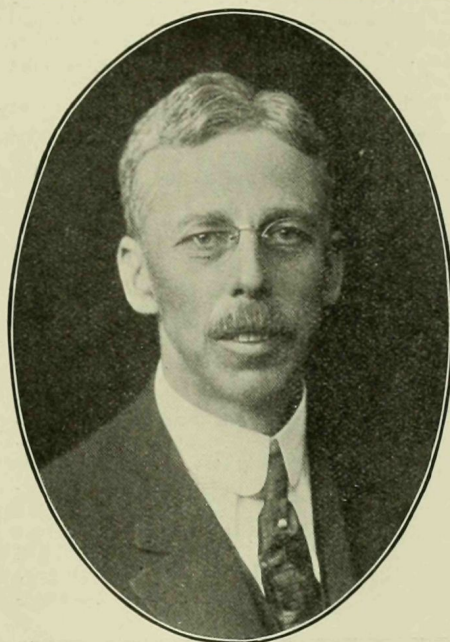
### Election of Officers.

On Thursday, just before the meeting was adjourned, the following were elected officers for the ensuing year: Charles E. Meek, of New York, president; Louis Wiederhold, Jr., of Philadelphia, Pa., first vice-president; D. Everett Waid, of New York, second vice-president; Franklin H. Wentworth, of Boston, Mass., secretary and treasurer; also the following members of the executive committee, to serve three years: H. W. Forster, of Philadelphia; E. B. Hatch, of Chicago, Ill.; H. O. Lacount, of Boston, Mass.; A. M. Schoen, of Atlanta, Ga., and Mason R. Strong, of New York. F. J. T. Stewart, of New York, was elected chairman of the executive committee and the following three members are added to the nominating committee, class of 1916: W. H. Merrill, of Chicago, Ill.; Gorham Dana, of Boston, Mass., and Richard L. Humphrey, of Philadelphia, Pa.

### The President's Address.

In his opening address, Mr. Kohn said, in part:

"The purpose of our association is defined in our Articles of Association as follows: 'To promote the science and improve the methods of fire protection and prevention; to obtain and circulate information on these subjects and to secure the co-operation of its members in establishing proper safeguards against loss of life and property by fire.' What has been accomplished by our energetic committees in this direction will be brought to your attention in detail by these committees during the sessions of this association of the next three days. No one who hears these reports or reads this mass of technical material will fail to realize the devoted service which has been rendered our cause during the year. The members who have thus given of their time and their knowledge have not worked toward a selfish end. In the best sense they have been in the service of our country, for they have helped to build up the solid foundation on which our country's legislation to reduce the fire hazard must in the future be based if it is to be based on expert, not on amateur opinion. They have served their country as the citizens of a democracy can best serve it—by offering the best of themselves for the good of all. They offer it and trust to convincing others through the wisdom inherent in the offerings, not through force. In this



CHARLES E. MEEK.

sense, we, the workers in this effort toward the protection of life and property, are soldiers enlisted in a fight against an enemy, fire. Let us hope that more and more the technically qualified citizens of this country may join in this and other ways to further by constructive means the ends of right and wisdom, and that we may be spared from any desire to attain just ends by means of violence and destruction. \* \* \*

### Official Interest Growing.

"It is fair to ourselves to take stock of the evidence of growing official interest in the work of the National Fire Protection Association. The officers of your association have been able to cooperate for the first time during this year to a limited extent with certain departments of the government in the establishment of standards of safe construction. This co-operation will in my opinion be much advanced if we can present our standards in graphic form. A plan to this effect has the general endorsement of your executive committee.

"We are convinced that the publication of diagrams illustrative of forms of construction that reduce the hazard from fire to life and property will encourage their adoption after due trial as safety standards by the national and state governments. They would then be distributed throughout the country to any one interested. Citizens in far-away places, completely out of touch with fire prevention experts, would then be advised most easily as to the proper construction of chimneys, the proper enclosures of elevator shafts; the safe construction of staircases and other exits; of roofs, of cellars, of hatchways, etc. We have during the last year received many assurances from different government departments that such a series of standard sheets would be of invaluable assistance. Their publication would be a great step forward in the cause of conservation."

Franklin H. Wentworth, the secretary and treasurer, said in his report: "The status of our membership as of April 30 is as follows: Active members, 126, a gain of 5; associate members, 2,595, a gain of 84; honorary members, 4, a gain of 1; total, 2,725, a gain of 90. As in previous years, our resignations have been met and exceeded by new adhesions so that the records show an unbroken gain for the past five years.

"By all odds the association's most important publication of the year was the inspection manual, Field Practice, the entire first edition of which, aggregating 3,000 copies, has already been sold. Its official adoption by the New York Board of Fire Underwriters and its general use by the inspectors of the New York City Fire Prevention Bureau, place the seal of the largest American city upon its value, and inspire the hope that it will continue rapidly to gain in favor and become the standard fire inspection manual for all fire departments and inspection bureaus in the United States and Canada.

### Mr. Wentworth's Report.

"The demand for speakers on fire prevention is also becoming nation wide. The growing habit of cities to institute 'clean-up week,' with its accompanying public meetings, is rapidly multiplying this demand. Although motion pictures are an admirable feature of such meetings, a good speaker is necessary.

The following members of the association served in the delivery of lectures and addresses: Gorham Dana, Powell Evans, Joseph O. Hammitt, E. M. Underwood, H. W. Forster, W. H. Merrill, J. Tremblay, John Kenlon, W. O. Teague, John A. O'Keefe, Ira G. Hoagland, Ralph Sweetland, J. A. Robinson, Benjamin Richards, John C. McDonnell, Thomas R. Weddell, F. R. Morgaridge, Charles E. Meek, Rudolph P. Miller, Edward R. Hardy, Alcide Chausse, Gilbert A. Pevey, Robert Adamson, H. M. Wilson, R. H. Newbern, Lew R. Palmer, E. P. Heaton, H. C. Henley, O. B. Ryon, Lewis T. Bryant, John R. Freeman, Robert D. Kohn, F. M. Griswold, William Guerin, F. E. Cabot and Frank E. Henderson."

One of the pleasant features of the convention was the luncheon on Wednesday that had been arranged by New York Chapter, of which Rudolph P. Miller, ex-Supt. of Buildings, is president. The company was large, filling the grand ballroom comfortably. The honor guests were the Acting Mayor, Hon. George McAneny; Fire Commissioner Adamson, Chief Kenlon, ex-President Phillips and Secretary Wentworth of the N. F. P. A.; Messrs. Stewart and Anderson of the Board of Fire Underwriters, ex-Supt. Miller and Allan Robinson of the Allied Real Estate Interests. President Robert D. Kohn acted as toastmaster. The speakers were the Acting Mayor, the Fire Commissioner and Messrs. Robinson and Wentworth, and the general subject of discussion was "Fire Prevention and the Business Man."

The Acting Mayor extended the welcome of the City of New York and made



for the first time the important announcement that an entire new fire-alarm system is to be installed, and that the Board of Estimate is to take action on the matter very soon. He alluded to the policy upon which the city has entered for limiting the height of buildings, and to the necessity of limitation. Long efforts to get a new building code were at length being rewarded by the success of the present plan of revision, and he alluded to Mr. Miller's work as Superintendent of Buildings and reviser of the Building Code in words which brought a round of applause from the audience for Mr. Miller.

Commissioner Adamson called attention to the Acting Mayor's promise of a new fire-alarm system and asked the stenographers to take particular note of it. He described the need of the new system and assured property interests that the interest on the cost of the installation would be offset to them by the reduction that would be made in their insurance premiums, a promise he had obtained from the Board of Underwriters.

Mr. Robinson explained to business men the profit there was derivable from the installation of automatic sprinklers through the lower rate of insurance granted to owners of property where the sprinklers are installed. He advocated a measure in prospect that the water required for sprinklers should not be metered.

Secretary Wentworth spoke of the need of interesting business men in fire-prevention work.

In the conclusion the party was entertained and instructed by an illustrated lecture describing the Underwriters' Laboratories at Chicago.

The committee of New York Chapter in charge of the luncheon consisted of Messrs. J. H. Perry, of the Turner Construction Company, chairman; L. I. Neale, of the J. B. King Company; E. R. Hardy, of the New York Board of Fire Underwriters, and Pres. R. P. Miller. Superintendents Carlin, Moorehead

and Moore, Louis Graves, secretary to the Acting Mayor, and Secretary Needham, of the Building Committee of the Board of Aldermen, were guests of President Miller of the local chapter.

#### Building Inspectors' Conference.

Following the adjournment of the convention, a round table meeting, composed of men prominently identified with building, both in official and private capacities, was held on Friday morning. Mr. Rudolph P. Miller opened the meeting as temporary chairman, but following the roll call was unanimously elected permanent chairman and Mr. Sidney J. Williams, State Building Inspector, of Madison, Wis., as secretary.

The subjects discussed at the meeting, which lasted the best part of the day, were: (1) Floor loads, with special reference to low floor loads; (2) hollow tile, as applied to outside and buried walls; (3) sprinklers; (4) enclosed stairs; (5) the relation of the building inspector to the public, the enforcement of the code, etc., and (6) the organization of the building department, including statistics, forms, etc.

In his opening address Mr. Miller said:

"We have come together from communities widely separated, varying in size and character and having different needs. Materials that are common to some of us are practically unknown to others. Problems that are pressing in our community would in their solution mean a waste of time elsewhere. Results under the organization existing here are secured by different means than where the administrative machinery is otherwise constituted. One building official's jurisdiction extends over the installation of plumbing and the maintenance of elevators, as well as the construction of buildings; another's is limited to supervision over structural matters only.

"And yet there must be many matters in which there is a common interest. There are some general principles that hold good everywhere. Even when prac-

tice and expediency vary in different places, a discussion of them cannot but be helpful to everyone who participates in a conference such as this.

"Before starting on our discussions, may I mention a few fundamentals that I believe it would be well to keep in mind in these deliberations? The official called upon to enforce the building laws, whether he is called commissioner, superintendent, inspector, or anything else, is a police officer; not, of course, in the restricted sense of a person whose business it is to patrol a certain beat for a fixed period of time for the purpose of arresting offenders against the provisions of the criminal laws, but in the broader sense of a guardian of the peace. His immediate concern, however, is to see that public safety as to life and limb is secured by the observance of such laws as it has been found necessary to make with respect to the construction of buildings. Dealing with technical matters, he should be a man qualified by experience to judge competently of the matters under his jurisdiction.

"The building laws should provide only for such requirements with respect to building construction and closely related matters, as are absolutely necessary for the protection of persons who have no voice in the manner of the construction or the arrangement of buildings with which they involuntarily come in contact. Otherwise there should be the greatest freedom to the owner and builder to erect as he sees fit. Thus, when buildings are comparatively small, are far apart and their use is limited to the owners and builders of them, so that, in case of failure of any kind they are not a source of danger to others, no necessity for building restrictions would exist. But as these buildings are placed closer to one another or on the line of a neighbor's property, or as they are used first as a matter of necessity and later as a regular practice growing out of necessity, by other persons than the owners, as in the

(Continued on Page 827.)

## EYES STILL TURNED TOWARD ALBANY

### Petitioning the Governor for an Extra Session— Legislation Aftermath—Constitutional Convention

VERY little good to real estate came from the last session of the Legislature, upon which great hopes had been set. The Sanders bill, which would have given to the local Building Bureaus the duty of enforcing in this city the State Labor Laws relating to construction and alteration of buildings, has been vetoed by the Governor. It would have given the building interests a measure of relief from over-regulation, seeing that the Lockwood-Ellenbogen bill was vetoed by the Mayor.

The bill containing the recodification of the State Labor Laws, upon which the State Factory Investigating Commission spent a great deal of time last year, was denounced by the Real Estate Board and was lost in committee. The only great reforms that may result from the session are promised by the bills authorizing investigations of the tax system of the State and the financial system of the city.

#### Action by the Governor.

The Thompson bill, intended to compel charitable organizations to give detailed reports of their receipts and expenditures, has been vetoed by Gov. Whitman. He said its provisions were too broad.

Four New York rapid transit bills have been signed. One permits the Public Service Commission to allow the Interborough Company a slice of Bronx Park for tracks and storage. Others authorize construction of a subway along Utica avenue, Brooklyn, permit the transfer of city property for rapid transit and connect the subway with the Long Island railway at Corona.

The Governor has signed Assemblyman Kelley's bill amending the workmen's compensation law by providing that an employe suffering from a previous disability shall not receive compensation allowed for a later injury in excess of compensation allowed for such injury, when considered by itself.

#### The Direct State Tax Question.

The Governor has been holding hearings this week on the appropriation bills, and has made many small cuts, but just what they will all amount to, and what will be the effect upon the tax rate, cannot be anticipated. An important constitutional question has been raised by Stewart Browne, president of the United Real Estate Owners, in connection with the State Comptroller's intention to raise \$5,000,000 by bonding the State for a term of seven years. Mr. Browne contends that the State constitution authorizes the State to contract a debt or debts not exceeding a total of \$1,000,000, in order "to meet casual deficits or failures in revenue or for expense not provided for," as the section reads. The United Owners intend to see if this is not good law that they have cited, by an action in the courts.

A mass meeting under the auspices of the Real Estate Owners' Protective Association was held at the Hotel Majestic on Monday night. Resolutions were adopted praying the Governor to veto the Direct Tax bills and the appropriation bills now before him, and that an extraordinary session of the Legislature be called for the purpose of going over the financial needs of the State for the ensuing year.

#### Action by United Owners.

Stewart Browne, president of the United Real Estate Owners, has forwarded to Governor Whitman resolutions passed by the executive board and asking that after the State Department heads have been heard the Governor fix a day by wire at which the United R. E. Owners and other realty associations of New York City can have a hearing on the pending appropriation bills and the State Direct Tax of \$19,000,000; and that the Governor be petitioned to veto said State Direct Tax bill and convene a special session of the Legislature for the sole purpose of amending said several appropriations bills and for the purpose of passing a Direct State Tax bill in accordance therewith.

#### Unite for the Home Rule Campaign.

In a public letter Corporation Counsel Polk urges citizens, and particularly civil organizations, to unite in support of the city's constitutional program.

"A constitutional amendment granting home rule to cities," he says, "is absolutely needed and to obtain it New York is co-operating with other cities of the State. There is a general realization that cities must have larger control over their municipal affairs if they are to be efficiently governed. Their present dependence on the Legislature for every minor reform causes unending embarrassment and vexation.

"With 60 per cent. of the population living in the larger cities, municipal home rule has ceased to be a debatable theory. It is now an admitted necessity."



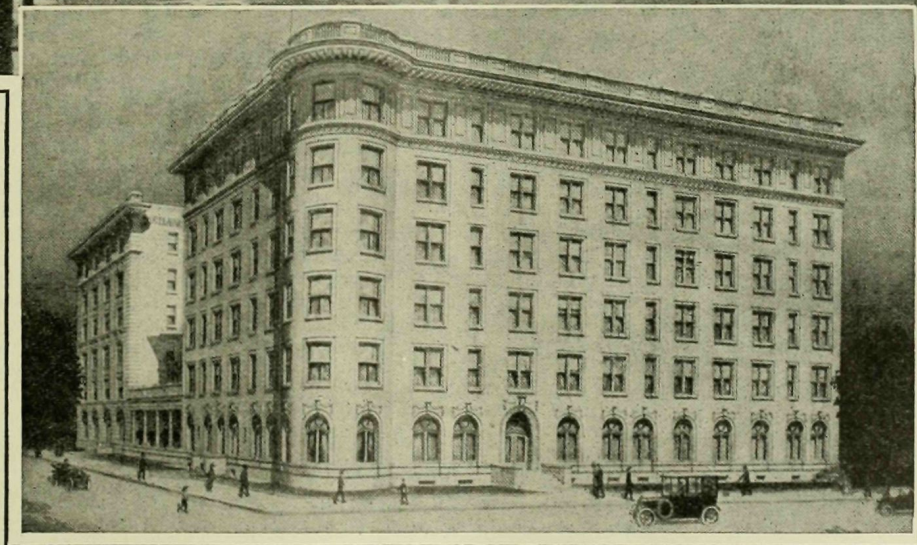
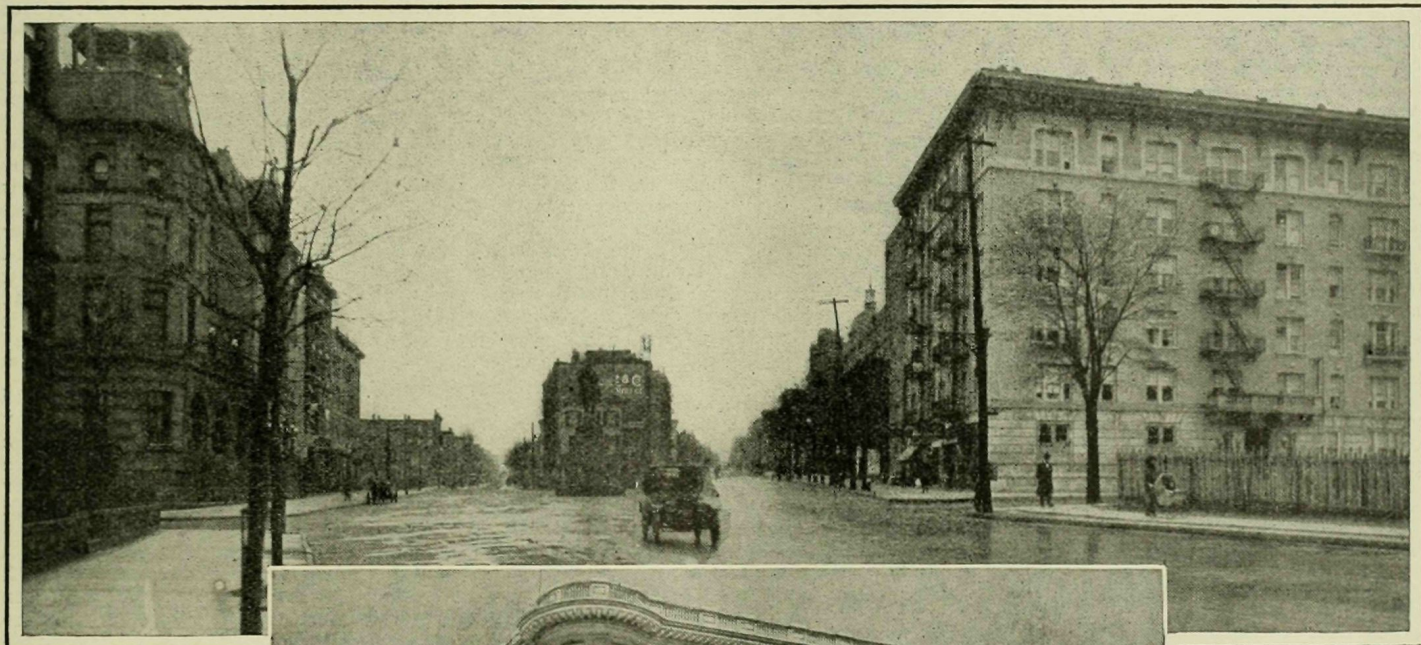
## BEDFORD SECTION IN TRANSITION STATE

Once a Residential District, Now Given Over Largely to Business Enterprises—Advent of Automobile an Influencing Factor

**W**ILL Grant Square, in the Bedford section of Brooklyn, and its environs, continue to be a desirable residential district, or will business in its numerous forms, march on and forever change the character of what, only a few years ago, was a choice section for homes? If business continues to usurp plots devoted to residences, apartments and semi-public buildings, will it appreciate or depreciate realty values in this locality?

Bedford avenue and Bergen street. The imposing building, at the corner of Grant Square and Dean street, was for many years the home of the Union League Club of Brooklyn, and is now occupied, after extensive alterations were made, by the Unity Club, which was formerly at 482 Franklin avenue. In Herkimer street, just a short distance from Bedford avenue, is located the Invincible Club and Kismet Temple of the Mystic Shrine. This section includes a number of apartment hotels of high class

almost impossible for them to continue business on the avenue and they have been forced to seek quarters in other locations. Nostrand and Rogers avenues have been particularly favored by virtue of this fact. Many businesses which formerly were conducted on Bedford avenue, are now located along Nostrand and Rogers avenues, and during the last six or seven years these thoroughfares have become lively business marts. Both, for miles, are lined with small shops so necessary to the



At the present time that portion of Bedford avenue, including Grant Square from Fulton street to Eastern Parkway, is rapidly undergoing a decided metamorphosis. It is claimed, by real estate operators and owners of property in this vicinity, that the change is due largely to the advent of the automobile. For many years Bedford avenue has been one of the principal thoroughfares for people riding or driving for pleasure, as the artery leads from the very

Peter Cleary, Builder.

Montrose W. Morris, Architect.  
GRANT SQUARE, BROOKLYN, SHOWING NEW APARTMENT HOTEL.

heart of the borough to Eastern Parkway, thence through Prospect Park and to the Ocean Boulevard to Coney Island.

In the past Bedford avenue was a thoroughfare lined with fine residences, high-class apartments, churches, clubs and other notable buildings of a public or a semi-public character. In this section, also, are to be found two of the finest equestrian statues in the city; the one of General Grant, at Grant Square, and the General Slocum monument, at Eastern Parkway and Bedford avenue. Among the notable buildings in this section are the Brevort apartments, the first elevator apartment erected in the borough; the Twenty-third Regiment Armory, occupying the block front on Bedford avenue, from Atlantic avenue to Pacific street; the Kings County Medical Building directly opposite, on Bedford avenue, and William Fox's Bedford Theatre, at the corner of

and whose service is excellent, as well as many apartment houses of modern design and construction.

One has only to walk along Bedford avenue, say, from Putnam avenue to Sterling Place, and note the changes, wrought during the last few years, to realize that the automobile has been the primary cause for the present condition of affairs on this thoroughfare. Stores in close succession, and in a number of cases entire buildings are utilized as salesrooms for automobiles and automobile accessories, garages, repair shops, etc. These stores occupy a large percentage of the avenue frontage and leave only a few locations for other businesses.

With the occupancy of these stores by practically one line of endeavor, what has been the effect on other businesses which formerly found place on the avenue? In the first place, it has made it

life of the community. Nostrand avenue, in particular, has been favored, and its stores are high class as a whole and they have helped much to increase the values noticeable in this section.

During the last two years the number of building operations, chiefly apartment houses of medium class, have been completed in the transverse streets.

These houses are of the usual type, four and five stories in height, averaging two to four families to a floor.

During the coming summer a noteworthy addition to the group of apartment hotels, in the vicinity of Grant Square, is to be erected. Plans and specifications for this structure have been prepared by Montrose W. Morris, architect, 82 Wall street, New York City, and Peter Cleary, 115 Marion street, has been awarded the general contract. The building will occupy the northwest corner of Bedford avenue and Dean street and will have a frontage on Bedford avenue of 155 feet and a depth, in Dean street, of 90 feet. It will be six stories in height, fireproof, thoroughly modern in all its appointments. This hotel will be owned and operated by Louis F. Seitz and will adjoin the Hotel Chataline, in Dean street, which is also owned and operated by the same interest. The structure, it is understood, will cost approximately \$200,000 to erect.



## A CONTROVERSY ABOUT GAS-RANGE LEASES

Gas Company Refuses to Obey the Public Service Commission's Order and Asks for Its Suspension and a Rehearing of the Case

THE Consolidated Gas Company, through Vice-President R. A. Carter, has notified the Public Service Commission formally that it will not obey the recent order of the commission, directing the company to modify its charges for leasing gas ranges, and, further, asks for a suspension of the order pending a rehearing, on the ground that the commission has no power of regulation in the present case, and on the further ground that the order is inequitable.

The company has also, through its attorneys, Shearman & Sterling, filed a brief, in which, answering the complaint of Edward B. Bruch, a member of the Real Estate Board, with Harry Dubinsky, as attorney, it is said that the complaint has narrowed down to a very narrow compass—to a demand that the company shall arrange its rental period so as to make leases for a year from the first of October, because that is the period chosen by real estate owners and operators. The questions presented are, therefore (1) whether any abuse in the business methods employed by the company in connection with the rental of its gas ranges has been shown, and (2) whether, on the facts established, the commission has any power of regulation in connection with the rental of gas ranges.

### Points for the Company.

The company's brief recites the fact that in the cheaper tenements, which are not steam heated, the tenants through the winter months use coal stoves; and they would dispense with their gas ranges during that period if the leases expired on the first of October. And further:

"The real estate interests suggest that if the leases were made for a year from the first of October, the gas companies would fare just as well, because they would have a lease that would ensure them a rental during every month of the year. That is not so; because, this class of tenants would not renew a lease that expired on the first of October. They would force the company to take out the ranges on the first of October and to install them again in the spring; and, unless the company could then insist upon a lease for another year, the tenant would take a range only during the months of mild weather. In other words, if the suggestion of the landlord is adopted, the company would never, after the first year, be able to lease its ranges to about 50 per cent. of all its consumers, except for periods of about six months in each year. This would inevitably force the company to abandon the leasing system altogether or else to require a much higher rent. For the cheaper kinds of ranges, which are necessarily the kind demanded by this class of tenants, the annual rent is only \$1, or 8 1/3 cents a month. As the cost of installation is on an average much more than one dollar, it is obvious that if the ranges were returned in the autumn and remained idle for six months in each year and were then again installed, the rent charged would have to be increased to a prohibitive price, and the present method of doing business would have to be abandoned.

### The Landlord Point of View.

"Gas ranges are very inexpensive compared with the ordinary coal ranges; and in the construction of the modern apartment houses of the better class, the expense of purchasing and installing these ranges would be an insignificant item

in the aggregate cost. Any owner, therefore, who desires to have absolute control of the rental of the ranges can obtain it at a trifling expense, by purchasing them outright. A real estate owner, who is unwilling to do this and who prefers to hire the ranges from the gas company and sublet them to his tenants, must conform to the conditions upon which such leases are made.

### An Old Custom.

"Leases of houses and apartments were formerly made for a year from the first of May. That was before there were such ready facilities for spending the summer months in the country, and before such a large portion of the population left the city during the summer. If leases had continued to be made from May to May, many tenants, after the first year, would have gone into the country and, in the autumn, would have rented a house or an apartment for the winter months only. It was to prevent this inevitable loss that the landlords very properly insisted upon making the leases run for a year from the first of October, as Mr. Burch very reluctantly admitted and as Mr. McGuire, the president of the Real Estate Board, frankly conceded.

### A Precedent.

"The same principle precisely that has resulted in the universal leasing of residential property from the first of October, has led the gas companies to make leases from the first of April, the season of demand in the former case being for the winter months and in the latter case for the summer months.

"The demand of the real estate agents is, in substance, that the gas company shall be deprived of the privilege which they themselves exercise of fixing a rental year which will ensure a maximum income upon the investment in the property rented. Their answer to an objecting tenant is that if he does not like the rental year, he can purchase a house instead of renting one, which is something that but very few persons can do. Nearly everyone, however, could purchase a gas range upon the liberal terms made by the companies. A canvass of the better class of apartment houses in New York City would undoubtedly disclose the fact that just as many of the gas appliances installed therein are owned by the owners of the building as are rented from the gas companies.

### Why Allow for Idle Months?

"Some suggestion was made, by way of aspersion upon the gas companies, that they did not make any rebate for the months when the ranges are not in use. Why should they, when the amount of annual rental is established upon an assumption of annual service? If the rental had to be based only on a period of actual use, the amount exacted for that period would necessarily have to be increased, so as to pay for the periods of idleness and for the expenses of frequent removals and installations. Did any one ever hear of a landlord who remitted the rent to his tenants during the summer months, when they did not occupy the premises? Mr. Bruch very bluntly said that they did not, and that if a tenant failed to pay his rent, even though he had vacated the premises, he would be promptly sued for the amount due. Obviously, owners of improved real estate could not maintain present rental rates if they attempted to pursue any other policy. If, for instance, the investment in an apartment house represented a million dollars, and if, in order to obtain 6 per cent. on the in-

vestment, the owner found it necessary to exact an annual rental charge for all his apartments, aggregating \$150,000, it is obvious, that, if he made no charge for six months of the year, the rental for the remaining six months would have to be doubled if he wished to preserve the value of his investment and earn a fair return thereon.

### Rental Periods.

"What is it that the complainant seeks to have the Gas Company do in the present case? He complains because, while he sees fit to negotiate his leases from the first of October, the gas company sees fit to negotiate its leases from the first of April. Therefore, an owner who lets his apartment from the first of October, with a gas range leased to the first of April, may have to take a new lease of the range for a year from the first of April. But as the term of his lease is to the first of October, he has nothing to complain of for the summer months. He personally is not entitled to any rebate because the range is not used in the summer, for he has charged the tenant for the range, whether it is used or not.

### Only Ground of Complaint.

"The landlord's only possible ground of complaint against the gas company is, therefore, that he may possibly be unable to procure tenants for every one of his apartments during the winter months, and, to that extent, the rental for the ranges in those particular apartments may fall upon him. The annual rental charges for ranges are from \$1 to \$6, or at the rate of 8 1/3 cents to 50 cents per month. This is a mere nominal risk on the part of the landlord, and is in itself so trivial as not to call for serious consideration; especially as even this infinitesimal liability could be avoided by the landlords, if they purchased the gas ranges instead of leasing them. They are not satisfied, however, with requiring their tenants to pay for the ranges as well as the apartments during the summer months; when they are away from the city, but insist upon a regulation which will throw all remaining risk respecting the ranges upon the gas companies, in case they are unable to find tenants for all their apartments.

"Although many real estate agents and owners prefer to have the rental period for ranges from the first of October they cannot always make leases in this way. There are hundreds of operators and individuals who lease and operate properties where the leases run from and to various dates throughout the year. They might, with equal propriety, demand that the gas companies should regulate the gas range rental period to conform to the respective periods covered by their leases."

### The Official Order.

The order appealed from is as follows: "Ordered that said Consolidated Gas Company modify its said rules and regulations so as to provide that upon the expiration of the first year's rental of a gas range any renewal thereof may be cancelled on thirty days' notice to said company, and that thereupon said company shall refund the amount paid for the unexpired term of such renewal; and it was further.

"Ordered that this order shall take effect June 1, 1915, and that within ten days after service thereof said Consolidated Gas Company notify the commission whether the terms of this order are accepted and will be obeyed."



## JUSTICE FOR BROOKLYN REAL ESTATE

Joint Committee of Advisory Council and the Charity Organization to Solve the Three-Family House Problem

THE hearings which the Three-Family House Committee of the Advisory Council of Real Estate Interests have been holding to learn the opinions and advice of real estate owners, architects and builders with regard to encouraging the construction of three-family houses, will be continued during the summer.

It was practically impossible for this committee to arrive at any conclusions which might be embodied into law, owing to the brief session of the last Legislature. However, considerable information and advice have been gleaned at the hearings which have taken place every Monday since February.

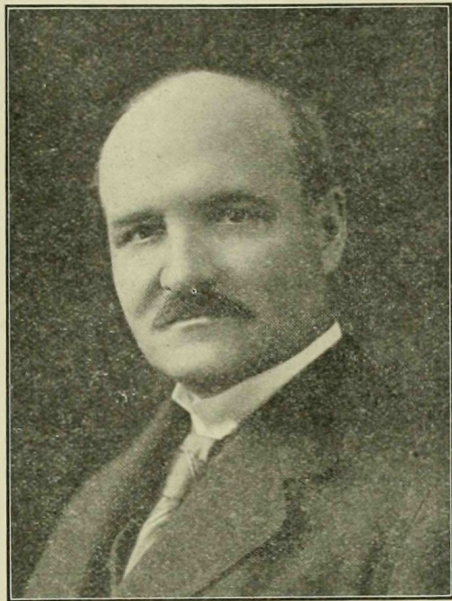
The work of this committee, consisting of Messrs. Cyrus C. Miller, chairman; Frank Bailey, Edward C. Blum, William M. Calder and Frederic B. Pratt was divided into two subdivisions.

First, to ascertain whether it would be profitable to construct a three-family house at the present time, and simultaneously conforming to proper regulations for hygienic housing, ventilation and light. In this respect, architects and builders of recognized merit were requested to submit plans for three-family houses. The second subdivision was to cover the many one-family houses which today exist in the several boroughs, in order to ascertain whether it would be profitable and practicable to alter or remodel these houses, so as to make them accommodate two, three or four families. In its deliberations, the committee was immediately confronted with the fact that the two and three-family house was passing away in the Boroughs of Manhattan, Brooklyn and the Bronx. Since the housing of people in multi-family tenements increases the percentage of citizens who feel no direct interest in government, and is apt to be accompanied by all of the evils of overcrowding, it was evident that any movement which would help to increase the number of land owners and to spread the population over a larger area should be encouraged. The ambition to own their own homes is common to all people, and this desire should be gratified whenever economic conditions permit.

### Stating the Problem.

A number of reasons have been assigned for the decline in the erection of three-family houses, which are economic, social and legal. In the latter respect it has been constantly asserted that certain provisions of the Tenement House Law might be modified, so as to decrease the cost of construction of these houses. From general observation, there would seem to be no difficulty in making a three-family house pay where the lot values are from \$500 to \$1,000; but the question is a much closer one where lot values are from \$1,000 to \$1,500. From \$1,500 to \$2,500, it is hardly possible to make them pay, and from \$2,500 up, it seems to be impossible.

Shortly before the Legislature adjourned, it was deemed advisable by the members of the Three-family House Committee of the Advisory Council to consider whether or not it would be feasible to amend the Tenement House Law at present, so as to reduce the number of requirements now prescribed for small houses. At a special meeting, which was attended by Messrs. Paul D. Cravath, Charles S. Brown and Alfred T. White, of the Tenement House Committee, the possibility of making such amendments during the recent Legislative session was discussed. The members of the Tenement House Committee evinced a willingness to do all that they possibly



HON. WILLIAM M. CALDER.

Who is working for modifications in the Tenement House Law.

could, within reason, to comply with the request of real estate owners, that some remedy be effected. With a view of co-operating, therefore, with the Tenement House Committee in this respect, the special committee of the Advisory Council prepared the following report. Lawrence Veiller, however, dissented from the conclusions of the majority, and feeling that the committee had not investigated the subject as thoroughly as it might, he resigned. The report, therefore, was signed merely by Messrs. Frank Bailey, Edward C. Blum, William M. Calder, Cyrus C. Miller and Frederic B. Pratt.

### Report of the Committee.

"The Three-Family House Committee has to report that it has approached the question of new Tenement House construction, with a desire by new legislation, to discourage the growth of the four and six-story tenements, four families on a floor, constructed especially in Brooklyn and in Queens on lots that are worth under \$1,500, and to increase the number of smaller houses. This committee is of the opinion that the construction of these large tenements causes congestion and should not be allowed. The city is spending a very large amount of money to disperse the population and the marked tendency toward large tenements should be viewed with alarm by those working to improve housing conditions.

"The principal phase of this question, discussed by those appearing before the committee, was the method of decreasing the cost of the three-family house, for its construction has practically ceased in Kings and in Queens counties.

"Recommendations tending to reduce the cost of construction of these three-family houses had to do in main with the fire-proofing now required, and suggested few changes affecting the hygiene of such buildings.

"We are inclined to believe that over-regulation, or over-inspection by the city departments resulting in extreme annoyance to owners, is an element of much importance in producing the larger buildings, inasmuch as the large buildings could better afford to attend to inspectors' complaints while the small buildings, as a rule occupied in part by the

owners, were not large enough to endure non-essential annoyances.

### What Over-inspection Has Done.

"We believe that in regulating tenement houses, as construction is now required in the Tenement House Law, the results have not been entirely successful, or entirely satisfactory, even as the Interstate Commerce Act did not produce the results the public demanded, and neither the public nor the railroad was satisfied; for over-regulation has tended to change the ownership of tenement houses to a class of people who do not particularly wish the tenants well, and who are willing to avoid laws made for the tenants' benefit whenever practicable or possible.

"We also feel that over-inspection and unnecessary annoyance are part of the elements preventing the construction of the three-family houses, and from our investigations believe that it is possible that a surplus of inspectors are causing troubles to owners, not in the end beneficial to the tenants.

"We feel that neither over-inspection nor cost are, however, the complete reasons for the construction of the large buildings, but that there are other causes, sociological and financial, which also tend to their production. These other causes have not been investigated.

### Be Fair to the Landlord.

"We, however, feel that it is not our purpose or our desire to be placed in a position of trading with those who have produced tenement house reform for the purpose of furthering the construction of any particular class of buildings; but we do feel that the tenement house situation will not be improved to the extent that it should, unless these large buildings upon cheap lots are no longer constructed, and unless at least a part of the penalty for filth and ill-use is borne by the tenant, instead of as now—all borne by the landlord.

"We strongly recommend that the Tenement House Committee, constituted for the purpose of tenement house reform, should be asked, inasmuch as it assumes the guardianship of the tenants' interests, to further guard the tenants' interests by changing the tenement law, so as to produce a class of buildings which are better for the tenants than those now produced, and that the city should not be allowed to further clog up with these large fifty-foot-four-family-on-a-floor buildings to the detriment of the health and the morals of the tenants, where the land values do not require such construction. The methods of producing these results and the character of the new legislation, we do not now suggest, but we do feel that immediate consideration of this big question, so important to Brooklyn and to Queens, should receive the direct attention of the Tenement House Committee, or it should entrust this needed reform to others."

### Cooperation Promised.

"At a meeting of the Tenement House Committee held on May 11, Alfred T. White and Darwin R. James, Jr., were appointed to confer with the Committee of the Advisory Council upon this subject. Thus, it is anticipated that a thorough plan of co-operation will be arranged for by the Advisory Council and the Tenement House Committee of the Charities Organization Society. This joint committee will consider the subject thoroughly during the summer months, and in the fall, so that by the next session of the Legislature it is quite possible that legislation may be agreed upon which will tend to improve conditions for small property owners.



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Start an endless chain of letters to the Governor asking him to veto the Direct Tax bill and call an extra session of the Legislature. Do it now.

No legislative body is really interested in economy. The requirements of political organizations, which the members primarily serve, compel the raising and spending of as much money as taxable property can yield.

Publicity when availed of is a great help to good government and to co-operation between departmental administrations and the public. A municipal division which does not take the public into its confidence, when it has plans under way affecting the public, is likely to be misunderstood.

The Governor, at last accounts, was still at work with his pruning-knife on the appropriation bills. New York City taxpayer organizations have taken fresh hope and are sending up appeals for an extra session of the Legislature, believing that the leaders in that body have now come to a realization of the harm they have done to New York City.

An entirely new fire alarm system, completed within two years, is the promise which Commissioner Adamson has obtained. Mayor Mitchel and President McAneny have said it. Better still is the promise of the Board of Fire Underwriters that, in return for this more perfect protection to property, insurance premiums will be appreciably reduced—to such an extent that the interest on the cost of the installation to taxpayers will be offset by the difference in the cost of their insurance. Public improvements that actually pay their own way are in an entirely different category from those which bring no equivalent.

**Commission Government.**

Remarkable results have attended the trial in several hundred American cities of a commission form of government, when it was found that government by National political parties was incapable of adjusting itself to existing economic conditions in local affairs. Every city has its own story of taxes reduced, of the real estate market revived after depression, of bonds retired, municipal departments unified, public works more economically constructed, extravagance stopped, unnecessary services dispensed with, and the old spirit of American democracy in local government recalled from exile and again enthroned. So rapidly is the charter revolution spreading that any list of cities governed by commissions soon becomes obsolete. Newark, Jersey City, Passaic, Mount Vernon, Beacon and Newburgh, all in the immediate vicinity of New York, are among the number.

A singular characteristic of commission government of every variety is that it proves even better in practice than it promises. Certainly no city that has tried it has yet expressed regrets. Somehow when a municipality resolves to strike the trail, the resolve reforms and regenerates the whole community. This is the point which Henry Bruère missed when he reported the results of his investigation of commission government to the Metz Fund in 1911. In Mr. Bruère's view, commission government does not necessarily imply good government, but he admits that it removes numerous impediments thereto, that it keeps city problems separate from State and National issues, and that it enables cities to elect public officers without the aid of bosses. More than that, according to our own observation, it accomplishes the chief purpose intended—a wise administration of public affairs without over-burdening the taxpayers.

Underlying principles of the commission form are "the short ballot, the concentration of authority in the hands of a few responsible officers, the elimination of all ward lines and designations, absolute publicity in the conduct of public business, the merit system, and a city administration, or a city administrator, responsive to the deliberately formed and authoritatively expressed public opinion of the city." (Woodruff.) Responsive action upon the part of commissioners can be assured and most often is, by the operation of the principles of the initiative, referendum and recall, aided by direct primary and non-partisan elections. The advantages claimed are that it facilitates the election of a higher class of men, since American municipal experience has demonstrated that small bodies with large powers attract a better class of men than large bodies with small powers; and because it abolishes sectional lines, settles the question of centralization or decentralization and makes each commissioner a representative of the interests of the whole city. (Bacon and Wyman.) The alleged objections are, (1) that it combines the taxing power and the spending power, and (2) concentrates all the executive, legislative, judicial and financial powers of the city in a single small body. As one has pungently expressed it, a commission form sets up a bunch of five to run everything and certify to everything. They make your laws, make up your budget, assess your taxes and conduct your public works. They are, in fact, an elected oligarchy. The answer given to this objection is that business corporations are so conducted.

What is believed to be an improvement on the straight commission form is the commission-manager plan. The manager has entire control (through power of appointment and removal) over the administrative departments, except courts and schools. Some authorities believe that the three fundamental requirements of the ideal city government—efficiency, economy and democracy—can be satisfied in even the largest cities, such as New York, by the city manager plan with proportional representation. (Hoag.) After all, the attractive thing about commission government is that it means local adminis-

tration on simple business lines. Whether it be administered under the Des Moines, Lockport or Dayton plan, the commission has broad powers to create, unify or extirpate departmental agencies within the local sphere; and its members, by means of the initiative, referendum and recall, or otherwise, are made directly responsible to the will of the people when intelligibly expressed. New York City is at present engaged through a committee in revising its charter. No intimation has been given that the committee has examined into new forms of local government or into the experience of commission cities, but it is hoped that, unlike some battleships and some other codes, the new charter may not on that account be antiquated before it is launched. A large extension of the expensive social service features of the present government would, for one thing, be directly contrary to the wish of property owners as declared to the Board of Estimate, and therefore sharply in contrast with the spirit of the new forms of local government for strict compliance with public opinion.

**An Encroachment Problem for the Authorities.**

The Public Service Commission has been asked by the Borough President, by the real estate and mercantile organizations and by local business interests not to erect subway kiosks within the narrow space afforded by the sidewalks of William and Nassau streets and the streets intersecting them. First, because they would be encroachments in defiance of corporation orders recently promulgated and enforced by the Borough President, directing the removal and future prohibition of any projection beyond the building lines in those streets. The fact that the projections from the subways are to come up through the sidewalks, and not from either side, as in the case of buildings, can hardly justify an exception to the rule.

The Public Service Commissioners would be setting a poor example to the community if they should over-ride regulations which private citizens are commanded to obey. And it may be asked if such action would not be contrary to that fundamental law which the Court of Appeals laid down in the case of the City vs. the Knickerbocker Trust Company, to the effect that nobody has a right to maintain a permanent encroachment upon a public street, that nobody has a right to grant a permit to do so, and that if any official body should presume to, it would be exceeding its constitutional powers. Not even the Legislature is authorized to grant a license to erect a permanent encroachment upon any public street in this city, in the opinion of the highest court. If it be granted that the subway kiosks would be a permanent encroachment, than according to this decision, which has been consistently followed by the lower courts, the Public Service Commission would be exceeding its authority in erecting them, and could be restrained by a taxpayer's action, if not by a simple order from the Borough President to remove the encroachment—which is all that is necessary for other property owners.

A second good reason why the Public Service Commission should not contemplate obstructing the narrow sidewalks is that it is unfair to create conditions which the borough would have to change at its own expense. The cost of effecting entrances and exits for the subways through the adjacent buildings should be made a part of the general cost of subway construction and be paid for in the same manner, and not left for taxpayers to defray through the annual city budget. The fact that adjacent property owners have not offered to make gifts of easements should not be a reason for the Public Service Commission to dodge the responsibility of purchasing them or getting title by condemnation. Every owner does not want a subway entrance through his building. He has other uses for his premises, and in the case of a building with a narrow front-



age, a passageway ten to fifteen feet wide into the subway would practically ruin the building for certain purposes.

It seems to the Record and Guide that the Public Service Commission should not take thought as to how it may circumvent the city in this case, but rather how it can do the handsome thing, by putting the openings where they will not be a nuisance and the cost of making them not a hardship on the public.

#### Proposed Bus Lines.

*Editor of the RECORD AND GUIDE:*

Many merchants on Broadway, between Herald and Times squares, headed by the Broadway Association, have been urging the Board of Estimate to modify one of the proposed automobile bus routes, so that the Herald square section and Broadway, north of that point, might be benefited. As laid out, the route runs from 42d street, south on Seventh avenue, to the Pennsylvania Station. It is proposed that the busses operate from the Pennsylvania Station to Broadway, then north through that thoroughfare, to Times square, and thence as originally laid out. While this change is all right in a way, why not lay out two routes, whereby some of the busses could run in both avenues. Of course there is but little demand, at the present time, for busses in this section of Seventh avenue, while the reverse is true as applied to Broadway. Still, Seventh avenue is sure to reap the benefits of the new subway and undoubtedly will be improved with modern structures. Therefore, it should not be deprived of what additional transit facilities it can obtain. I would suggest that alternate busses run on Broadway and Seventh avenue. This is a compromise suggestion, that, I think, should not meet with much opposition. The future alone can decide whether the proposition is correct, but this is only a detail, which readily can be adjusted.

IMPARTIAL.

May 13, 1915.

#### The William Street Subway Entrances.

*Editor of the RECORD AND GUIDE:*

I enclose with this letter a copy of a resolution adopted at the meeting of the governors of the Real Estate Board, held on Tuesday, relating to the location of entrances and exits for the William street subway. This board is unalterably opposed to the use of the narrow sidewalks in William and Nassau streets for kiosks or station purposes. These sidewalks are only from nine to ten feet wide. If the entrances to stations are placed as called for on the subway plans, the width at such points would be only two or three feet. The mere fact that the entrances are at certain points will only increase the congestion which already exists on both thoroughfares.

It is the opinion of this board's Railroad and Transportation Committee that entrances of adequate width should be provided for and that the traffic on the William street subway, with stations only at Fulton and Wall streets, could not properly be handled through a six-foot six-inch entrance. This is particularly true of Fulton street, where the traffic must go through stations on the easterly side of the street only, which means practically twice the normal congestion under existing conditions. This William street subway will serve not only upper New York, but the outlying districts in Brooklyn, so morning and night there is certain to be a tremendous amount of traffic, all of which will be poured out of entrances on the easterly side of the street only.

This matter should be settled at this time, and the press should support Borough President Marks in his efforts to relieve this condition. If the sidewalk is used as now contemplated, it would be unfortunate, because former Borough President McAneny compelled owners of property in William and Nassau streets to remove all incumbrance beyond the building line on both these streets, and this was done at a cost of several hundred thousand dollars.

William street is only forty feet wide,

the sidewalks, as pointed out, are nine to ten feet in width, and at the present time approximately 7,000 people use William street in a given hour morning and night. Under the present conditions the sidewalks are entirely inadequate to handle this traffic.

RICHARD O. CHITTICK,  
Executive Sec'y R. E. Board.

The resolution referred to above follows:

Resolved, That in connection with the construction of subways in William and Nassau streets (being narrow streets) the Real Estate Board of New York believes that the use of sidewalks for entrances and exits would be unwise and that easements on private property should be condemned, but only sufficient space taken for entrance and exit purposes, and that all entrances and exits should be planned sufficiently wide to satisfactorily handle the traffic.

#### Hostility of the Daily Press to Real Estate Interests.

*Editor of the RECORD AND GUIDE:*

The Lockwood-Ellenbogen bill which was passed by the Senate and the Assembly by an overwhelmingly large majority is a bill which to my mind should have received the sanction of the entire press as well as of the Mayor of the city. The legislators are the direct representatives of all the people. They know the pulse of the people, and the bill was the result of a demand made on the Legislature by more than seventy real estate organizations throughout the boroughs; and by the merchants' associations. It is folly to believe that so many organizations would stand behind a bill which is not meritorious. I am astonished that the press took an adverse attitude against the bill, calling it vicious and scandalous. I am not at all surprised that the public is reluctant to make further investments in real estate. Considering all the difficulties that the owner of property contends with, such as excessive taxation, over-inspection, the recent difficulty of renewing mortgages, and on top of this ridicule and criticism by the daily press, the bright days of real estate must be far off, and yet real estate pays 95% of the expense of this great city.

BERNARD GOODMAN,  
Pres. N. Y. Taxpayers' Asso.  
230 Grand street.

#### "Where Am I At?"

*Editor of the RECORD AND GUIDE:*

Without any desire to criticise, and assuming that "there's a reason," it strikes me as strange that there are no street signs on Park avenue, in the 70's and 80's. This condition has resulted in a great deal of annoyance to strangers in the neighborhood. On account of the large number of new buildings which have been erected in the section, during the last two years, the thoroughfare has taken on an entirely different aspect, and old landmarks have disappeared, or are hard to find. I also notice that new signs have been placed on Madison avenue, and must say that they are most intelligible. The principle of using large numerals, or letters, for the street to be designated, and smaller ones for the intersecting thoroughfare, is admirable. These letters are illumined, so at night they are clearly discernable. I assume that either this scheme, or another equally good one, is to be carried out on Park avenue, but in the interim, many people find themselves "lost in this big city."

WANDERER.  
May 14, 1915.

—The real estate situation at the present time would not be fully realized by the reader of this paper in future years without a note being made as a matter of record of the intense public feeling of anxiety now prevailing concerning the crisis caused by the sinking of the Lusitania and the American Government's note to the Imperial Government of Germany. We are living in times of thrilling international events. Long years of economic stagnation are near an end.

#### Secured Debt Tax Law Amendments.

Article 15 of the Tax Law relating to taxation of secured debts, was changed materially at the recent session of the Legislature.

Securities on which the tax was paid prior to May 1, 1915, are not affected by the new law, but continue to be exempt from assessment under the personal property tax; nor do the changes affect the mortgage recording tax (Article eleven of the Tax Law).

The secured debt tax law, as enacted in 1911, provided that upon the payment of a tax at the rate of one-half of one per cent. to the State Comptroller, certain securities could be exempted from the ordinary personal property tax. These securities were mainly mortgages on property outside the State, and bonds secured thereby, and state and local bonds of other States.

Chapter 169, approved April 1, 1915, amended the law by adding at the beginning of Section 331 the words: "After the first day of May, nineteen hundred and fifteen." The effect of this amendment was to suspend the operation of the law.

A bill was subsequently introduced, making the secured debt tax an annual one, but after a hearing before the Senate Committee on Taxation, the annual tax feature was dropped. The bill as amended was passed, and approved April 30, as chapter 465.

The changes made by the new law are explained by Secretary Pleydell of the New York Tax Reform Association to this effect: The rate is increased to three-quarters of one per cent.; the tax exempts the security from the ordinary personal property tax for a period of five years only; payment must be made before the first day of November, 1915. Taxable securities which have not then been stamped will be liable to the personal property assessment, without deduction for indebtedness, and taxable at the regular local tax rate. Taxable securities owned on assessment day this year, which is July first in many districts and October first in the City of New York, will be liable to the personal property assessment without deduction for debt, unless the secured debt tax has been paid before assessment day.

The new law also makes taxable as a "secured debt" such proportion of a bond, note, or mortgage, secured by real property within this State and property outside the State, as the value of the property outside the State bears to the value of the entire property. This will affect chiefly bonds secured by a mortgage recorded in this State subsequent to the enactment of the recording tax law of 1906, when such mortgage includes also property outside the State; the recording tax being paid only on such proportion as is located within this State, and being held to exempt therefore only an equivalent proportion of the total value of the bond. Bonds secured partly by a mortgage recorded within this State prior to 1906, and partly by property outside the State, may be registered, under the recording tax law (§264), with the recording officer of the county where the mortgage was first recorded, upon payment of one-half of one per cent. on the entire value of the bond, and thus obtain exemption from the personal property tax.

#### A Relief Committee for Draughtsmen.

The architects of New York City are creating a fund to help draughtsmen, who, in these depressed times, have been without work and who are now without funds. The loans will be arranged for easy repayment after employment and will demand a low rate of interest to give them a commercial aspect. The committee will probably develop automatically into a committee of employment. Application for sums are strongly desired by the architects in charge, who will consider all requests confidential. These applications can be addressed to G. L. Schelling, care of B. G. Goodhue, 2 West 47th street, New York.



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## REAL ESTATE NEWS OF THE WEEK

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

### A \$5,500,000 LEASE.

#### Broadway Block Front, Including Projected Building, Acquired by Realty Company.

What will probably prove to be one of the largest deals of the year, has just been closed. The property affected is the block front in the west side of Broadway, between 35th and 36th streets, opposite the New York Herald building and includes a twelve-story commercial structure now in course of construction. The entire deal, according to the recorded instrument, involves \$6,500,000.

The Old School Realty Company has leased from the No. 1337 Broadway Company, William Everdell, Jr., president, and in which William Henry Barnum is heavily interested, the entire property for a term of twenty years from the completion of the structure. The deal also includes a renewal privilege, the rental to be determined by re-appraisal.

The property was acquired by the present owners of the fee last June, from Charles E. Johnson, whose family had owned the block front for almost sixty years. The property has a Broadway frontage of 211 feet, and measures 207 feet in 35th street, facing the establishment of R. H. Macy & Company, 81 feet in 36th street, with irregular lines on the west side. It is understood that the new building will be ready for occupancy about January 1, 1916.

The transaction is one of the largest leasehold deals which has been closed during recent years. House, Grossman & Vorhaus were the attorneys for the lessees, and Simpson, Thatcher & Bartlett represented the owners, as attorneys.

During the last three years, or so, the property was reported sold and leased a number of times. In 1913, Lee Shubert, representing a syndicate, obtained an option of the property, having in mind the improving the site with a notable structure. After negotiations had extended over a considerable period, they dropped out of sight and the deal was subsequently declared off.

Owing to the prominence of the location several large out-of-town dry goods concerns figured in the current reports, prominent among which were Jordan, Marsh & Co. and R. H. White & Co. Last year the property, with its present old buildings, was assessed by the city at \$2,135,000.

When the purchase of the property was concluded, last June, the price was currently reported as having been \$6,500,000. In deeds recorded shortly afterward, it was shown that a building loan of \$1,250,000 was made by the Thompson-Starrett Company, which is to erect the building. The loan is to run for 5 years, at 5 per cent., and a second mortgage of \$5,000,000, for ten years, was given to Mr. Johnson. F. & G. Pfomm and Edward P. Blake, of William A. White & Sons, were the brokers in the sale.

Clinton & Russell, 32 Nassau street, are the architects for the new building, which will be of skeleton steel frame type, resting on steel grillage and concrete foundations, the floor construction being of reinforced concrete.

### Taxable Real Estate.

In 1912, according to the Census Bureau, the value of the real property in the United States subject to taxation was \$51,854,000,000.

### NEW YORK CITY'S FACTORIES.

#### 35,849 Employ 782,566 Persons—16,552 Factories in the Clothing Industry.

The Industrial Directory of New York State for the year 1913, just issued by the Albany State Department of Labor, contains statistics of the number and kind of factories in New York and other cities. From this we learn that there was at date of record a grand total of factories in New York City of 35,849, employing no less than 782,566 persons, constituting New York City the largest manufacturing city in the United States.

There are two main divisions to the volume; the first comprises tables of statistics of factories and factory employes, geographically arranged; and the second contains a record of individual factories by firm names. The data was secured by mail or by agents and from the reports of factory inspectors.

In Greater New York there are 188 factories engaged in the manufacture of cut stone and a total of 599 factories manufacturing stone, clay and glass products; 393 are manufacturing brass and bronze goods; 89 manufacturing sheet metal work of copper, brass and aluminum.

The structural and architectural iron work shops number 320; sheet iron work, 422; cooking, heating and ventilating apparatus, 45; machinery, 484; castings, 31; electrical apparatus, 218; automobiles and parts, 396; boat and ship building, 56; and altogether a total of 4,549 factories manufacturing metals, machinery and conveyances.

There are 205 factories engaged in the manufacturing of house trim; 413 manufacturing cabinet work and fixtures, 156 manufacturing pianos, organs and other musical instruments; 979, furs and fur goods; 355, miscellaneous leather goods; and a total of 2,520 factories manufacturing furs, leather and rubber goods.

There are 161 factories manufacturing chemicals; 98 paint, varnish, etc.; 96 dyes, colors and inks, and a total of 801 engaged in the manufacturing of chemicals, oils, paints, etc.

There are 265 factories manufacturing paper boxes and tubes; 2,121 engaged in printing and book-making; 17 engaged in the manufacture of wall paper; and a total of 1,013 manufacturing textiles.

There are 4,280 factories manufacturing men's tailoring; 290 men's shirts, collars and white goods; 2,051 women's dresses and waists; with a total of 16,552 factories in Greater New York manufacturing clothing, millinery, laundering, etc., and a total of 11,994 in Manhattan alone. There are 101 factories engaged in slaughtering and meat packing; and a total of 4,998 factories making food products, liquors and tobacco.

### Golf Tournament of Board.

The spring golf tournament of the Real Estate Board of New York will be held at the Engelwood Golf Club, on Tuesday, May 25, morning and afternoon. Up to the present there have been sixty entries. At the autumn tournament last October there were seventy entries. It is expected that long before the tournament starts 100 players will have entered their names.

This is the Board's fourth tournament, the first having been held in November, 1913, at the Oakland Golf Club, Bay-side, L. I. In the spring of 1914 the tournament was held at the Baltusrol Golf Club, Short Hills, N. J., and the



fall tournament in 1914 at the Oakland Golf Club.

The Golf Committee requests that members of the Board send in their entries as soon as possible. Arrangements have been made for dinner at the Englewood Golf Club.

The Golf Committee includes the following: Albert B. Ashforth, chairman; Joel S. DeSelding, secretary; John P. Kirwan, H. H. Hazelton, Walter Stabler and W. J. VanPelt.

**Industries in Queens.**

From the report made by A. L. Langdon, traffic manager of the Long Island Railroad, at the last meeting of the Chamber of Commerce of the Borough of Queens, it is evident that many new factories are locating in Queens. Mr. Langdon, who is vice-chairman of the Industrial Committee of the Queens Chamber of Commerce, reported the following new industries in Queens:

1. "Kaufman, Worms & Co., cigar manufacturers, of 348 East 23d street, New York, are erecting a two-story brick building, to cost \$16,000, on Woodside avenue, near the new Union Station. They expect to employ fifty hands when in full operation.

2. "The C. B. French Cabinet Co., manufacturers of telephone booths and phonograph cabinets, have moved into their new building in the Maspeth section.

3. "The Ficks Reed Co., manufacturers of reed furniture, of Cincinnati, Ohio, have rented a loft in 6th street, Long Island City, for the distribution of their products in New York. They expect to move their entire plant to Long Island City in the near future.

4. "The Commercial Research Co., of Tuckahoe, N. Y., has rented the top floor of the Goodyear Rubber Tire Co.'s building on Jackson avenue, Long Island City, and will have twenty-five employees.

5. "The Dietz Coal Co., Fresh Pond road, are erecting a plant for the manufacture of ice, the capacity of which will be seventy tons daily."

According to the last Federal census, taken in 1909, there were 771 factories, with 27,495 employes, located in Queens. The latest census taken, however, by the Department of Labor of New York State, in 1913, which has just been compiled in book form, shows a total of 830 factories, with 35,105 employes. Queens County has a greater number of employes in its factories than any other county in New York State, with the exception of Manhattan, Kings, and Erie Counties. A general distribution of these factories throughout the borough is shown by the following table:

Location.	No. of Factories.	No. of Employees.
Arverne .....	11	95
Bayside .....	8	30
Brooklyn Hills ....	2	33
Cedar Manor .....	1	22
Clarenceville .....	2	31
College Point .....	38	3,256
Corona .....	27	840
Dunton .....	1	57
Edgemere .....	2	9
Elmhurst .....	7	25
Evergreen .....	42	774
Far Rockaway ....	35	248
Flushing .....	50	384
Forest Hills .....	1	65
Glendale .....	16	848
Hillside .....	2	88
Hollis .....	2	23
Jamaica .....	45	651
Laurel Hill .....	5	2,516
Long Island City..	338	18,444
Maspeth .....	31	1,076
Morris Park .....	2	761
North Beach .....	3	22
Ozone Park .....	4	50
Queens .....	4	51
Richmond Hill ....	41	1,075
Ridgewood Heights	18	523
Rockaway Beach..	38	293
Rosedale .....	1	5
Union Course .....	9	137
Whitestone .....	13	281
Winfield .....	9	229
Woodhaven .....	17	1,985
Woodside .....	5	178

**Exhibition of Civic Art.**

The Municipal Art Society has arranged a "Civic Art Exhibition" in the rooms of the National Arts Club, 119 East 19th street, which will be open until May 30. The exhibition has been planned to show what has been and is being accomplished to make the city ornamental, and in time as beautiful in detail as it is now artistic in mass, when seen from a proper distance. George W. Breck is chairman of the committee in charge of the exhibit, which consists of drawings, sculptural models and photographs of works completed and projected. A special feature is the first public view of the new seal and city flag recently adopted by the Board of Aldermen. The flag is to be first unfurled on June 20. The seal designed by Paul Manship is quite in the spirit of the date which is on it, 1664.

Notable among the plans shown for improvements now under way and proposed are those for Riverside Drive and the Department of Docks. There are also groups devoted to the Bronx and the Committee on City Plan of Manhattan and Brooklyn. Interesting is a project for a Brooklyn Civic Centre by the architectural firm of McKenzie, Voorhees and Gmelin. Plaster models are shown of groups for the approaches to the Manhattan Bridge by the sculptors, French, Rumsey and Heber. Another feature, illustrated by photographs, explains the labors of the Art Commission and shows work that has been approved and disapproved. At the close of the display the drawings submitted in the competition for "An Architectural Solution of the Intersection of an Avenue and a Street," the announcement of which was recently made in the Record & Guide, will be shown in the same galleries.

**BUILDING INSPECTORS' CONFERENCE.**

(Continued from Page 820.)

case of guests at hotels, customers in business buildings, workers in factories, tenants in multiple dwellings, etc., then the increasingly greater requirements needed to secure to the occupants and to neighbors structural safety, security against fire, sufficiency of light and air to preserve health, etc.

"So far as possible, the laws should prescribe only the purpose to be accomplished and not the method to be followed. In this latter all possible freedom should be left to the designer. In this way development will not be hampered. When necessary, it may be well for the building official to supplement the law by rules designed to fix the minimum safe practice, but those rules should be made only as the need for them arises, and then they should be framed with the same principle in mind that controls the making of the laws, namely, to provide only for the safety of the otherwise helpless occupants or neighbors.

"It is not my purpose to elaborate on these points at this time. Much can, and perhaps should, be said in explanation. But building officials generally are so desirous of securing the best possible work, of raising the standards of construction, of establishing the best practice, that they are likely to overlook the fact that this is not their function. Let us remember in our discussions that the building official is acting his part when he secures a construction that safeguards the public from dangers incident to buildings by an observance of the laws enacted for his and the public guidance."

**Officials Present.**

Among those present at the meeting were S. J. Williams, State Building Inspector, Madison, Wis.; Philip Kerrigan, late of the State Fire Marshal's Office, Albany, N. Y.; Walter R. Forlush, Public Building Commissioner, West Newton, Mass.; Wallace L. Gifford, Salem, Mass.; S. A. Dies, Superintendent of Buildings, Pittsburgh, Pa.; Daniel J. Dundon, Inspector of Buildings, Erie, Pa.; Robert H. Mitchell, Superintendent

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**Demand for Waterfront Sites.**

In conformity with the demand for waterfront sites in suburban Long Island, as indicated since the beginning of spring, active construction work has been begun on four new waterways or harbors in the 750-acre tract overlooking Hempstead Bay at Baldwin Harbor, southern Nassau County. To be from six to eight feet in depth and sixty feet each in width, these waterways will flow into Baldwin Harbor.

Owners of homes between these waterways will be enabled to have their motor boats anchored practically at their back doors, and it is the homeseekers who love nautical pleasures who are buying extensively along the south shore of Nassau County.

The waterways are being built, at Baldwin Harbor, between Washington and Hayes streets; between Van Buren and Hayes streets; between Jackson and Van Buren streets; and between Northern Boulevard and Jackson street.

Plans are completed and the developers are ready for bids on the construction of twenty-six frame stucco and hollow tile detached houses to contain from six to nine rooms with modern improvements. These houses will be between the waterways mentioned. More houses will follow the completion of these.

**When Will Queens Get Rapid Transit?**

The Interborough will require well over a year to connect its "L" in Second avenue with the bridge, because of the extensive reconstruction work that will have to be done on the "L" structure between 61st and 57th streets.

The tracks opposite the bridge entrance are to be lowered in order to make room for bringing the downtown track from the bridge above the uptown track on Second avenue, thus avoiding a grade crossing at that point.

The Corona and Astoria elevated lines are to be connected with the union station at the bridge plaza on the Queens side this fall, according to present estimates. Connection with Manhattan this year or early in 1916 will be through the Steinway tunnel.

**Big Pier Leased.**

The first lease of one of the new, massive piers which are to be erected along the South Brooklyn waterfront by the city, has been authorized to the United States Steel Products Company by the Sinking Fund Commission.

This particular pier is to be located at the foot of 29th street. When built it will be 1,198 feet long and 80 feet wide, together with a bulkhead extending from a point about 98 feet north of the pier to a point about 115 feet south of the pier.

The lease is to be for a term of ten years, and the lessee will have the privilege of two renewals of ten years each. The rental for the first term of ten years is to be at a rate of \$35,000 per annum, and for each renewal term, the city is to exact a 10 per cent. advance on the rental.

**Bronx Mass Meeting.**

A mass meeting was held at McKinley Square Casino, 169th street and Boston road, on Friday evening, May 14, to protest against the proposed Direct State Tax of \$19,000,000, 73 per cent of which will be saddled on New York City. If this iniquitous measure is not vetoed, this tax will add a 17.5 point increase in the municipal tax rate next year.

Delegations from many civic associations in the Bronx were present at the meeting, and among the speakers were Ex-Lieutenant Governor Wagner and Assemblyman Alfred E. Smith, both of whom fought hard against the passage of the bill in the legislature.

**Electric Light Sells Real Estate.**

A real estate operator of Rockford, Ill., who wished to dispose of a group of building lots in a sub-division just outside the city limits, conceived the idea of installing electric lighting so that prospective purchasers could inspect the property at night. Accordingly, a contract was entered into with the Rockford Electric Company and a special pole line constructed to the sub-division where an installation of high-efficiency lamps was made.

The lighting of this property attracted considerable attention and many visitors inspected lots at night. The entire sub-division comprising 200 lots was sold in 30 days, and the operator claims that this phenomenal record is due entirely to the electrical installation and the resultant advertising.—Electrical Review.

**Beach Sand from Europe.**

Sand imported from Europe is being used in construction of the new subways in New York City. This is not because suitable sand cannot be obtained in this country, but because the war in Europe has cut down the cargoes which steamships ordinarily bring from the other side of the Atlantic to such an extent that it is necessary for many ships to come over in ballast. They have been using beach sand as ballast. Upon arriving in New York this ballast is discharged to make room for the returning cargoes and is practically given away by the steamship company to any one who will haul it away and dispose of it. Rodgers & Hagerty, Inc., who have the contract for the construction of Section No. 15 of the Lexington avenue subway, extending from about 138th street and Park avenue, through Mott avenue and Franz Sigel Park and River avenue to 157th street, have used ten scowloads of this sand in back filling what remains of the subway excavation.

**PRIVATE REALTY SALES.**

WHILE there was a varied budget of sales and leases reported during the week, still it was not until last Thursday, when the \$6,500,000 lease of the block front on Broadway, between 35th and 36th streets, was announced, that the climax came. The fact that a deal of this magnitude is possible is about the best recommendation of the stability of real estate as a permanent investment, for deals of this size always extend over a period of years, proving confidence in the future.

During the last few months the market has been "spotty," some weeks showing considerable activity, while others dropped below the average. A careful analysis of the situation will show that at present there is a far better feeling than for a long time past. Property owners have united forces to combat existing evils, and it is confidently expected by them, that good, and only good, will result. It is only a short time since an attitude of hopelessness was assumed. Everything looked dark and unpromising.

Well located real estate is as good today as ever. It has greater possibilities. Operations of greater magnitude are being undertaken. Money, in greater quantities, is being invested in single



projects. The direct effect is good. The small investor can back up the confidence of the large operator, because it is usually the large operations which create real estate values.

Outside of the large deal, which after all is in a section whose future is assured for many years to come, other sales and leases were closed, which clearly indicates the broadening tendency of the market. Speculative builders were prominent in the budget of the week, both the East and West sides being well represented. In addition there were a large number of small dwellings and flats which changed hands.

Vacant land in the Bronx figured in the transactions of the week. A Manhattan institution acquired a solid block in the Kingsbridge section, which is rapidly becoming a center for large charitable and educational institutions.

In Queens a development company acquired a large tract of land along the line of the new subway. The operation, which involves upwards of 1,100 building lots, is expected to result in the establishment of a new settlement of apartment houses, similar to those erected, by the same company, on property acquired some time ago in the Bronx.

During the week the convention of the National Fire Prevention Association was held, and many suggestions made to further guard against the loss of life from fire and other hazards. Should these suggestions be adopted, real estate, in the long run, should be the benefactor.

The total number of sales reported and not recorded in Manhattan this week was 45 as against 23 last week and 26 a year ago.

The number of sales south of 59th street was 14 as compared with 11 last week and 11 a year ago.

The sales north of 59th street aggregated 31 as compared with 12 last week and 15 a year ago.

The total number of conveyances in Manhattan was 147, as against 159 last week, 22 having stated considerations totaling \$1,013,325. Mortgages recorded this week numbered 80, involving \$2,-870,508, as against 87 last week, totaling \$2,646,178.

From the Bronx 21 sales at private contract were recorded, as against 10 last week and 17 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,444,852, compared with \$1,209,253 last week, making a total for the year of \$32,504,905. The figures for the corresponding week last year were \$1,443,991 and the total from Jan. 1, 1914, to May 16, 1914, was \$17,143,763.

**Big West Side Deal Closed.**

Slawson & Hobbs have sold for various owners, the six private houses at the southeast corner of West End avenue and 89th street, on plot 100.8 x 82, to a builder for improvement with an apartment house. The houses take in 590-598 West End avenue and 274 West 89th street and were sold respectively by Albert W. J. Petrie, Thomas H. Willard, Mary H. McCulloch, Gertrude D. Hawes, Sophia E. Poundt and Charles A. Starbuck. The Record and Guide of February 13, 1915, reported that the deal was being negotiated.

**Large Purchase in Queens.**

The American Real Estate Company has purchased the Kouwenhoven estate, in the Steinway section of Queens, containing about 1,150 lots, with frontages on Flushing, Woolsey, Potter, Ditmars, Wolcott, Fourth, Sixth, Seventh, Eighth and Ninth avenues. The property is along the line of the dual subway system now in course of construction and its sale is one of the most important in the borough for many years.

**Fordham Road Corner Sold.**

The Keary estate has sold through Richard H. Scobie, the southeast corner of Fordham road and Elm place, comprising practically the entire block front on the south side of Fordham road from Elm place to Marion avenue. The plot measures 159.45 on Fordham road and

57.55 in Elm place, with an easterly line of 115.47, adjoining the five-story apartment house at the southwest corner of Fordham road and Marion avenue.

**Huggins Homestead Sold.**

Francis B. Chedsey, executor of the estate of Samuel J. Huggins, has sold to the Lehigh Building Corporation, Irving Judis, president, the old Huggins homestead at the southwest corner of St. Nicholas avenue and 157th street, an old frame dwelling and six lots fronting 103 feet on the avenue and 144 feet in the street. The site will be improved with a high-class apartment house. George Ranger was the broker.

**Sale Opposite City Hall.**

It was reported yesterday that the Domestic and Foreign Missionary Society of the P. E. Church had sold the five-story building, 243 Broadway, with an "L" to 2½ Murray street, measuring 25.1 on Broadway, extending back 126.6, and with a frontage of 12.7 in Murray street. The society received the property through the will of Mary R. King, in 1910.

**New 82d Street Operation.**

Samuel A. Herzog purchased from Mrs. A. S. H. Schmidt, through Douglas L. Elliman & Company, the three four-

story flats, 110-114 East 82d street, on plot 71.6 x 102.2, for improvement with a nine-story apartment house. This represents Mr. Herzog's second operation in East 82d street, his first one having been the "Surrey" at No. 122.

**Institution Buys in Bronx.**

The Society for the Relief of the Destitute Blind, now at Amsterdam avenue and 104th street, has purchased from the estate of William Wicke, the block bounded by Kingsbridge road, Grand Boulevard and Concourse, Creston avenue and 193d street, containing about twenty lots, to be used as the site for a new building. The deal was negotiated by John N. Golding and Geo. R. Read & Company.

**Bronx Block Front Deal.**

Phelan Brothers' Construction Company bought from Edward Ruehl, the eight lots comprising the block front on the south side of Lafayette avenue, from Longfellow to Whittier avenues, 200 x 99; also the plot 100 x 150 at the northwest corner of Lafayette avenue and Whittier avenue. The broker was John A. Steinmetz.

**Buy to Protect Light.**

A. Kimbel sold, through William A. Pond Phipps, the seven-story building,

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12 West 40th street, on lot 25x98, to the 8 West 40th Street Corporation, owners of the new twenty-story structure adjoining on the east. The property was held at \$250,000. The seuer occupies part of the building and has taken a lease of three floors.

### Big Queens Project.

The Ring-Gibson Company has purchased the Van Wicklen farm, containing about 600 lots, on Liberty avenue, in the South Richmond Hill section of Queens, for development with two-family houses. The land is along the route of the Liberty avenue extension of the elevated portion of the dual subway system.

### Buys Tall Loft Structure.

The McMorrow Engineering & Construction Company sold to a client of Paul Korn, the thirteen-story mercantile building, at 131-137 West 37th street, on plot 75 x 98.9. The building was completed last summer.

### Manhattan—South of 59th St.

**CEDAR ST.**—Euphemia S. Coffin sold the Liberty Building, a 5-sty structure, at the north corner of Cedar and West sts, to Frederick Brown, who took it in part payment for "Rugby Hall" and "Eton Hall" apartments 29-35 Claremont av, recently reported sold.

**DOWNING ST.**—Kurz & Uren (Inc.) sold for the Hubener-Escher Co. the 7-sty loft building 24-28 Downing st, on plot 60x75, to the Benenson Realty Co., which took it in part payment for the block front in the south side of 165th st, from Teller to Clay av.

**GREENE ST.**—E. H. Ludlow & Co., sold for the No. 69 Cliff Street Co. to Joseph Hamblin 69 and 71 Greene st, a 5-sty building, on plot 37.6x100.

**WATER ST.**—Morris Weinstein sold to M. Benevento 383 Water st, a 3-sty building, on lot 20x80.

**WAVERLY PL.**—The Fogliasso-Clement Building Co., which recently purchased the plot 44x97, at 79-81 Washington pl, for an 8-sty apartment house improvement is reported to have purchased a plot 44x18 in the rear of the abutting buildings at 118-120 Waverly pl to provide a greater depth.

**17TH ST.**—Annie Rubin sold 347 East 17th st, a 6-sty tenement, on lot 22x92.

**28TH ST.**—J. S. Maxwell sold for Emma J. Egan to the Nason Realty Co., Max N. Nathanson, president, the 5-sty stores, on plot 50x100, at 136 and 138 West 28th st, which has been held at \$100,000.

**31ST ST.**—Harrie S. Lines sold for Mrs. Amelia S. Lansing 219 East 31st st, a 3-sty house, on lot 17x98.9.

**46TH ST.**—John W. Condit is reported to have sold 352-356 West 46th st, a 5-sty apartment house, on plot 75x100.5.

**46TH ST.**—George W. Mercer & Son sold for the New York County National Bank, the two factory buildings, 440 and 442 West 46th st, on plot 50x100.

**57TH ST.**—Hall-Berwin Corporation and H. Nelson Flanagan sold for the Wilmurt Realty Co., 163 West 57th st, a 4-sty dwelling on lot 19x100.5, to Louis H. Chalif, who recently purchased adjoining property at No. 165 and now controls a frontage of 39.10 ft.

### Manhattan—North of 59th St.

**72D ST.**—Frank G. Burke, Jr., sold 247 West 72d st, a 4-sty dwelling, on lot 25x102.2, to Mrs. Alice C. Williams, who owns the adjoining house at 249 and now controls a frontage of 50 ft. The buyer gave in part payment the 5-sty flat, 60 East 122d st. The brokers were Spear & Co. and E. H. Ludlow & Co.

**74TH ST.**—William B. May & Co. sold for Bertha Lewy, the 3-sty dwelling, 128 East 74th st, on lot 18.9x102.2.

**82D ST.**—John Seeley Ward bought from Solomon Tim, 10 East 82d st, a 4-sty dwelling, on lot 20.6x102.2. The broker was John J. Kavanagh.

**82D ST.**—Pease & Elliman sold for the Ess Eff Realty Co., Solon L. Frank, president, 109-111 East 82d st the plot 50x100, and now occupied by a livery stable under lease to the Carnegie Hill Livery Co. The buyer is Edward S. Black.

**89TH ST.**—The 601 West End Corporation, Albert Saxe, president, purchased from Dr. John J. Moorehead the 3-sty dwelling 301 West 89th st, on lot 20x100.8, to protect the westerly light of the 13-sty apartment house to be erected at the northwest corner of West End av and 89th st.

**90TH ST.**—Thomas I. McKeon sold, through Joseph P. Day the 4-sty dwelling, 67 West 90th st, on lot 18.9x108.8, to H. R. Roeder, who will alter for business.

**118TH ST.**—Lawyers' Mortgage Co. sold 313-315 East 118th st, a 6-sty tenement, on plot 50x100.

**118TH ST.**—Charles R. Protze has sold 306-308 East 118th st, a 6-sty tenement, on plot 40.9x100.11.

**135TH ST.**—Speedway Realty Co., Klein & Jackson sold the 6 lots in the south side of West 135th st, 115 ft. east of Broadway, 160x99.11, adjoining the Claremont Theatre. The buyer will erect a garage. The brokers were Wm. A. White & Sons.

**143D ST.**—Hermine Debrowsky sold 256 West 143d st, a 6-sty tenement on lot 25x99.11, to the Normal Construction Co., Brown & Lapin, which gave in exchange the new 6-sty apartment house, at the southeast corner of Av St. John and Fox st, on plot 75x100.

**148TH ST.**—J. S. Maxwell resold for George F. Tighe the 5-sty apartment house 514 West 148th st, on plot 41.8x100.

**169TH ST.**—Adolph Lewisohn bought through L. J. Phillips & Co., from the Markey estate, the lot 25x100 in the north side of West 169th st, 143 ft. west of Broadway. Mr. Lewisohn owns the entire westerly Broadway block front from 169th to 175th st, with the exception of the 169th st corner.

**170TH ST.**—Mrs. Margaret Cameron is reported to have re-sold the "Bright," a 6-sty apartment house, at 555 West 170th st, on plot 75x100.

**180TH ST.**—John M. Thompson and C. Walter Cushier have sold for Mrs. Elizabeth C. Schneider the 5-sty apartment house 610 West 180th st, on lot 25x100. The house was built 5 years ago by John B. Berry, this being the 2d sale since its completion. The property has been held at \$45,000.

**187TH ST.**—Isidor Grayhead sold the plot, 100 x200, in the north side of West 187th st, 125 ft. east of St. Nicholas av, to Joseph Reiss, who gave in exchange the 5-sty new-law flat at the southeast corner of Bryant av and 179th st, on plot 45x100. The Manhattan plot was later resold to David Zipkin, the builder.

**AMSTERDAM AV.**—Joseph P. Day sold for Lewine & Kempner, 71 Amsterdam av, a 5-sty tenement, on plot 26.9x100.

**AUDUBON AV.**—Value Realty Co. sold the 2-sty building at the northeast corner of Audubon av and 183d st, on lot 25x75, to Edwin A. Castor.

**BROADWAY.**—Valentine Diedrich sold to the Donovan estate, through Hall J. How & Co., the lot 25x150, on the east side of Broadway, 150 ft. north of 207th st. The seller now controls a plot fronting 175 ft. on Broadway and 133 ft. in 207th st.

**LEXINGTON AV.**—Lawyers' Mortgage Co. sold 1045 and 1047 Lexington av, two 3-sty dwellings, each on lot 17x55.

**WADSWORTH AV.**—Ennis & Sinnot bought from the Belford Realty Co., through McDowell & McMahon, the 5-sty flat, 143 Wadsworth av, on plot 37.6x100. The brokers report it a cash transaction.

**1ST AV.**—Ernest N. Adler sold for Amelia S. and Charles E. Lansing to Elias Rosenbaum 1490 1st av, a 4-sty tenement, on plot 25.6x65.6x irreg. The new owner will alter it into a store building.

### Bronx.

**FOX ST.**—Joseph Reich bought from Mrs. Emma Breckendorf the 5-sty apartment house 681 Fox st, on plot 40x100.

**FOX ST.**—The J. W. Cornish Construction Co. has sold the southwest corner of Fox st and Av St. John, a new 5-sty apartment house, on plot 50x100.

**181ST ST.**—G. Ernst sold to Frank Eberhart, Bryant Court, a 5-sty apartment house, 35x100, at the northeast corner of 181st st and Bryant av.

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183D ST.—Richard H. Scobie sold for the estate of Richard Webber 5 lots on the northeast corner of 183d st and Creston av, 123 ft. on Creston av and 95 ft. in 183d st.

BATHGATE AV.—G. Tuoti & Co. have sold for the Benenson Realty Co. a plot 48x97.4 on the west side of Bathgate av, 49 ft. north of 182d st.

BATHGATE AV.—W. E. & W. I. Brown, Inc., sold for Mrs. Charlotte Weise, 1622 Bathgate av, a 1-fam, dwelling, on lot 20x115.5.

BOSTON RD.—The Hudson Realty Co. has sold to Mrs. Jennie S. Armstrong the four 5-sty lots, with stores, on plot 160x131.9, at the northeast corner of Boston rd and 168th st. In part payment the company took 26 acres on Central av near Valley Stream, known as the Finn farm, and 132 West 121st st, a 3-sty dwelling, on lot 20x100.11. Henry J. Leist and A. J. Norman were the brokers.

FRANKLIN AV.—Richard Dickson sold for James T. Barry the 5-sty apartment house 1394 Franklin av, on plot 37.6x100, to John Miller, who gave in exchange the plot 81x95 at the southwest corner of Eastburn av and 174th st and the plot 50x95 on the east side of Eastburn av, 226 ft. south of 175th st.

GRAND BOULEVARD AND CONCOURSE.—H. A. Douglas & Co. sold for the Red Roof Realty Co. to William H. Hancox the lot 25x 61, on the east side of Grand Boulevard and Concourse, 115 ft. north of 187th st.

167TH ST.—Roth & Klein sold 826 East 167th st, a 5-sty flat, on plot 40x100.

MACLAY AV.—Richard Dickson sold for Smith Williamson the 1-fam. dwelling 2414 Maclay av, on plot 38.96x92.33.

AV ST. JOHN.—Normal Construction Co., Brown & Lapin, sold the 5-sty apartment house, at the northwest corner of Av St. John and Beck st, on plot 65x100.

UNIVERSITY AV.—University Building Corporation, William C. Bergen, president, sold through H. L. Phelps the two new 5-sty apartment houses at 1952 and 1956 University av, each on plot 43x180.

VALENTINE AV.—John A. Steinmetz sold for the Phelan Brothers Construction Co. the new the 5-sty apartment house at the northwest corner of Valentine av and 182d st.

**Brooklyn.**

PRESIDENT ST.—Burrill Brothers sold the 3-sty private house 803 President st for Mrs. Catherine Mangels.

17TH ST.—James M. Hawley sold for Reinhold A. Schlesing, 334 17th st to Gustav Leide and George Berkobain; also for John Schlepp, 1666 Grove st to Thomas Tutty and for Julia Travers, 261 Moffat st to Henry Helbrecht.

49TH ST, ETC.—John F. Burke sold to F. W. Jones the 2-sty house, 348 49th st; also to J. H. Carey, the 2-sty house 570 46th st; for D. P. Sammon the lot 20x100, in the north side of 39th st, 140 ft. west of 4th av; to Mary Smith, the 2-sty house, 564 72d st; for Annie Cahill to Catherine F. Brown the 2-sty house 574 72d st.

73D ST.—Samuel Galitzka Co. sold for Herman W. Lucke the 2-sty, 2-fam. house 472 73d st.

BAY RIDGE AV.—Frank A. Seaver & Co. sold for Mrs. Catherine Grace the 3-fam. house 358 Bay Ridge av.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for James Bryon, the 2-sty building on the west side of Flatbush av, 78 ft. north of Dorchester rd, on lot 20x100.

LAFAYETTE AV.—A. J. Waldron sold for the Realty Associates the 2-sty dwellings, 526-528 Lafayette av, on plot 50x100.

PROSPECT PARK WEST, ETC.—A. Peace & Son sold for C. Aukam the 4-sty apartment house 157 Prospect Park West; also for the Wenalden Co. the 4-sty dwelling 181 Park pl, and for Miss F. McCarter the 3-sty house 615 Carlton av.

VANDERBILT AV.—Bulklev & Horton Co. sold for Mrs. Lizzie G. Mitchell a plot 33x100 on the west side of Vanderbilt av, between Willoughby and DeKalb avs, to the Rolla Realty Co., which will erect a 1-sty garage.

18TH AV.—Frank A. Seaver & Co. sold for Ethel Norton the 9 lots at the northwest corner of 18th av and 70th st.

**Queens.**

ROSEDALE.—New York Suburban Land Co. sold 60x100 on President av to M. Schloss and 80x100 on Lincoln av to J. S. Wall.

**Richmond.**

CLIFTON.—Dr. L. Dreyfus purchased from the Marsh Estate, through D. T. Cornell, a plot on the south side of Belair rd, Clifton, S. I.

NEW DORP.—D. T. Cornell sold for John L. Farrell his hotel property to Oscar A. Kruger.

PORT RICHMOND.—Polizzi & Co. bought from Clarence P. Browning a tract in Marianne st and on Forest and Indiana avs, which will be subdivided and offered for resale.

STAPLETON.—Moffatt & Schwab sold for Charles A. Harreus, Jr., to Mrs. Robert Donella the residence at 44 Beach st.

WEST NEW BRIGHTON.—Mansion Realty Co. sold, through Moffatt & Schwab, a plot on Pelton av to Captain John H. Lingo, who will build a dwelling.

**Rural and Suburban.**

BRIARCLIFF MANOR, N. Y.—George McNair has sold through Fish & Marvin his 13-acre estate, "Braevlew," to C. P. Case.

BRONXVILLE, N. Y.—Henry C. Merritt sold, through Fish & Marvin, the Merritt homestead and grounds at Sagamore to C. Linn Seiler. The property has been held at \$25,000.

GARWOOD, N. Y.—New York Suburban Land Co. sold 60x100 on Pine av to Michael Sica and 50x100 on Myrtle av to M. Weill.

GOSHEN, N. Y.—G. Frederick Norton, of New York city, bought through Worthington Whitehouse the Rankin estate, consisting of about 110 acres, a residence, outbuildings and a private lake.

GREAT NECK, L. I.—S. Osgood Pell & Co. sold for Dr. H. B. Baruch to Miss Ida E. Bliss his estate at King's Point, held at \$150,000. Dr. Baruch recently completed an Italian villa on the estate from plans by J. H. Friedlander.

LONG BEACH, N. J.—Thomas Healy has purchased the Long Beach Casino, which he has held under lease for the last two years. He also purchased two adjoining lots 25x100 each and now owns a plot 180x100 on the walk.

NORTH TARRYTOWN, N. Y.—William H. Douglas bought from the estate of John Webber an 18-acre tract comprising the north portion of the Anderson property, including part of the Pocantico River. The buyer's large estate, "Thorncroft," adjoins.

SCARSDALE, N. Y.—Fish & Marvin and Douglas L. Elliman & Co., sold for Bertrand F. Bell his estate, "Elm Ridge Farm," consisting of about 30 acres, residence and outbuildings, to Louis Bloomingdale. The place has been held at \$100,000.

TARRYTOWN, N. Y.—Arthur Hess has purchased through Nichols & Hobbie from D. O. Pierce the Willard house on Castle Ridge.

**LEASES.**

**Mail Order Firm in 23d Street.**

Montgomery Ward & Company, the Chicago mail order house, leased from Louis Stern, Benjamin Stern and the estate of Isaac Stern the seventh, eighth, ninth and tenth lofts, containing 85,000 square feet, at 28-30 West 23d street, through to 9-19 West 22d street. Montgomery Ward & Co. will move their women's wearing apparel and millinery departments from their Brooklyn plant to the above space and also their buying offices now located at 43 West 23d street. The brokers were M. & L. Hess, Inc.

**Haberdasher in 42d Street.**

David & David, haberdashers, have leased from Walter J. Salomon, through Nelson, Lee & Green, the large store at 25 West 42d street, which will result in the addition of another large men's furnishing concern to that section. The lease is for seven years, from June 1, 1915.

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AND MANAGEMENT OF ESTATES**Trade Removal.**

Rossig Brothers, manufacturers of artificial leaves and foliage, have leased, through Bleiman & Company and Alexander J. Roux & Company, the five-story building 188-122 Sixth avenue, formerly occupied by Park & Tilford. The lessees are now at 497 West Broadway.

**Manhattan.**

BROADWAY SALES & RENTING CO. leased 63-67 West 95th st for the Colgate estate to Katherine Watson for 3 years.

LEROY COVENTRY & CO. rented the store, 27 Columbus av to Michael Menacker, for a restaurant.

CROSS & BROWN CO. has leased the 7th floor in the Locomobile Building at 16-24 West 61st st to the Franklin Motor Car Co. of New York, of Amsterdam av and 73d st, and the Tinkham Suspension Co.

CROSS & BROWN CO. leased space in 1416 Broadway to Charles A. Zeeman, and in conjunction with Wm. A. White & Sons, the store and basement in 170 West Broadway to the Degnon Contracting Co., of 30 East 42d st.

DOUGLAS L. ELLIMAN & CO. leased the store at the northwest corner of Madison av and 45th st for John R. Blair & Co.

DOUGLAS L. ELLIMAN & CO. leased for William Whitman, Jr., 51 East 80th st, a 4-sty house, on lot 23x102.2, to Mrs. Walter H. Lewis; also apartments in 399 Park av to Mrs. Barton Sewell; in 45 East 62d st to S. Theodore Hodgman; in 930 Madison av to Mrs. Van Slyck Thorn, and in 131 East 66th st to Ernest H. Schelling.

JULIUS FRIEND, EDWARD M. LEWIS CO. leased for Samuel Floersheimer to Abraham Katz & Co., of 74 5th av, the 6th floor in 18-20 West 21st st; for Ernst L. Kahn to Schoenfeld Manufacturing Co., 4th floor, in 160-162 Wooster st; for Adolph Boskowitz, 10th floor in 704-706 Broadway to Irvin Rosenheim & Henry Selkowitz.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., and EASTINE & CO. leased for the Holland Holding Co., Judson S. Todd, the store and basement at 31-33 West 21st st to Frederick Hacker & Co., laces and embroideries, now at 15 West 17th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Katharine A. Kingsland to Thomas Dragna, the store and basement in 897 8th av, and for Walter F. Kingsland, of Paris, to Emanuel Kramer, of 195 East 76th st, the store and basement in 195 East 76th st.

M. & L. HESS (INC.) leased the 1st loft in 25 West 15th st to Shaw & Jacobson, and the 6th loft in 9 West 20th st to Mendlin & Feldman.

M. & L. HESS (INC.) leased the 2d loft at 25 West 15th st to the Independent Cloak House, of 109 East Broadway, and the 2d loft at 31-33 West 21st st to Bernstein & Breave.

M. & L. HESS (INC.) leased the 3d loft at 9 West 20th st to Perlman & Siegel; the 9th loft to the A. L. Cloak Suit Co., of 46 West 21st st; the 2d loft at 43 West 17th st to Vincent Licari & Co., and the 11th loft at 8 East 12th st to Werner & Mozer, of 84 East 10th st.

HUBERTH & HUBERTH have rented to the Hudson Motor Car. Co. of 1920 Broadway the stores in the Circle Building at Columbus Circle, at 1842 and 1844 Broadway, through to 6 West 61st st, together with basement space, and space on the 2d floor to be occupied for the executive offices.

PHILIP JESELSON leased for the Hewitt Realty Co. the 4th floor in 395-401 4th av to Richard G. Krueger, of 162 West 21st st.

J. S. MAXWELL leased for Mrs. Kate I. Reilly the dwelling 606 West 138th st to Miss R. Loghy.

CHARLES F. NOYES CO. has leased the dwelling 118 Waverly pl for Helen A. Roche to Vincent C. Pepe for 5 years; also the store and basement of 191 Pearl st for the firm of L. J. Carpenter to the Century Steel Co. of America.

CHARLES F. NOYES CO. leased offices in 160 Broadway for the Lawyers' Title & Trust Co. to D. M. Koehler & Son Co., of 149 Broadway; in 6 Maiden la to Jacob H. Left; in 130-132 Pearl st. for Bertfield Realty Co. to Stephen M. Weld Co., of 82 Beaver st, and in 102-104 Fulton st for John J. Burton to Lauer Chemical Co.

PEASE & ELLIMAN leased for Dr. A. S. Vosburgh to Dr. S. Basch the 4-sty dwelling 40 West 88th st; also for Moritz Kollender the 5-sty building 340-344 Manhattan av, and for Benjamin N. Duke an apartment in the southwest corner of 7th av and 58th st to Mrs. Florence E. Clark.

PEASE & ELLIMAN leased for Bing & Bing apartments in 955 Park av to Ralph W. Merrill and Henry Wetzel; for the 161 East 79th Street Corporation, controlled by I. Randolph Jacobs, in the new house under construction in 79th st, near Lexington av, apartments to W. Howard Gilder; and with John J. Kavanagh to Edward Necarsulmer, and for the Horatio Realty Co., controlled by Samuel A. Herzog, in 399 Park av to Louis M. Greer.

PEASE & ELLIMAN leased at 199 Fulton st, for Colgate Co. the 2d loft to the Consolidated Electric Lamp Co., of 136 Liberty st; at 201 Fulton st, the top loft for the Trinity Church Corporation to the Automatic Target Machine Co., of 293 Fulton st; at 23 John st, the 1st loft for Otto Volkening to Mrs. M. Howard; at 47-49 Liberty st, temporarily for George W. Cobb, Jr., the store, to Donchian Bros.; and at 53 Nassau st, space for the Martin Stationery and Printing Co. to B. Koninsky.

PEASE & ELLIMAN leased, furnished, for Mrs. W. S. Stafford her apartment in 375 Park av to Mrs. G. I. Dore; also renewed for Mrs. Elisha Dyer the lease of 37 West 56th st to Y. Everit Macy; rented a store at 313 Mad-

son av to W. E. Morgan and made the following renewals of apartment leases: at 150 West 80th st to C. E. Bemis; at 565 West 181st st to Henry Hacker; at 24 West 59th st to Mrs. J. Lee Finney, and at 39 East 27th st to Miss Florence Cupperman.

PEASE & ELLIMAN have leased for George A. Wheelock to Dr. Maurice Packard the 5-sty dwelling 3 West 86th st; also the 5-sty dwelling at the southwest corner of Audubon av and 184th st for August Eitzen to I. V. Cohen; also apartments for Bing & Bing to Mrs. Mary B. Bradford in 955 Park av; in 12 East 87th st to F. M. Peters; in 850 Park av for George F. Johnson to Dr. Carl Eggers; in 993 Park av to Mrs. F. Stockett Kent for Bing & Bing; in 378 West End av to Henry Pomeroy; for William Waldorf Astor in 230 West 76th st to C. K. Eagle; also renewals of apartment leases in 104 East 40th st to Barclay S. V. McCarty, F. W. Davis, Jr., and C. W. Clark; in 49 West 57th st to Mrs. Nora M. Pitou; in 24 West 59th st to Stoddard Hancock and to Mrs. Irene B. Smith; and in 45 5th av to Howard C. Dickinson.

S. OSGOOD PELL & CO. leased the store and basement at 1643 Broadway for John Kerregan to Frank & Co.

PEPE & BRO. leased for Pissara and Cavagnaro 147 West 4th st to the Greenwich Village Inn.

JOSEPH F. SEITZ leased the dwellings 244 East 62d st for J. C. Thompson to W. A. Minott and 205 East 62d st for Georgianna McGinley to Helen Gylan.

SENIOR & STOUT, INC. leased to Morris Hayman, 117 West 51st st, a 2-sty garage, to Mrs. Elizabeth Patrick 2 floors in 66 West 49th st; to Mrs. M. Hennion a dwelling at 241 West 54th st; to Ernest Tacklin the 3-sty dwelling at 124 West 131st st; to Mrs. Boobie the dwelling at 155 West 131st st; to William Tolliver the dwelling 141 West 136th st, and to the Hygrade Wine Co. the store in 879 6th av.

SHAW & CO. have leased for the F. F. Freehold Estates, Inc., the 3-sty dwelling 112 East 127th st to James Conran.

SPEAR & CO. rented, with Mark Rafalsky & Co., agents, for 10 years, the top loft in 150-154 West 22d st to the Nagloc Engraving Co.; for the Security Mortgage Co., the top loft in 149-175 West 24th st to the Lion Mfg. Co.; for B. Shapiro, the 2d loft in 43-47 West 24th st to Joseph Dayan, of 36 Allen st; for John H. Rosenstein, the 9th loft in 55 East 11th st to Israel Samuels.

TUCKER, SPEYERS & CO. leased for Mary W. Corday, the 6th loft in 147-9 West 25th st to Wallace and Groff, and for Captain William H. Wheeler, the westerly store, in 108 West 63d st to Hunt Deiderich.

CHARLES B. WALKER has leased for the Trinity Corporation, 4 Desbrosses st, to N. Goodman & Sons; lofts in 118 Walker st to Ritter Model Co. and Alexander McCarte; for the Graham Estate, and in 210-212 Canal st to A. Saliger and Co., and the store and basement, 206 Canal st to A. Discepolo and Co.; space in 124 Baxter st to N. Blaston; in 121-123 Canal st to Cohen Manufacturing Co. and A. Rosenwein; in 178 Centre st to A. Ippolata and basement 203-5 Centre st to Albert Mayer.

WM. A. WHITE & SONS leased in 97 Wooster st, which has been extensively altered since it was partially destroyed by fire, the 1st loft to the Maxine Mfg. Co.; the 2d loft to H. Bernstein & Sons; the 3d loft to Langer & Co.; the 4th loft to the Miller Bros Co., and the top loft to Gustav Abrahams Co., completing the renting of the building.

WM. A. WHITE & SONS have rented the 3d loft in 8 Reade st to the Shur-Loc Elevator Safety Co., of 61 Park Row; the 3d loft in 116 William st to Joseph Braunstein; the 3d loft in 102 Beekman st to Arthur Kenny; the 2d loft in 45 South st to Louis Martin; the 4th loft in 179 Greene st to Henry M. Levy; also rented for the Montana Realty Co. an apartment in 375 Park av to Miss Sarah E. Fox; also apartments in 173 Madison av to Frederick B. Stott, and in 152 Madison av to Robert B. Krogstad; studio in 77 Irving pl to William N. Cole, and the entire building 200 1/2 Bowery to Louis Greenfield.

BERNARD WURTENBERG leased loft space in 159 West 25th st to the Oxford Cloak Co.; 136 West 21st st to Rosenthal Bros.; 456 4th av to Stutz & Co., of 111 5th av; 136 West 21st st to the N. T. B. Dress Co.; 285 6th av to the Belle Skirt Co., of 22 West 27th st; 874 Broadway to M. Rothschild; 28 West 38th st to William Brill of 16 West 22d st; 43 East 20th st to B. Waldman; 22 West 27th st to A. Ferguson; Columbus av and 101st st to Helfen & Abel; also store and basement in 43 East 20th st to Karl Hershon, of 81 Eldridge st; and store and basement in 130-2 West 25th st to the German Silk Co.

**Brooklyn.**

PEASE & ELLIMAN leased, temporarily, for Samuel Beck, the store at 363 Fulton st to the Barnum Sales Co., of 74 Cortlandt st, Manhattan.

CHARLES E. RICKERSON leased 112 6th av, a 4-sty dwelling, to Mrs. Adeline MacDonough, and 498 4th st, a 3-sty dwelling, to John F. Doyle.

**Queens.**

LEWIS H. MAY CO. leased cottages at Far Rockaway for Mrs. Caesar Weissman, on Franklin av, to B. Hahn; for Mrs. Charlotte Lillianthal, on Neilson av, to Henry Gutenstein; at Cedarhurst, for Harry Woolsey, on Cedarhurst av to Walter M. Schwarz; for Charles A. Cort, on Oakland av, to S. Chas. Hirschberg.

LEWIS H. MAY CO., Rockaway Park Office, Inc., has leased cottages at Rockaway Park for Geo. H. Closs on Lincoln av to Abraham Cohen; for Catherine V. Stoltz on 8th av to Sidney A. Krause; at Belle Harbor, for Dennis J. Healy on Montauk av to Martin E. Bigger; for Frances E. Smith on Oxford av to W. A. Benzinger.



JOHN STICH & CO. have rented in Far Rockaway houses for Edward Roche to Marcus A. Myers, in South st.; for John Danahar, in Prospect st. to Mrs. S. J. Silberman; for W. Harvey Beegle, on Franklin av, to F. Ray Comstock.

**Richmond.**

MOFFATT & SCHWAB leased for George W. Hechler to F. C. Walter the residence at 351 St. Paul's av, Stapleton; also leased for Miss Jeanette E. Thompson to Richard Waterman, of Philadelphia, the residence on Pennsylvania av, Rosebank, formerly occupied by John A. Donald; for Mrs. Muriel Goodliffe to Mr. Collings of the New York American, a cottage at Grant Terrace, Grant City, and for Mrs. C. W. Townsend to George Gartland, a cottage in Carroll pl, St. George; also apartments in the "Bonaire" on Central av, Tompkinsville, to Mrs. Stephen D. Stephens and Mrs. William H. Hitchcock.

**Suburban.**

AMES & CO. and Frank Crowell have leased to Carl Hamilton the Colonial residence of R. H. Easton on the Great Neck estates.

ALBERT B. ASHFORTH, INC., has leased for Robert Carter his country place at Shoreham, L. I., to F. O. Walther.

FEIST & FEIST, INC., leased for Joseph Oschward to the Akron Tire Co., Inc., of New York City, the store in 211 and 213 Halsey st, Newark, N. J.; also for William E. Lehman to the Beck Shoe Co. R. P. Hazzard, president, the store and basement in 865 Broad st, Newark.

FISH & MARVIN leased for the summer, furnished, the 80-acre estate of the late Gustav Schwab to William D. N. Perine.

FISH & MARVIN have rented, furnished, for the summer, the country estate of J. G. Phelps Stokes at Wallacks Point, Stamford, Conn., to Edward M. Conger; also furnished for the summer the Herbert M. Cowperthwait property at Orienta Point, Mamaroneck to Mrs. S. Wanger.

FISH & MARVIN rented a country place at Briarcliff Manor, known as "Cedar Knoll," and consisting of a residence and an acre of land, to A. H. Geeding of Berlin, Germany, and for W. W. Baldwin his country place at Briarcliff Manor, to Mrs. Francis S. Marshall.

WILLIAM A. HOPPING leased at Red Bank, N. J., for Miss Marie V. Leonard her residence in Upper Eroad st to Dr. Charles L. Smith of Richmond, Va.

KENNETH IVES & CO. leased for Joan N. Cuneo her residence, furnished, at Scarsdale to Frederick F. Bach.

JACOB A. KING leased at Asbury Park, N. J., the Aberdeen Hotel, corner 3d av and Kingsley st, to Foy & Stratton, of the Bronx; also the cottage, 1508 Main st, to Abraham Bischoff and the Mayer bungalow in Wanamassa to Myron C. Perlow.

PEASE & ELLIMAN subleased for R. S. Pierrepont his residence at Roslyn, L. I., to E. G. Potter, Jr.

PEASE & ELLIMAN have leased, furnished, for W. Gould Brokaw his place at Great Neck, L. I., to Harry F. Guggenheim and subleased for C. M. Fleischmann his residence at Convent, N. J., to Henry Mellon.

S. OSGOOD PELL & CO. leased to Dr. H. B. Baruch the Lester place at Bayshore, L. I.

S. OSGOOD PELL & CO. rented at Rye, for the season, "Brookside," for Mrs. William H. Parsons to George Arents, Jr., and to John Philip Sousa Alexander Trowbridge's place at Sands Point, L. I.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Robert V. V. Sewell his country place "Fleetwood," at Oyster Bay, L. I., to Charles H. Thieriot for the season.

BURKE STONE, INC., rented for William H. Howe his country place in Lawrence Park to Henry G. Graff; for A. N. Lawrence, a dwelling in High st, Tuckahoe, to Florence O'Reilly; for Daniel McCurdy, a dwelling on Pondfield rd, and one acre with garage, to Mrs. Mary Fitzsimmons; for David Lamb, a residence in Armour Villa Park, facing the Bronx River Reservation, to Mrs. Mary McNichol.

CORNELIUS VANDERBILT leased from Colgate Hoyt his 185-acre estate, "Eastover," at Centre Island, L. I.

**REAL ESTATE APPRAISALS.**

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

THEODORE ALLEN.—17 West 8th st. 572-52, 4-sty bldg, 25.1x93.11, \$26,000. May 2, 1908.

EBENEZER BAILEY.—58 Downing st, 528-27, 3-sty dw, 16.8x64.8, \$5,500. March 4, 1914.

FREDERIC BAKER.—508-510 Washington st, 596-35-36, 4-sty warehouse, 40x115, \$35,000; 516-518 Washington st through to 311-312 West st, 596-9-10, 31-32, four 3-sty bldgs, 42.6x208, \$72,500; 380-392 West 12th st, 640-15 and 12, 7-sty warehouse, 176x80, \$275,000; 513-519 West 20th st, 692-23, 7-sty warehouse, 100x92, \$160,000 521-527 West 20th st, 692-19, 9-sty bldg, 100x92, \$200,000. June 15, 1913.

WILLIAM A. BALLANTINE.—331 West 87th st, 1249-18, 5-sty dw, 15x100.8, \$25,500; 286 West End av, 1165-3 1/2, 4-sty dw, 20x80, \$35,000; 40 Perry st, 612-11, 3-sty dw, 20.10x95, \$12,000. Nov. 23, 1914.

NORMA H. BARRETT.—153, 155, 157 West 64th st, 1136-11 1/2-12-13, three 4-sty dwgs, each 18x100.5, each \$19,500. July 13, 1914.

JANE B. BERNARD.—381-382 Central Park West, 1834-30, 7-sty apt, 48x100, three-fourths interest, \$78,750. Jan. 6, 1915.

SARAH ROTHMAN.—Details next week.

GEORGE M. CONLIN.—363 Hudson st, 599-74, 4-sty bldg, 25x60, \$26,000. May 3, 1909.

THOMAS F. DOLAN.—1803-1805 Park av, 1773-2, 2 and 3-sty bldg, 38x90, \$23,500. Jan. 20, 1915.

SAMUEL FRANK.—144 East 24th st, 879-55, 2-sty stable, 26x98.9, \$37,500. March 6, 1914.

JACOB GUTERMAN.—178 East 95th st, 1523-41 1/2, 3-sty dw, 18.9x100.8 1/2, \$11,000; 14 East 114th st, 1619-66, 5-sty ten, 25x100.11, \$25,000. Nov. 22, 1914.

ROBERT HENDERSON.—466-468 West 24th st, 724-75-76, two 2-sty dwgs, each 14.8x80, Moore leaseholds, from May 1, 1908, to April 30, 1929, each leasehold valued at \$1,500. Aug. 17, 1914.

MARGARET T. HICKS.—130 Madison av, 860-65, 4-sty dw, 30x95, \$103,000. March 17, 1914.

JENNIE M. MAHER.—7 Mt. Morris Park West, 1720-18 1/2, 4-sty dw, 20x100, \$32,500; 231 West End av, 1182-33 1/2, 5-sty dw, 16x82.10, \$20,000. Oct. 26, 1910.

KATHERINE K. MALONEY.—219 West 127th st, 1933-25, 3-sty dw, 15x99.11, \$10,500; 162 East 33d st, 888-45, 5-sty flat, 25x100, \$31,000. Dec. 17, 1913.

JACOB MAYER.—135 East 47th st, 1302-26, 3-sty bldg, 17.6x100.5, \$17,000; 693 3d av, 1317-48, 5-sty flat, 20x80, \$21,000. June 7, 1911.

EMMA K. MEARS.—215 East 19th st, 900-12, 3-sty dw, 18x92, \$17,500. Nov. 15, 1914.

MAX MOSKOWITZ.—328 Madison st, 266-8, 6-sty ten, 25x90, \$45,000; 124 Essex st, 353-15, 3-sty bldg, 17.6x50, \$15,000; 110 Rivington st, 411-70, 5-sty ten, 22x80, leasehold for 21 years, \$5,000. July 28, 1914.

CHARLES W. RAU.—627 West 142d st, 2089-18 1/2, 3-sty dw, 15x99.11, \$11,000. May 27, 1914.

HENRY SAMPSON.—14 West 58th st, 1273-47, 4-sty dw, 25x100.5, \$125,000; 111 East 64th st, 1399-4, 4-sty dw, 20.10x100.5, \$50,000. May 24, 1914.

ELIZABETH M. STEVENS.—14 East 63d st, 1377-62, 4-sty dw, 25x100.5, \$120,000; also one-half undivided interest in the following properties, the valuation being for that interest and not for the whole; 69 South st, n w c Pine, 37-4, 5-sty bldg, 26.1x56.10, \$16,650; 219 Front st, 97-21, old bldg, 16.9x74, \$4,500; 108 Murray st, 129-29, 4-sty, 24.10x89.4, \$12,600; 103 Park pl, 129-21, 5-sty, 24.1x78, \$13,500; 162-163 West st, 129-24, 5-sty, 43.7x50.3, \$18,450; 233-239 Washington st, s e c Park pl, 128-10, 7.11x60.1, land only, \$31,500; 116 Park pl, 128-13, 5-sty, 24.5 1/2 x 49.2 1/2, \$9,900; 134-136 Park pl, 128-40, 4-sty, 22.8x83.1, \$12,600; 226 Washington st, 128-50, 5-sty, 25.1x55.6, \$11,250; 253 Washington st, 185-27, 4-sty, 26.7 1/2 x 83.6, \$11,250; 348 Greenwich st, s w c Harrison st, 5-sty, 23.2x85.3, \$18,900; 219-223 East 87th st, 1533-8, 8 1/2, 12, 3-sty, 70.10x100.8, and 3rd, 39.1x64.1 in rear, 1533-8 1/2, \$19,800; 1585 3d av, n e c 89th st, 1535-1, land only, 25.8x110, \$20,250; 2d av, s w c 91st st, 1536-26, land only, 50.8x94, \$15,750; East 92d st, 1571-45-46, south side, 94 east of 1st av, 50x100.8 1/2, land only, \$8,100; East 92d st, 1571-42-43-44, south side, 144 ft. east of 1st av, 75x100.8, vacant, \$12,150; 1768-1770 1st av, s e c 92d st, 1571-47-48, 50.8x94, land only, \$15,750; 436-438 East 92d st, 1571-32-33, 50x100, land only, \$8,100; 440-442 East 92d st, 1571-30-31, 50x100, land only, \$8,100; 415-417 East 91st st, 1571-12, 50x100.8 1/2, land only, \$8,100. Decedent also owned a seven hundred and ninety-three ninety-six hundredth interest in Pier 18, North River, foot of Murray st, which interest was valued at \$57,600, and a similar interest in Pier 16, North River, foot of Barclay st, valued at \$51,750.

GUSTAV VON GLAHN.—28 Amsterdam av, 1152-32, 5-sty flat, 20x80, \$25,500. Jan. 5, 1914.

LOUIS WOLLSTEIN.—Details next week.

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**REAL ESTATE  
 STATISTICS**  
 The Following Table is a Resumé of  
 the Record of Conveyances, Mort-  
 gages, Mortgage Extensions and  
 Building Permits Filed in Each  
 Borough During the Week.  
 (Arranged with figures for the corresponding  
 week of 1914. Following each weekly table  
 is a resumé from January 1 to date.)

**MANHATTAN.**

**Conveyances.**

	1915 May 7 to 13	1914 May 8 to 14
Total No.....	147	169
Assessed value.....	\$8,951,800	\$11,546,700
No. with consideration..	22	12
Consideration.....	\$1,013,325	\$425,136
Assessed value.....	\$1,026,000	\$516,500
Jan. 1 to May 13	2,637	2,720
Total No.....	\$150,680,610	\$173,979,837
Assessed value.....	372	285
No. with consideration..	\$18,818,652	\$10,648,356
Consideration.....	\$19,813,950	\$11,393,771
Assessed value.....		

**Mortgages.**

	1915 May 7 to 13	1914 May 8 to 14
Total No.....	80	101
Amount.....	\$2,870,508	\$2,620,366
To Banks & Ins. Cos....	15	20
Amount.....	\$1,218,047	\$1,522,250
No. at 6%.....	32	48
Amount.....	\$514,778	\$519,796
No. at 5½%.....	3	1
Amount.....	\$556,000	\$500,000
No. at 5%.....	21	29
Amount.....	\$1,569,330	\$695,950
No. at 4½%.....	1	2
Amount.....	\$6,000	\$630,000
No. at 4%.....		
Amount.....		
Unusual rates.....	1	1
Amount.....	\$15,000	\$1,770
Interest not given.....	22	20
Amount.....	\$209,400	\$272,850
Jan. 1 to May 13	1,491	1,677
Total No.....	\$34,783,753	\$49,785,226
Amount.....	288	398
To Banks & Ins. Cos....	\$14,355,069	\$26,713,600
Amount.....		

**Mortgage Extensions.**

	1915 May 7 to 13	1914 May 8 to 14
Total No.....	45	51
Amount.....	\$3,007,650	\$2,137,450
To Banks & Ins. Cos....	17	19
Amount.....	\$2,076,000	\$1,394,000
Jan. 1 to May 13	763	862
Total No.....	\$40,010,073	\$40,463,435
Amount.....	265	281
To Banks & Ins. Cos....	\$24,819,650	\$25,420,950
Amount.....		

**Building Permits.**

	1915 May 8 to 14	1914 May 9 to 15
New buildings.....	12	14
Cost.....	\$10,976,375	\$821,100
Alterations.....	\$192,322	\$388,676
Jan. 1 to May 14	190	194
New buildings.....	\$33,191,190	\$18,650,790
Cost.....	\$4,446,878	\$5,349,027
Alterations.....		

**BRONX.**

**Conveyances.**

	1915 May 7 to 13	1914 May 8 to 14
Total No.....	119	142
No. with consideration..	18	13
Consideration.....	\$80,691	\$102,650
Jan. 1 to May 13	2,240	2,199
Total No.....	277	260
No. with consideration..	\$2,407,898	\$2,706,903
Consideration.....		

**Mortgages.**

	1915 May 7 to 13	1914 May 8 to 14
Total No.....	60	83
Amount.....	\$856,236	\$632,690
To Banks & Ins. Cos....	4	9
Amount.....	\$160,500	\$162,300
No. at 6%.....	23	38
Amount.....	\$431,510	\$256,380
No. at 5½%.....	5	12
Amount.....	\$117,700	\$136,500
No. at 5%.....	7	13
Amount.....	\$141,200	\$117,965
Unusual rates.....	2	3
Amount.....	\$1,575	\$1,445
Interest not given.....	22	17
Amount.....	\$164,251	\$120,400
Jan. 1 to May 13	1,208	1,358
Total No.....	\$11,275,317	\$12,552,338
Amount.....	79	155
To Banks & Ins. Cos....	\$2,000,250	\$3,097,251
Amount.....		

**Mortgage Extensions.**

	1915 May 7 to 13	1914 May 8 to 14
Total No.....	13	14
Amount.....	\$172,500	\$452,000
To Banks & Ins. Cos....	4	4
Amount.....	\$34,500	\$172,000
Jan. 1 to May 13	296	312
Total No.....	\$6,016,405	\$6,666,600
Amount.....	77	56
To Banks & Ins. Cos....	\$2,024,250	\$1,858,400
Amount.....		

**Building Permits.**

	1915 May 7 to 13	1914 May 8 to 14
New buildings.....	19	15
Cost.....	\$780,200	\$141,075
Alterations.....	\$3,800	\$57,160
Jan. 1 to May 13	392	307
New buildings.....	\$11,944,875	\$6,530,467
Cost.....	\$311,490	\$495,215
Alterations.....		

**BROOKLYN.**

**Conveyances.**

	1915 May 6 to 12	1914 May 7 to 13
Total No.....	445	475
No. with consideration..	44	35
Consideration.....	\$150,788	\$214,890
Jan. 1 to May 12	7,927	8,480
Total No.....	831	895
No. with consideration..	\$7,259,510	\$6,244,913
Consideration.....		

**Mortgages.**

	1915 May 6 to 12	1914 May 7 to 13
Total No.....	369	367
Amount.....	\$1,365,929	\$1,138,829
To Banks & Ins. Cos....	91	62
Amount.....	\$609,800	\$373,250
No. at 6%.....	205	187
Amount.....	\$544,639	\$339,869
No. at 5½%.....	103	98
Amount.....	\$608,200	\$440,900
No. at 5%.....	42	61
Amount.....	\$159,790	\$288,250
Unusual rates.....	1	6
Amount.....	\$3,400	\$20,500
Interest not given.....	18	15
Amount.....	\$49,900	\$49,310
Jan. 1 to May 12	5,831	5,957
Total No.....	\$23,951,815	\$24,594,632
Amount.....	1,012	1,226
To Banks & Ins. Cos....	\$6,207,176	\$9,667,891
Amount.....		

**Building Permits.**

	1915 May 7 to 13	1914 May 8 to 14
New buildings.....	100	144
Cost.....	\$780,800	\$1,338,650
Alterations.....	\$87,050	\$87,330
Jan. 1 to May 13	1,937	1,701
New buildings.....	\$15,558,065	\$15,832,535
Cost.....	\$1,326,429	\$1,116,669
Alterations.....		

**QUEENS.**

**Building Permits.**

	1915 May 7 to 13	1914 May 8 to 14
New buildings.....	105	62
Cost.....	\$289,080	\$328,235
Alterations.....	\$13,343	\$30,993
Jan. 1 to May 13	1,945	1,699
New buildings.....	\$6,594,516	\$7,442,232
Cost.....	\$329,938	\$447,773
Alterations.....		

**RICHMOND.**

**Building Permits.**

	1915 May 7 to 13	1914 May 8 to 14
New buildings.....	14	54
Cost.....	\$44,326	\$69,980
Alterations.....	\$3,140	\$3,925
Jan. 1 to May 13	377	399
New Buildings.....	\$867,933	\$482,279
Cost.....	\$70,250	\$91,202
Alterations.....		

**OBITUARY**

C. WHARTON CLIFTON, active twenty years ago in the real estate business, died last week, at his home, 849 West End av, aged seventy-seven.  
 LEVI SAMUELS, a member of the insurance firm of Samuels, Cornwall & Stevens, of 84 William st, died on Saturday, at his home, 1261 Madison av, aged seventy-three. He was for twenty years president of the Progress Club.  
 JOHN W. SOUTHACK, son of the late Frederick Southack, of the firm of Southack & Alwyn Ball, Jr., died on Tuesday. He was a graduate of Columbia, Class of 1901, and a member of Squadron A.

**REAL ESTATE NOTES.**

GAINES & DRENNAN CO. has been appointed agent for 240 5th av.  
 DUFF & CONGER have been appointed agents for 1239 Madison av and 404 St. Nicholas av.  
 WILLIAM J. SCHOONMAKER is now associated with the renting department of Carstein & Linnekin, Inc.  
 NEW YORK TITLE INSURANCE CO. has loaned \$31,000 to Archibald H. Rowan on two 4-sty apartments, 233 and 235 West 35th st.  
 ERNEST N. ADLER negotiated the sale of the 5-sty tenement, 442 East 78th st for David Abraham to Meyer Deliskey.  
 PEASE & ELLIMAN have been appointed agents by George Backer, for the 9-sty apartment house he is building at 5-9 West 55th st.  
 S. OSGOOD PELL & CO. have moved from 542 5th av to 15-17 West 44th st, where they will occupy the entire 2d floor.  
 TAPE & KLEHR have opened an office at 4141 3d av, near 176th st for the transaction of a general real estate and insurance business.  
 O'REILLY & DAHN were the brokers in the recently recorded sale of the northwest corner of 8th av and 152d st for Harry Aronson, to Mrs. Anna V. Moritz.



W. H. DENIKE, who has been identified for the last 15 years with West Side real estate, has assumed the management of the selling department of, Kick & Snarrott.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will hold a meeting on Monay, May 17, at 8.15 p. m., at the Hotel Majestic, Central Park West and 72d st.

BROADWAY SALES & RENTING CO. has opened offices at 200 West 72d st to specialize in mortgage loans and foreign property investments.

GEORGE H. EARLE is the buyer of the dwelling at 125 West 45th st, exclusively reported sold in last week's Record and Guide. Mr. Earle also bought from the same seller, Thomas Killelea the adjoining house, at 127.

FAIRBANKS & COY have dissolved partnership, E. A. Fairbanks having retired. Charles F. Coy and Charles E. Coy have formed a new firm to be known as Charles F. Coy & Son, which will transact a real estate and insurance business at 600 West 127th st.

KURZ & UREN, INC., negotiated the sale of the vacant block front in the south side of East 165th st, from Teller to Clay av, for the Benenenson Realty Co. to Hubener-Escher Co., which gave in exchange 24-28 Downing st and 373-375 East 137th st.

AT A SPECIAL meeting of the Real Estate Auctioneers' Association last week, William F. Redmond, treasurer, was also elected vice-president and Hugh D. Smyth was made secretary, to succeed the late D. Phoenix Ingraham, who held both positions. Joseph P. Day was chosen as chairman of the executive committee.

WM. A. WHITE & SONS have been appointed agents for 111 Reade st, 32 West 22d st, 85-87 John st, 44 East 53d st, 78 Greene st, 414 Broadway, 832-834 Broadway and 136-144 West 128th st. The same firm negotiated the recently recorded sale of 141 West 120th st for the New York Life Insurance Co. to the Crest Holding Co.

ALBERT B. ASHFORTH, INC., has been appointed managing agent for the new 11-sty Brokaw Building, now in the course of erection at 1457 Broadway through to 7th av. Brokaw Brothers will occupy the first six stories and the remainder will be offered to lease as show-rooms and offices. No manufacturing will be permitted in the building, which will be ready for occupancy about Feb. 1 next.

AT THE ANNUAL MEETING of the Metropolitan League of Savings and Loan Associations the following officers were elected: President, Charles Stuart Folsom, Co-operative Association of New York; vice-president, J. Barth Cronin, Hamilton Association, Brooklyn; secretary, Archibald W. McEwan, American Association, New York; treasurer, Edwin M. Cutler, Citizens Association, New York; trustees (class of 1918): Charles M. Phillips, Home Association, Mount Vernon; Henry G. Eckhoff, German-American Association, New York; W. M. Tomlins, Jr., Prospect Home Association, Brooklyn; Charles Kaiser, Bedford Association, Brooklyn.

**AUCTION SALES OF WEEK.**

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

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

**Auction Market.**

Illustrative of the marketability of New York City real estate at any and all times, regardless of whether general conditions are favorable or unfavorable, the heirs of the estate of Arthur R. Morris realized a total of \$310,475, Tuesday, on holdings, improved and unimproved, in Manhattan, Brooklyn, the Bronx, and Queens. The improved properties were sold for \$277,475, while vacant land in the Bronx brought \$83,000.

The sale was arranged by Joseph P. Day and J. Clarence Davies for the executor, Henry Lewis Morris, and the proceeds are to be distributed among various religious, charitable and educational institutions in this city and Japan. An extensive advertising campaign resulted in the attraction of a large crowd at the Vesey street salesroom. As a result every offering was sold at what was generally considered bargain prices.

The high price for a single property was paid by Owen Tyler, of Louisville, Ky., who bought the land at the southeast corner of Third avenue and 138th street for \$49,000. Nathan L. Ottinger, who has often expressed his faith in the future of 57th street, supported this belief by paying \$43,800 for the two flats at 438 and 440 West 57th street.

A heavy buyer of Bronx lots was one-time State Tax Commissioner Thomas F. Byrnes, who bought twenty-four lots opposite Franz Sigel Park for \$21,800. Along Mott avenue, lots brought from \$1,100 to \$1,800 each, while on Sheridan avenue prices ranged from \$675 to \$1,275. Complete results will be found below.

"Although the prices were low," said J. Clarence Davies, "when the geo-

graphical location of the lots is considered and comparison is made with prices obtained for similar properties in the immediate neighborhood, the fact that they actually were sold demonstrated that there is always a market for real estate in this city, if the owners are willing to sell cheaply."

**Manhattan.**

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

JOSEPH P. DAY.

- Fletcher st, 20-8**, see Front, 164.
- Front st, 164 (\*)**, nec Fletcher (Nos 20-8). 32.5x93x31.7x93, 4 & 5-sty bk loft & str bldg; due, \$94,886.50; T&c, \$6,462.57; City N Y. 35,000
- New Chambers st, 55**, swc Roosevelt (No 59). 27.3x20.2x—, 5-sty bk tnt & str; due, \$3,361.76; T&c, \$165.64; Chas A Casazza & Angelo L Casazza. 3,700
- Pearl st, 402-4**, es, 61.3 n New Bowery, 25x87.1 to New Bowery (No 10) x36.10x 61.8, 6-sty bk loft bldg (exrs); Michl T Garvey. 24,500
- Roosevelt st, 59**, see New Chambers, 55.

- Washington st, 718**, swc 11th (Nos 346-8), 27x56x12.6x61; also 11TH ST, 350 W, ss, 61 w Washington, 19x31x19.8x35.6, 2-sty bk tnts & str (exrs sale); Sarah M Chapman, deft. 14,100
- 9TH st, 734-6 E (\*)**, ss, 218 w Av D, 40x 93.11, 6-sty bk tnt & str; due, \$7,684.60; T&c, \$1,097.12; sub to a mtg \$40,000; Jos Zimmerman. 45,000
- 11TH st, 350 W**, see Wash, 718.
- 11TH st, 346-8 W**, see Wash, 718.
- 15TH st, 1-3 E**, see 5 av, 73.
- 55TH st, 234-6 E**, ss, 200 w 2 av, 50x 100.5, 2-5-sty bk tnts & str; due, \$32,-360.49; T&c, \$1,140.70; adj Junell.
- 57TH st, 438-40 W**, ss, 300 e 10 av, 50x 100.5, 5-sty & b bk tnt (exrs); Nathan L Ottinger. 43,800
- 64TH st, 115 E**, ns, 125 e Park av, 20x 100.5, 3-sty & b stn dwg; due, \$31,431.71; T&c, \$641.50; Dr Jno J Moorhead. 36,200
- 68TH st, 47 W (\*)**, ns, 475 w Central Park W, 25x100.5, 4-sty & b stn dwg; due, \$35,178.36; T&c, \$814.85; Ella A Brown. 35,000
- 94TH st, 55 W (\*)**, ns, 485 w Central Park W, 20x100.8, 4-sty & b stn dwg; due, \$14,729.61; T&c, \$1,348.90; Bowery Savgs Bank. 16,500
- 119TH st, 61 W (\*)**, ns, 526.8 w 5 av, 16.8 x100.11, 3-sty & b stn dwg; due, \$10,734.94; T&c, \$231.60; Rosalie Kaufmann et al, trstes. 7,500

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Auction Sales, Manhattan, Continued.

138TH st, 105 W (\*), ns, 599 e 7 av, 26x 99.11, 5-sty stn tnt; due, \$24,401.04; T&C, \$178; Thos F O'Brien et al, gdn's. 20,000

142D st, 102-4 W (\*), ss, 100 w Lenox av, 100x100, 2-6-sty bk tnts; due, \$36,407.79; T&C, \$—; sub to 2 mtgs aggregating \$100,000; Sound Realty Co. 125,000

181ST st, 836 W, see Pinehurst av, 90. Pinehurst av, 90 (\*), swc 181st (No 836), 109.9x112.10x114.11x117.11, 6-sty bk tnt & str; due, \$38,785.74; T&C, \$2,000; sub to 1st mtg \$150,000; Henry Morgenthau Co. 181,695

5TH av, 73 (\*), nec 15th (Nos 1-3), runs n38.6x100xn61.6xe25xsl100xw125 to beg, 11-sty bk loft & str bldg; due, \$406,799.57; T&C, \$326.11; Margt O Sage. 350,000

28TH st, 226 W, ss, 295.10 w 7 av, 24.10x 98.9, 5-sty bk tnt & str & 4-sty bk rear tnt; withdrawn. HENRY BRADY.

119TH st, 43 W (\*), ns, 376 w 5 av, 17x 100.11, 3-sty & b stn club house; due, \$11,832.04; T&C, \$115.80; Union Trust Co N Y. 10,000

34TH st, 325 W, ns, 321 w 8 av, 21x98.9, 4-sty & b stn dwg (exrs); adj June 9. 37TH st, 259-63 W, ns, 100 e 8 av, 50x 98.9, 3-4-sty dwgs (vol); bid in at \$73,500.

46TH st, 265-7 W, ns, 100 e 8 av, 50x98.9, 2-5-sty stn tnts (vol); withdrawn. SAMUEL MARX.

148TH st, 412-20 W (\*), ss, 75 e Convent av, 100x99.11, 6-sty bk tnt; due, \$149,084.42; T&C, \$4,442.50; Seamen's Bank for Savgs in City N Y. 140,000

201ST st W (\*), nwc 9 av, 100x99.6, vacant; due, \$3,336.87; T&C, \$480; Jos H Freedlander et al, exrs. 17,000

9TH av, nwc 201st, see 201st W, nwc 9 av. SAMUEL GOLDSTICKER.

Attorney st, 156 (\*) es, 150 n Stanton, 25x100.5, 5-sty bk tnt & str; due, \$9,940.68; T&C, \$224.40; sub to 1st mtg \$24,500; Anna Hochstein. 30,357

Total ..... \$1,135,352 Corresponding week 1914..... 1,330,366 Jan 1, 1915 to date..... 29,908,999 Corresponding period 1914... 14,533,291

Bronx. The following are the sales that have taken place during the week ending May 14, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY. 138TH st, nec 3 av, 89.3x75.7x100x102.2, ground only; Owen Tyler. 49,000

152D st, nwc Sheridan av, 92.8x112.11x 75x68.9; T F Byrne. 4,325

165TH st, 200 E, ss, whole front bet Sheridan av, & Sheridan av, 200.11x46.2x 201.10x54.1, vacant; due, \$5,791.15; T&C, \$2,041.22; sub to pr mtg \$7,500; Alfred Frankenthaler. 14,500

181ST st, 440 E, sec Park av (No 4402), 91x25; due, \$4,830.67; T&C, \$100; Jas M Bovard. 4,600

Mott av, nec 153d, 109.8x43.7x80.9; Clay Cont Co. 4,600

Mott av, es, — n 153d, 50.1x84.4x50x80.9; Mary F Byrns. 2,300

Mott av, es, 677.11 s 156th, 50.1x84.4x50 x87.11; Wm A McAllister. 2,200

Mott av, es, 552.7 s 156th, 125.4x87.11x 125x96.11; Lawrence Davies. 6,675

Mott av, es, 527.7 s 156th, 25x96.11x9.4x 16.2x15.8x81.11; Lawrence Davies. 1,425

Mott av, es, 502.6 s 156th, 25x81.11x9.8x7 x15.3x90; Lawrence Davies. 1,425

Mott av, es, 452.5 s 156th, 50.1x90x50x 94; Lawrence Davies. 2,850

Mott av, es, 302.3 s 156th, 150.2x94x150x x100.2; Adolph & Henry Bloch. 9,500

Mott av, es, 252.3 s 156th, 50x100.2x50x 99.11; Morris Klinkowstein. 3,600

Mott av, es, 202.3 s 156th, 50x99.11x50x 99.8; Adolph Waxenbaum. 3,450

Mott av, sec 156th, 202.3x99.8x200x120.8; Clay Cont Co. 13,075

Park av, 297S, es, 83.9 n 153d, 27.11x66.2 x25x78.6, 2 & 3 fr tnt & str; due, \$4,134.01; T&C, \$406.83; Helen Warrington. 4,500

Park av, 4402, see 181st, 440 E. Sheridan av, swc 165th, see 165th, 200 E. Sheridan av, ws, 68.8 n 153d, 25x75; J Henry Small. 675

Lind av, 1132 (\*), es, 283.7 s Union, 25.9 x162x25x155.9, 2-sty & b fr dwg; due, \$4,987.30; T&C, \$750; Helen R Viele. 5,000

GEORGE PRICE. Graham st, 1806 (\*) es, 51.5 n Morris Park av, 25x95; due, \$3,578.71; T&C, \$362.53; Chas J Wacker et al. 4,100

Tiffany st, 1035 (\*), ws, 118.3 n 165th, 44x100, 5-sty bk tnt; due, \$8,030.30; T&C, \$380.90; sub to 1st mtg \$33,000; Abr Dorb. 38,000

Crotona Pkway (\*), es, abt 170 n 176th, 31.2x16.7x27.2, gore, vacant; due, \$556.48; T&C, \$50; Anna F Ostrowe. 425

JAMES J. DONOVAN. 197TH st E, nec Grand blvd & concourse, see Grand blvd & concourse, nec 197.

197TH st E, ns, — e Grand blvd & concourse, see Grand blvd & concourse, nec 197.

197TH st E, ns, 95 e Creston av, see Grand blvd & concourse, nec 197.

215TH st, 832 E (\*), ss, 304.6 e Barnes av, 47.4x90; due, \$2,790.30; T&C, \$371.01; Thos Burke. 1,500

Grand blvd & concourse, nec 197th, —x 100, vacant; also 197TH ST E, ns, — e Grand blvd & concourse, 25x100, vacant; also 197TH ST E, ns, 95 e Creston av, 55.4 x140x62.1x140.2, vacant; withdrawn. M. MORGENTHAU JR. CO.

Beaumont av, 2428 (\*), es, 266.8 n 187th, 33.4x100, 4-sty bk tnt; due, \$3,770.44; T&C, \$567.85; sub to mtg \$15,000; Julius Simon. 17,900

HERBERT A. SHERMAN. Bassford av, 2275 (\*), swc 183d, 115x35.8, 6-sty bk tnt & str; due, \$42,536.95; T&C, \$1,780.10; East River Savgs Instn. 25,000

JACOB H. MAYERS. Intervale av, 1129 (\*), ws, 330.7 n 167th, runs w120.8xn1.10xw18.9xn0.6xw29.3xn25xe 47.11xsl.1xe122.4xs25 to beg, 3-sty bk tnt; due, \$5,167.88; T&C, \$92; sub to 1st mtg \$5,000; Chas Spengler. 6,000

JAMES L. WELLS. Kingsbridge ter, 3013-15 (\*), ws, 181.3 s Boston av, runs s38.9xw110.10xn2.2xe3xn 35.6xw2.9xn11/100 of a ft xell19.10 to beg, 2-2-sty bk dwgs; due, \$2,245.03; T&C, \$300; sub to pr mtgs aggregating \$10,700; Corporate Mtg Co. 12,425

CHAS. A. BERRIAN. 167TH st, 833 E (\*), nwc Prospect av (Nos 1131-5), 100x50, 6-sty bk tnt & str; due, \$63,495.30; T&C, \$809.50; Green Wood Cemetery. 40,000

Prospect av, 1131-5, see 167th, 833 E. CHAS. J. DUNN.

Cedar av, 1961 to 1965 (\*), ws, 124.7 n 179th, 50x100.9, 3-2-sty bk dwgs; due, \$1,148.30; T&C, \$300; sub to 3 1st mtgs aggregating \$12,000; Corporate Mtg Co. 13,600

L J PHILLIPS & CO. 214TH st E (\*), ns, — e Barnes av, 50x 100; due, \$1,011.86; T&C, \$200; Home Title Ins Co of N Y. 500

JAMES J. DONOVAN. Kingsbridge ter, 3017-19 (\*), ws, 141.3 s Boston rd, runs s40xw119.11xn4.11xe25.1xn 35xe92.1 to beg, 2-2-sty bk dwgs; due, \$2,245.03; T&C, \$—; Corporate Mtg Co. 12,700

Total ..... \$309,500 Corresponding week 1914..... 113,625 Jan 1, 1915 to date..... 2,595,906 Corresponding period 1914..... 2,610,472

Brooklyn. The following are the sales that have taken place during the week ending May 12, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO. BRIDGE ST, 405, es, 135.8 n Fulton, 25x100, 3-sty bk bldg (trstes); withdrawn. 3,000.00

FULTON ST, 442-4, ss, 29.6 w Hoyt, runs w 37.10xs100xw—xs,25xe86.7 (to ws Hoyt, No 12) xn25xw19xn100.11 to beg (trstes); withdrawn. 3,000.00

LINCOLN PL, 228, ss, 170 w 8 av, 20x100, 3 1/2 & 4-sty stn dwgs, 20x 100 (trstes); withdrawn. 3,000.00

MADISON ST, ns, 42 w Throop av, 19x100; withdrawn. 3,000.00

PRESIDENT ST, sec 3 av, 18.9x70; withdrawn. 3,000.00

W 9TH ST, es, 139 n Av R, 17x100; H D Hammond. 3,000.00

72D ST, ns, 394.6 w 6 av, 20x117.5; adj May 26. 3,000.00

BEDFORD AV (\*), ws, 125.8 n DeKalb av, 19x100; Dime Savgs Bank of Brooklyn. 5,300.00

BELMONT AV, sec Osborn, 25x100; Sheriff's sale of all right, title, &c; David Meyerson. 305.00

BROOKLYN AV (\*), ws, 107.5 n Linden av, 80x95.6xirreg; Martha N Hiller. 15,500.00

CANARSIE AV, ns, 63 e 29th, 92.2 x20x92.10x20.1; Robt C Baker. 2,400.00

VOORHIES AV (\*), nwc E 16th, 120x 100; Ritter, Schwartz & Cohen, Inc. 15,150.00

S OXFORD ST (\*), es, 54 n Lafayette av, 44x82; Dime Savgs Bank of Bklyn. 50,000.00

WARWICK ST (\*), es, 100 n Hegeman av, 20x100; Philip Sachs. 100.00

WARWICK ST (\*), es, 120 n Hegeman av, 20x100; same. 100.00

E 7TH ST (\*), ws, 488.11 n Church la, 40x100; Godfrey rd Bachman. 6,200.00

21ST ST (\*), ns, 300 e 3 av, 25x100; Cath McCloud. 3,700.00

70TH ST, nes, intersec ses, 12 av, 600 x200; 73D ST, nes, intersec ses 12 av, 100x480; 74TH ST, nes, intersec ses 11 av, 240x200; 74TH ST sws, intersec nws 11 av, 85.11x97.2; 73D ST, sws, intersec nws 11 av, 67.10x200; 72D ST, sws, intersec nws 11 av, 49x100; adj sine die. 2,600.00

79TH ST, ss, 151 e 2 av, 30.4x67; adj May 25. 2,600.00

79TH ST, ss, 215.1 e 2 av, 33.2x70.3; adj May 25. 2,600.00

84TH ST, sws, 100 se 15 av, —x109.10 xirreg; Richard J Donovan. 2,600.00

BEDFORD AV (\*), sws, intersec ses Keap, 35x100; also BEDFORD AV, sws, 35 se Keap, .06x100; Lena Lichtenstein. 1,000.00

BENSON AV (\*), nes, 80 nw Bay 13th, 28.4x125; Mabel A Patterson. 500.00

BROADWAY (\*), sws, 25 se Ellery, 25x101.9xirreg; Jacob N Harrie. 13,000.00

HOPKINSON AV, ws, 102 s Livonia av, 150x100xirreg; Ginsberg & Kobre. 4,900.00

PUTNAM AV, 254, ss, 180 w Nostrand av, 20x100, 3-sty & b bk dwg (exrs); withdrawn. 2,600.00

ROCKAWAY AV, es, 95.8 s Av D, 150x250xirreg; except parts released; A B Roberts. 2,600.00

5TH AV, nwc Ovington av, 37.2x112.10; withdrawn. NATHANIEL SHUTER.

WARWICK ST, es, 120 n Hegeman av, 20x100; withdrawn. 6,000.00

E 10TH ST (\*), es, 292 n Av K, 32x 100; Greater N Y Development Co. 6,000.00

BEDFORD AV (\*), ws, 530 s Clarendon rd, 60x100; Henry Berberich. 7,000.00

DRIGGS AV, swc Leonard, 95.7x129.4x irreg; withdrawn. 7,100.00

EVERGREEN AV, swc Covert, 25x82; D Bergdorff. 7,100.00

NEW LOTS RD (\*), ss, 160.8 e Van Sinderen av, 51.2x99.7xirreg; Isaac Goldberg et al (over incumbrances). 1,600.00

OCEAN PKWAY (\*), es, 100 n Beverly rd, 100x150; Lancastershire Realty Co et al. 15,000.00

JAMES L. BRUMLEY. BERGEN ST, ss, 133.4 w Bedford av, 16.8x100; Lawyers' Mtg Co. 4,500.00

RYERSON ST (\*), es, 80.9 n Park av, 25x100; The Thrift. 4,400.00

72D ST, ss, 234.6 e 5 av, 20x100; Mary A Fearon. 7,000.00

JOSEPH P. DAY. CLINTON ST, 301, sec Harrison, 20.3 x74, 3-sty & b dwg; Kath McDonough. 5,600.00

CLINTON ST, 303, es, 20.3 s Harrison, 16x73.11, 3-sty & b dwg; Evelyn Aschner. 4,525.00

CLINTON ST, 305, es, 36.3 s Harrison, 16x73.11, 3-sty & b dwg; R D Davis. 4,025.00

CLINTON ST, 307, es, 52.3 s Harrison, 16x74.11, 3-sty & b dwg; Jas E Wright. 4,200.00

CLINTON ST, 309, es, 68.3 s Harrison, 16x74.11, 3-sty & b dwg; Margt E Duffy. 3,900.00

CLINTON ST, 311, es, 84.3 s Harrison, 15.9x74.11x18.6x75, 3-sty & b dwg; J K Streat. 3,800.00

HARRISON ST, 206, ss, 74 e Clinton, 17.1x99.10x11.9x100, 3-sty & b dwg; Gertrude Getson. 3,750.00

HARRISON ST, 208, ss, 91.1 e Clinton, 14.11x99.10, 3-sty & b dwg; Gertrude Getson. 3,500.00

HARRISON ST, 210, ss, 106 e Clinton, 14.11x99.10, 3-sty & b dwg; Gertrude Getson. 3,350.00

HARRISON ST, 212, ss, 120.11 e Clinton, 14.11x99.10, 3-sty & b dwg; Margt E Duffy. 3,400.00

HARRISON ST, 214, ss, 74.5 w Tompkins pl, 15.1x99.10, 3-sty & b dwg; Kathryn McDonough. 3,475.00

HARRISON ST, 216, ss, 59.5 w Tompkins pl, 15x69.6x15x68.8, 3-sty & b dwg; Cath Reidy. 3,275.00

HARRISON ST, 218, ss, 44.5 w Tompkins pl, 15x68.8x15x67.9, 3-sty & b dwg; Cath Reidy. 3,300.00

HARRISON ST, 220, ss, 29.6 w Tompkins pl, 14.11x67.9x14.11x66.11; Bridget Doherty. 3,450.00

HARRISON ST, 222, ss, 14.6 w Tompkins pl, 15x66.11x15x66; Kath T Quilgan. 3,400.00

HARRISON ST, 224, swc Tompkins pl, 14.6x66x17.4x65.1; Jas Charet. 3,550.00

JAY ST, 327-33, nec Myrtle av (Nos 69-75), 71.8x110, 2-3-sty bk bldgs & str (exrs); Harris Salit & Wm L O'Malley. 35,500.00

TOMPKINS PL, 10, ws, 65.1 s Harrison, 16.3x78x16.3x77.4; Peter J Monahan. 3,450.00

TOMPKINS PL, 12, ws, 81.4 s Harrison, 18.8x78.9x14.1x78; Wm J Reynolds. 3,725.00

17TH ST, 170 ss, 100 w 4 av, 20x 111.6x—x109.10, 3-sty & b bk tnt (trstes); Arthur W Corse. 3,100.00

M. MORGENTHAU, JR., CO. 22D ST (\*), nes, 200 se 3 av, 25x100.2; Edwin C. Swezey. 1,100.00

Total ..... \$408,180.00 Corresponding week 1914 ..... 289,740.00



**VOLUNTARY AUCTION SALES.**

**Brooklyn.**

NATHANIEL SHUTER.

MAY 20.  
BROADWAY, 674, ss, 123.3 e Bartlett, 20.6x  
80.4x20x75.7, 3-sty fr bldg (exrs).

**ADVERTISED LEGAL SALES.**

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

**Manhattan.**

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

**MAY 15.**  
No Legal Sales advertised for this day.

**MAY 17.**  
54TH ST, 223-9 E, see 55th, 226-32 E.  
55TH ST, 226-32 E, ss, 250 w 2 av, runs s 100.5  
xe50x100.5 to 54th (Nos 223-9) xw125x100.5  
xw25x100.5x100 to beg. — bk & fr bldgs of  
brewery; Viola M Flannery—Chas A Doelger  
et al; Benj Trappnell (A), 170 Bway; Arthur  
S Friend (R); due, \$20,678.81; T&c, \$245.40;  
sub to pr mtg \$92,000; mtg recorded Apr 13,  
1912; Joseph P Day.

54TH ST, 223-31 E, see 55th st, 226-32 E.

**MAY 18.**  
35TH ST, 248 W, ss, 275 e 8 av, 25x98.9, 3-sty  
bk tnt & str & 2-sty fr rear tnt; Libbie B  
Hall, extrs—Flatiron Realty Co et al; Jno H  
Stoutenburgh (A), 140 Nassau; Jno E Brady  
(R); due, \$26,239.12; T&c, \$968.17; Samuel  
Marx.

103D ST, 113 E, ns, 95 e Park av, 15x100.11, 3-  
sty & b stn dwg; N Y Investors' Corp—Leah  
Cohn et al; Harold Swain (A), 176 Bway;  
Algernon S Norton (R); due, \$5,080.32; T&c,  
\$188.15; mtg recorded Feb 27, 1897; Joseph P  
Day.

103D ST, 115 E, ns, 110 e Park av, 15x100.11, 3-  
sty & b stn dwg; City Real Estate Co—Leah  
Cohn et al; Harold Swain (A), 176 Bway;  
Algernon S Norton (R); due, \$5,059.77; T&c,  
\$186.15; mtg recorded May 29, 1909; Joseph P  
Day.

116TH ST, 246 E, ss, 87 w 2 av, 23x100.11, 2-  
sty bk stable; Archibald K Mackay et al  
trstes—Santa Rumore et al; Grenville B  
Winthrop (A), 6 Wall; A Welles Stump (R);  
due, \$14,326.30; T&c, \$529.15; Henry Brady.

125TH ST, 524 W, ss, 308 w Ams av, 27x100.11,  
5-sty bk tnt & str; Wm Jonas—Martin Lask  
et al; Benno Loewy (A), 206 Bway; L J  
Phillips & Co.

125TH ST, 528 W, ss, 362 w Ams av, 27x100.11,  
5-sty bk tnt & str; same—same; same (A);  
L J Phillips & Co.

136TH ST, 6 W, ss, 110 w 5 av, 25x99.11, 5-  
sty bk tnt; Gustav Lange—Jacob Smalls et  
al; Action 3; Gustav Lange, Jr (A), 257  
Bway; Saml Strasbourger (R); due, \$17,  
885.14; T&c, \$723.50; Joseph P Day.

136TH ST, 12 W, ss, 185 w 5 av, 25x99.11, 5-  
sty bk tnt; same—same; Action 2; same  
(A); same (R); due, \$17,782.93; T&c, \$733.50.  
Joseph P Day.

136TH ST, 14 W, ss, 210 w 5 av, 25x99.11, 5-  
sty bk tnt; same—same; Action 1; same (A);  
same (R); due, \$17,782.93; T&c, \$894.45; Joseph  
P Day.

RIVERSIDE DR, ns, 445.1 w 158th, 102.11x  
204.7 to 160th, x100x228.3, vacant; Union Dime  
Savgs Bank—Henry Corn et al; Action 1;  
Woodford, Bovee & Butcher (A), 1 Mad av;  
Martin Conroy (R); due, \$52,634.69; T&c,  
\$3,117.25; Henry Brady.

RIVERSIDE DR, ns, 478.4 w 158th, 110.11x  
231.11 to cl 160th, x39.10x63.2x237.6, vacant;  
same—same; action 2; same (A); Geo Cog-  
gill (R); due, \$47,800.52; T&c, \$2,612.00;  
Henry Brady.

61ST ST, 200 E, see 3 av, 1029.

3D AV, 1029, sec 61st (No 200), 21.5x70, 5-sty  
stn tnt & str; Greenwich Savgs Bank—Ralph  
W Mallon et al; B Aymar Sands (A), 46  
Cedar; Phoenix Ingraham (R); due, \$21,  
294.21; T&c, \$1,180.73; mtg recorded Mar  
23, 1885; Joseph P Day.

**MAY 19.**  
ALLEN ST, 14, sec Canal, 67-71.  
CANAL ST, 67 to 71, nec Allen (No 14), —x—,  
3-5-sty bk tnts & str; & 65TH ST, 170 W, ss,  
abt 128 e Ams av, —x—; 5-sty bk tnt; right,  
title, &c; Louis D Livingston—Saml A Krul-  
ewitch et al; Louis H Levin (A), 350 Bway;  
Henry B Ketcham, receiver (receiver's sale);  
Henry B Ketcham.

14TH ST, 58 W, ss, 125 e 6 av, 25x103.3, pt 5-  
sty bk str; Guaranty Trust Co N Y—Frances  
A Cohen et al; Stetson, Jennings & Russell  
(A), 15 Broad; Louis C Levy (R); due,  
\$123,670.75; T&c, \$—; Samuel Marx.

21ST ST, 218-20 W, ss, 235 w 7 av, 46.10x105.5  
x46.10x104.5, 7-sty bk tnt; Jos Schanz—Brook-  
mire Realty Co et al; Herman Goldman (A),  
13 Park Row; Wm Klein (R); due, \$18,562.  
88; T&c, \$1,035.50; mtg recorded Sept 20,  
1911; Samuel Marx.

56TH ST, 216 W, see Broadway, 1744-8.

61ST ST, 231 W, ns, 324.9 e West End av, 25.3x  
100.5, 5-sty bk tnt; Alice R Sprague—Saml  
Rosenthal et al; Foley & Powell (A), 206  
Bway; Horace E Deming (R); due, \$11,224.  
78; T&c, \$1,048.50; Joseph P Day.

103D ST, 131 W, ns, 243.9 w Col av, 18.9x100.11,  
5-sty stn tnt; N Y Trust Co—David N Car-  
valho et al; Bowers & Sands (A), 46 Cedar;  
Geo E Weller (R); due, \$20,112.17; T&c,  
\$402; Henry Brady.

BROADWAY, 1744-8, sec 56th (No 216), 131.9x  
122.7x120.2x88.7, 7-sty bk tnt; Edmund L  
Mooney et al—David W Harkness et al;  
Blandy, Mooney & Shipman (A), 37 Wall;  
Chas L Hoffman (R); partition; Joseph P  
Day.

**MAY 20.**  
LENOX AV, 507-9, ws, 53 n 135th, runs n46.5xw  
56x106xw44x46.11x100, 2-5-sty bk tnts &

strs; Cath M Welp—Caroline Henes et al;  
Peter Cook (A), 258 Bway; Chas O'Sullivan  
(R); partition; Joseph P Day.

**MAY 21.**  
150TH ST, 608-10 W, ss, 125 w Bway, 130x99,  
6-sty tnt & str; Jacob Strauss—Bermuda  
Realty Co, Inc, et al; David Steckler (A), 135  
Bway; Henry J Goldsmith (R); due, \$21,  
032.77; T&c, \$1,832.15; sub to 2 mtgs aggre-  
gating \$148,400; mtg recorded Aug 27, 1913;  
Daniel Greenwald.

**MAY 22.**  
No Legal Sales advertised for this day.

**MAY 24.**  
44TH ST, 15 & 17 W, ns, 200 w 5 av, 50x100.5,  
12-sty bk loft & str bldg; Viola M Flannery  
—15 West 44th St Co, Inc, et al; Benj Trappnell  
(A), 170 Bway; Augustine R McMahon (R);  
due, \$130,171.88; T&c, \$1,965.92; sub to pr  
mtgs aggregating \$275,000; Herbert A Sher-  
man.

**Bronx.**

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

**MAY 15.**  
No Legal Sales advertised for this day.

**MAY 17.**  
240TH ST, 455-63 E, see McLean av, 851-3.  
BARNES AV, sec Wickham av, 65.2x61.6x50x  
97.6; Martha C McKnight—Vincenzo Man-  
zione et al; Grant Squires (A), 299 Mad av;  
Jno P Dunn (R); due, \$1,406.61; T&c, \$39.23;  
Chas A Berrian.

PATHGATE AV, 1742-60, see 3 av, 4051-7.  
MCLEAN AV, 851 & 853, nwc 240th (Nos 455 to  
463), runs n88xw21x10xw36x75xe113 to beg,  
5-3-sty fr tnts & str; Herbert Beach et al—  
Jas T Doyle et al; Chas J McDermott (A),  
2 Rector; J Cotter Connell (R); due, \$24,  
172.95; T&c, \$7,586.20; Henry Brady.

WICKHAM AV, sec Barnes av, see Barnes av,  
see Wickham av.

3D AV, 4051-7, ws, 100 n 174th, 215x— to Bath-  
gate av (Nos 1742-1760), 5-5-sty bk tnts &  
vacant; Sheriff's Sale of all right, title, &c,  
which Hugo D Rosendorf had on Mar 13, 1915,  
or since; Jas F O'Brien, sheriff; Anthony V  
Caggiano.

**MAY 18.**  
GARFIELD ST, 1720, es, 205 n Van Nest av,  
25x109; Minnie Hummel—Theo Weberg, Jr,  
et al; Lawrence E French (A), 41 Park Row;  
Jas C Brady (R); due, \$3,408.88; T&c, \$210;  
Bryan L Kennelly.

COURTLANDT AV, 910, es, 27.11 n 162d, 27.11x  
115x25x127.6, 3-sty bk tnt & str; Metropolitan  
Savgs Bank—Union St Realty Co et al;  
A S & W Hutchins (A), 84 William; Jno P  
Dunn (R); due, \$5,454.61; T&c \$275.61; Chas  
A Berrian.

GRAND BLVD & CONCORSE, ws, 748.4  
n Bedford Pk blvd, 45.4x123.3x39.11x120.2,  
vacant; Warren B Sammis—Pasquale Fusco  
et al; Warren E Sammis (A), 1 Liberty;  
Francis L Patton, Jr (R); due, \$3,358.03;  
T&c, \$1,125.93; Joseph P Day.

SOUTH OAK DR, ss, 28.10 w Cruger av, 30.1x  
106.1x25x89.6; Wm C Trull—Ralph M Glover  
et al; Lawrence E French (A), 41 Park Row;  
Jas C Brady (R); due, \$757.38; T&c, \$160;  
Bryan L Kennelly.

SOUTHERN BLVD, ws, 129.3 n 179th, 66.1x  
149.4x—x149.3, vacant; Saml Goldsticker—  
Denver Realty Co et al; Edw Jacobs (A), 25  
Broad; Jno P Dunn (R); due, \$7,182.29; T&c,  
\$1,899.04; T&c, Chas A Berrian.

**MAY 19.**  
VINCENT AV, es, 100 n Fairmont av, 55.11x  
—x42.6x—; Jennie Sealy—Emma O'Donnell  
et al; Benj Franklin (A), 44 Westchester sq;  
Matthew P Breen, Jr (R); due, \$1,217.94;  
T&c, \$33.38; James J Donovan.

WHITLOCK AV, 856, es, 314 s Tiffany, 39x90,  
5-sty bk tnt; Susan McV Hemenway—Lock-  
whit Co et al; Everett, Clarke & Benedict  
(A), 37 Wall; Arthur N Giegerich (R); due  
\$24,420.68; T&c, \$1,118.77; Joseph P Day.

**MAY 20.**  
FOX ST, 651, ns, 231.10 e Av St John, 40.7x125,  
5-sty bk tnt; Fannie Greenebaum—Gussie  
Friedman et al; Harold M Greenebaum (A),  
2 Rector; Jno T Dooling (R); due, \$5,421.47;  
T&c, \$1,175; sub to mtg \$29,000; Joseph P  
Day.

**MAY 21.**  
FOX ST, 643, ns, 150.7 e Av St John, 40.7x125,  
5-sty bk tnt; Philip A Ehn—Maze Realty Co  
et al; Lind & Pfeiffer (A), 46 Cedar; Chas  
V Halley, Jr (R); due, \$7,091.54; T&c,  
\$1,095.80; sub to mtg \$27,500; James J Dono-  
van.

221ST ST, E, ss, 105 w Bronxwood av, 50x114;  
Adelaide A Wabst—Anna A Owen et al; Jul-  
ius D Tobias (R); due, \$973.38; T&c, \$210;  
J H Mayers.

OGDEN AV, ws, 175 s University av, see Uni-  
versity av, es, 175 s Ogden av.  
ST LAWRENCE AV, es, 95 s 174th, 25.3x41.9x  
25x45.5; L Josephine Moses—Albt Mielke et  
al; G Arnold Moses (A), 3721 Bronx blvd;  
Robt D Paskett (R); due, \$355.64; T&c, \$100;  
J H Mayers.

UNIVERSITY AV, es, 175 s Ogden av, 50x77.1  
x77.1 to Ogden av x50x59.11x59.11 to beg,  
vacant; Park Mtg Co—Guidone & Galardi Co  
et al; Seybel & French (A), 41 Park Row;  
Enos S Booth (R); due, \$6,528.29; T&c, \$1,  
472.83; Bryan L Kennelly.

WEBSTER AV, ws, — s McLean av, 75x117.5x  
—x111.4, vacant; Caroline Gareiss—Wm Crow-  
ley et al; Gustave Frey (A), 3429 3 av, Jos  
P Hennessy (R); due, \$3,880.01; T&c, \$240.84;  
Henry Brady.

**MAY 22.**  
No Legal Sales advertised for this day.

**MAY 24.**  
229TH ST, E, ss, 180.8 e White Plains av,  
100.4x114.6; Jas Wilson—City of N Y et al;  
Jos L Zoetli (A), 206 Bway; Chas S Hayes  
(R); due, \$2,602.74; T&c, \$397.38; Joseph P  
Day.

**Brooklyn.**

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

**MAY 15.**  
No Legal Sales advertised for this day.

**MAY 17.**  
DEAN ST, ss, 60 e Franklin av, 20x80; Eleonor  
L Grimes—Rita Aitken et al; Tomes, Sherk &  
Palmer (A), 44 Court; Jas W Redmond (R);  
Wm J McPhilliary & Co.

FLOYD ST, ns, 111 e Nostrand av, 26x100;  
Henry M Diehl et al—Louisa Diehl et al; Jno  
A Bloom (A), 358 Fulton; Harrison C Glore  
(R); Wm J McPhilliary & Co.

BELMONT AV, ns, 81 e Pennsylvania av, 34x  
125; Simon J Harding—Bunny Constan Co et  
al; Gilbert Elliott (A), 185 Bway, Manhattan;  
Michael Ditore (R); Wm P Rae.

LOT 47, Block 6103, Sec 18; Jno G Hogan—Jas  
R O'Beirne et al; Litchfield F Moynahan  
(A), 233 Broadway, Manhattan; Benj Am-  
merman (R); Nathaniel Shuter.

**MAY 18.**  
BUTLER PL, ses, 50.3 sw Sterling pl, 100x128.6x  
102.4x134.11; Jno Connor et al—Chas K Doyle  
et al; Isidor F Greene (A), 44 Court; Gilbert  
H Rhoades (R); Nathaniel Shuter.

CANARSIE LA, nwc Bedford av, 100x70.4x100x  
72.10; Stephen Yates—Conrad Realty Co, Inc,  
et al; Geo C Case (A), 189 Montague; Albt E  
Richardson (R); Wm P Rae.

GRAND ST, swc Bedford av, 23.4x75; also  
GRAND ST, ss, adj above known as Lot 237;  
Kings County Savgs Instn—Eugene L Rich-  
ards et al; Wm W Taylor (A), 63 Wall, Man-  
hattan; Thos J Snee (R); Wm P Rae.

3D ST, nes, 228.8 nw 5 av, 26.8x95; Fredk L  
Ostergren—Mary T L Warren et al; Wm F  
Haemer (A), 99 Nassau, Manhattan; Albert R  
Latson, Jr (R); Wm P Rae.

60TH ST, sec 12 av, 20.3x77; Bklyn City Savgs  
& Loan Assn—Adriano Bria et al; Delany &  
Niper (A), 189 Montague; Wm P Pickett  
(R); Wm P Rae.

61ST ST, ns, 300 w 12 av, 40x100; Emma S  
Quinby—Gustav Anderson et al; J Hunter  
Lack (A), 44 Court; Baruch Miller (R);  
Nathaniel Shuter.

DRIGGS AV, es, 60 n Division av, 20x75; W  
Elmer Paynter et al—Florence A Scheffel et  
al; Fred G De Witt (A), Bridge Plaza, Long  
Island City; Arnon L Squiers (R); Wm P  
Rae.

ST MARKS AV, nec Troy av, 25.1x83.9; Henry  
M Baird, Jr—Danl L Donohue et al; Harry  
L Thompson (A), 175 Remsen; Jno L Witt-  
chell (R); Wm J McPhilliary & Co.

TILDEN AV, sec Brooklyn av, 104.8x108.5; Eva  
St Clair Hamilton—Kath A Ryan et al; Henry  
J Davenport (A), 375 Pearl; Earker D Leich  
(R); Wm J McPhilliary & Co.

**MAY 19.**  
LORIMER ST, es, 80 s Richardson, 20x75;  
Nicola Caprio et al—Lizzie Di Mero et al;  
Jas E Finegan (A), 154 Nassau, Manhattan;  
Eugen Sherkan (R); Nathaniel Shuter.

TERRACE PL, nwc 20th, 75x93; Lillian M  
Smith—Thos H Sherman et al; Clarence F  
Corner (A), 375 Pearl; Jas Gray (R); Wm J  
McPhilliary & Co.

61ST ST, sws, 95 se 15 av, 20x100; also 61ST  
ST, sws, 155 se 15 av, 20x100; Homestead  
Bank of Bklyn—Willmont Realty Corp et  
al; Watson & Kristeller (A), 100 William;  
Harry L Thompson (R); Wm J McPhilliary  
& Co.

72D ST, ns, 374.6 w 6 av, 20x117.4; Harriet  
A Hartman—Jno E Sullivan et al; Harry L  
Thompson (A), 175 Remsen; Elmer G Sam-  
mis (R); Wm P Rae.

BEDFORD AV, es, 25 s 4th, 21x100; Mary C  
Purdy—Chas H L Mosely et al; Chas W  
Church, Jr (A), 44 Court; Geo B Boyd (R);  
Wm J McPhilliary & Co.

17TH AV, ws, 19 n 76th, 18x100; Janie M  
Graham—Boone Constn Co et al; Stitt &  
Phillips (A), 113 Fulton, Manhattan; Wm A  
Mathis (R); Wm J McPhilliary & Co.

LOT 49, Block 1368, Sec 5; Henry Seinfel—  
Roxanna Campbell et al; Schwartzman &  
Schwartzman (A), 44 Court; Jacob M Peyser  
(R); Nathaniel Shuter.

**MAY 20.**  
BROADWAY, nes, intersec nws Ellery, 100x256x  
irreg to Fayette; Bowery Savgs Bank—Ernest  
Stutz et al; Cadwalader, Wickersham & Taft  
(A), 40 Wall, Manhattan; Jas H McCabe (R);  
Wm J McPhilliary & Co.

BROADWAY, nes, intersec nws Ellery, 100x100x  
irreg; Bowery Savgs Bank—Ernest Stutz et  
al; Cadwalader, Wickersham & Taft (A), 40  
Wall, Manhattan; Jas H McCabe (R); Wm J  
McPhilliary & Co.

16TH AV, ses, 360 sw 86th, 19x109.4; Wm G  
Wood et al—Koloke Realty Co et al; J Albert  
Lane (A), 320 Bway, Manhattan; Chas Har-  
wood (R); Wm P Rae Co.

**MAY 21.**  
OSBORN ST, ws, 40 n Sutter av, 60x48; Esther  
Maller—Lizzie Perlman et al; Saml A Telsey  
(A), 44 Court; Michl Rose (R); Nathaniel  
Shuter.

E 12TH ST, es, 950 s Beverly rd, 50x100; Sarah  
A G Skinner—Jack D Chalmers et al; Cary &  
Carroll (A), 59 Wall, Manhattan; C Elmer  
Spedick (R); Wm P Rae Co.

BAY 29TH ST, nws, 120 sw 86th, 60x96.8; Ruth  
A Bruce-Brown—Rachel Lippi et al; Wilson,  
Barker & Wager (A), 48 Wall, Manhattan;  
Chas H Luscomb (R); Wm P Rae.

75TH ST, ns, 290 e 15 av, 45.3x100; Chas B  
Page—Justin S Galland et al; Willard A  
Mitchell (A), 141 Bway, Manhattan; Saml E  
Mairs (R); Wm P Rae.

14TH AV, ses, 80 sw 78th, 20x53.10½; S Bklyn  
Savgs Instn—Mary A Betts et al; Coombs &  
Whitney (A), 44 Court; Wm C Rodger (R);  
Wm J McPhilliary & Co.

**MAY 22.**  
No Legal Sales advertised for this day.

**MAY 24.**  
ROSS ST, nws, 216.5 ne Bedford av, 19.3x100;  
Gustave Girard—Jane W O'Meara et al;  
Richard J Kent (A), 215 Montague; Isidor  
Buxbaum (R); Nathaniel Shuter.



Legal Sales, Brooklyn, Continued.

86TH ST, sws, intersec ws W 9th, 40x100; Mary Campbell—Wm B Lake et al; Marcus B Campbell (A), 26 Court; Chas T Kunkel (R); Wm J McPhilliamy & Co.

FORECLOSURE SUITS.

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

Manhattan.

MAY 8. No Foreclosure Suits filed this day. MAY 10. 15TH ST, 338-40 E; Eva Stein et al—Clarence Realty & Constn Co et al; J Gordon (A).

Bronx.

MAY 7. FREEMAN ST, 809-11; Magdalena Siemon—Maria Lutz et al; O E Davis (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

MAY 6. SUFFOLK ST, 143-5; Jno Welz et al—Gussie Rubel et al; Goldfogle, Cohn & Dorf (A); Stephen S Blake (R); due 15,161.75

Bronx.

MAY 7. FOX ST, 655; Alex S Blumenthal et al—Gussie Friedman et al; Otterbourg, Steindler & Houston (A); E Neuman (R); due 6,528.20

LIS PENDENS.

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

Manhattan.

MAY 8. MORTON ST, 9-11; Greenberg Constn Co, Inc—Benj N Trigs et al; action to foreclose mechanic's lien; G C Young (A).

Bronx.

MAY 7. GRAND BLVD & Concourse, es, 116.6 s 188th, 33x50; Michl Postiglione—Ida A Holland; action to compel specific performance of contract; A J Romagna (A).

MAY 8. No Lis Pendens filed this day. MAY 10. No Lis Pendens filed this day. MAY 11. CROTONA AV, es, 200 n 183d, 100x100; also SUBDIVISION 2 of lot 114, map of Village of Morrisania; Chas S Simpson—Adela Dowe et al; partition suit; J J Smith (A).

Brooklyn.

MAY 6. AMES ST, ws, 92.11 n Sutter av, 30x100; Morris Levin—Westshire Constn Co et al; D Hirschfeld (A).



HOPKINS ST, ss, 300 e Throop av, 25x100; to clear title; Ralph W Kenyon & ano—Margt Arnold et al; R W Kenyon & ano (A).
MACON ST, ns, 360 e Throop av, 20x100; Cath T Halstead—Mary Oldham et al; Cary & Carroll (A).
15TH ST, ns, 362.10 e 8 av, 20x100; Alwine Lienan—Caroline Karber et al; Hirsh, Newman & R (A).
41ST ST, nes, 200 se 14 av, 20x110.2; Mary B Francisco—Louis Aronstam et al; J J Hord (A).
85TH ST, ss, 100 e 22 av, 60x100; Belle Thretchmar as trste, &c, Jno R Graham—Ervin Constn Co et al; C A Clayton (A).
CROPSEY AV, e c Bay 16th, 20.2x88.1x20.2x 89.6; Fannie Slotkin—Isidor Halper et al; Saml Rabinowitz (A).
OCEAN PKWAY, es, 259.5 n Church la, 80x250; Lena Keck—Lilia B Wiener; Alvah W Burlingame, Jr (A).

MAY 11.
BARBEY ST, es, 218.9 s Sutter av, 18.9x100; Lucie R Sackett—Jessie O'Connor et al; Sackett & Lang (A).
BARBEY ST, es, 200 s Sutter av, 18.9x100; Fannie S Harrison—same; same (A).
BARBEY ST, es, 256.3 s Sutter av, 18.9x100; Annie Underhill—same; same (A).
FULTON ST, 1423-5; N Y Municipal Railway Corp—Jacob Kaplan et al; to acquire the right to reconstruct; G D Yeomans (A).
FULTON ST, 1438-48; N Y Municipal Railway Corp—Jno Somerville et al; to acquire a right to reconstruct; G D Yeomans (A).
McDOUGAL ST, ss, 150 e Saratoga av, 20x100; Jacob Brenner—Emma McGuire; H Herdling (A).
52D ST, ss, 386.8 w 3 av, 16.8x100.2; Theo Kremer—Annie R P Eichert et al; C A Clayton (A).
10TH ST, nes, 19.10 se 7 av, 20.1x90; 18TH ST, nes, 285.8 se 8 av, runs ne100.2xse14.3xne100.2 xse75xsw200.4xns9.3 to beg; Bryna Realty Co—Sarah A Fisher et al; specific performance; Jones, McKinny & S (A).
20TH ST, ws, 39.6 s Terrace pl, 21x100; Clinton V Murray—Jno L Thompson et al; H J Davenport (A).
W 27TH ST, ws, 260 s Mermaid av, 20x118.10; Chas S Fairchild—Ernest T Siefeld et al; Bowers & Sands (A).
39TH ST, ns, 320 w 13 av, 40x95.2; Gertrude E Naylor—G C Bldg Corp et al; I F Greene (A).
CONEY ISLAND AV, es, 460 s Av I, 20x100; Sydney D Leslie—Wm H Price et al; H Peake (A).
DEKALB AV, ns, 100 w Stuyvesant av, 20x100; Bertha Mittman—Annie Klein; partition; H Zirn (A).
LIBERTY AV, ss, 40 e Crystal, 20x75, Jonathan Moore—Lena Dubroft et al; H L Thompson (A).
NICHOLS AV, es, 337.10 s Ridgewood av, 20x 125; Williamsburgh Savgs Bank—Bertha Fowle et al; S M & D E Meeker (A).
VERNON AV, nec Clinton, 100x200; Julia B Collins—Bridget Dixon et al; Everett, Clarke & B (A).
VERNON AV, ns, 100 e Clinton, 50x200; Julia B Collins—Bridget Dixon et al; Everett, Clarke & B (A).
WASHINGTON AV, ss, 39 w 3d, 40.6x100; Susie Holstein—Franciska Mader et al; C Oechler (A).

MAY 12.
BERGEN ST, ss, 133 w Kingston av, 19.6x100; Wm C Taylor—Jno J Goodwin et al; Haif & Farrington (A).
PROSPECT PL, ss, 300 e Saratoga av, 20x127.9; Thos B Saddington—Nathan Saltzman et al; F Cobb (A).
W 3D ST, es, 159.7 s Kings hway, runs e136xs 20xw131xn20.9 to beg; Grace R Preble—Regina Buchner et al; Smith & Bowman (A).
S 4TH ST, ss, 192 w Driggs av, 23x144.8; Clara Czerny—Israel Jacobowitz et al; H P Velte (A).
E 19TH ST, ws, 400 s Av U, 40x100; Chas M Taylor—Anna E Fletcher et al; E G Bullard (A).
67TH ST, nec Sedgwick pl, 53x62x50x80; Patrick Moore—Andrew Mortensen et al; Shiland & Hedges (A).
43D ST, nes, 350 se 3 av, 20x100; Angelo Galli—Romilda Frank; Hovell, McChesney & C (A).
DEKALB AV, ns, 295.6 e Stuyvesant av, 30x 100; Jos Kahaner—Bernard Nadler et al; to set aside deed; E E Rosenblume (A).
NEWPORT AV, nec Hopkinson av, 40x100; Morris Meyer—Simon Isaacson et al; A L Salkin (A).
NEW YORK AV, ws, 85.1 n President, 16.11x100; Francis L Blackford—Indian Hill Co et al; G E & E C Brower (A).
NICHOLS AV, 113; Henry Kanzer—Fredk Voges & ano; to set aside deed; M N Krakower (A).
LOTS 229 to 231, 'map of Ocean av tract, N Y & Flatbush Realty Co'; Jno A Sattler—Chas J McFadden et al; F X McCaffry (A).

MECHANICS' LIENS.

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

Manhattan.

MAY 8.
ELDRIDGE ST, 241; Max Garfinkel—Joel M Chasis; Leon Kranz (26).... 47.00
MORTON ST, 9 & 11; Greenberg Constn Co, Inc—Estate of Miriam L Trigg et al (27)..... 998.58
1ST ST, nec Extra pl, 25x62; Newman Dunn—Moses D Barnes; Gordon Bros (22)..... 65.00
22D ST, 22 E; Black & Boyd Mfg Co—Frances A Lawrence; Root-Knight Co, Inc (23)..... 275.00
56TH ST, 432 W; Max S Zwedling—Hanis Hausman, Wolln Bros Co & A Stern (24)..... 77.00

BROADWAY, 2182-86; also 77TH ST, 225-31 W; Chas Grosskurth—Eva J W Coe & Improved N Y Properties Corp & Lewis C Van Riper (20)... 949.28
SAME PROP; Geo H Storm & Co—same (21)..... 228.70
WEST END AV, nec 96th, 100.10x 124.10; David Kraus—Essie Constn Co & Farber Contracting Co (25).... 100.00
2D AV, nwc 1st, 35.9x70; Louis Pollinger—Isaac & Katie Hirschhorn & David Weinberg (19)..... 200.00

MAY 10.
42D ST, 155-57 E; City Guaranteed Roofing Co, Inc—Jno Doe & Rosecor Constn Co (32)..... 49.00
BROADWAY, nec 77th, 100x115; National Fireproof Sash & Door Co—Improved Property Corp & Eva J Coe & Louis C Van Riper (28)..... 707.00
BROADWAY, nec 77th, —x—; Aug Kirchner—Eva J Coe, Improved N Y Property Corp & Lewis C Van Riper (30)..... 165.00
WEST END AV, nec 96th, 100x125; Ajax Concrete Specialties Co, Inc—Essie Constn Co & Farber (31)... 40.00
8TH AV, 2782; W J Yomnie & Co—Sophie Sterns (29)..... 6,748.00

MAY 11.
ANN ST, 85; also BEEKMAN ST, 55; Achille Bataille & Co—McKesson & Robbins; Chas Levy (35)..... 27.50
FULTON ST, 91-93; same—same (36)... 82.50
COLUMBIA ST, 100; same—Morris Kerber; Harry Schifranick (38).... 11.00
37TH ST, 135-47 W; Milton F Levison et al—Jno Doe; Greeley Sq Garage Co (39)..... 400.00
BOWERY, 231-33; Leichter Bros—Comity Mtg Co; Ballanson & Schmisky (37)..... 43.70
BROADWAY, 2182-86; also 77TH ST, 225-31 W; Carroll Mulliken—Eva F W Coe estate & Eva J Coe; Chas Furthmann; Lewis C Van Riper (33) 1,185.66
SAME PROP; Harry McGill—same (34)..... 1,311.71

MAY 12.
WATER ST, 42; Ike Katz-Nelson—J M Hill; Geo I Garber (41)..... 125.00
110TH ST, 158 E; Esther Karger—Salvatore Isalli or lasillo; Michael Iquinto (40)..... 200.00
AMSTERDAM AV, nwc 187th, 50x100; M Manassa—Janpole & Werner Constn Co (42)..... 50.00
MAY 13.
MORTON ST, 9-11; City Kalamein Co, Inc—Estate of Miriam L Trigg (45)... 30.00
27TH ST, 138 E, City Kalamein Co, Inc—Jno Martin; Butler, Davenport & Bramhall Playhouse, Inc (44)..... 278.00
BROADWAY, 2182-86; also 77TH ST, 225-31 W; Chas M Scammell Co, Inc—Eva J Coe, Improved N Y Properties Corp & Estate of Eva J W Coe; Lewis C Van Riper & Chas Furthmann; M Byrne Co (43)..... 242.21

MAY 14.
PARK PL, 27; Jacob Rubin—Chas A Low & Singer & Lowenkron (46).... 258.05
46TH ST, 46 W; Jandous Electric Equipment Co—A B S Co & Arthur Brisbane; renewal (47)..... 420.00

Bronx.

MAY 7.
156TH ST, 417-19 E; Emma L O'Connell—Wm A Taylor & Jacob Keller (5)..... 115.00
MAY 8.
No Mechanics Liens filed this day.
MAY 10.
PARKER ST, 1627-29; Michl Lagana & Co, Inc—Rebecca Eller (7)..... 542.75
231ST ST, sec Broadway, —x—; Albt Schalle—Jno Gilbert, Schmitz & Eulenstein; renewal (8)..... 397.76
PROSPECT AV, ws, whole blk front bet E 166th & 167th, 100x200; N Passman & Son, Inc—Angel Constn Co & Carmine Cioffi (6)..... 1,800.00
UNIVERSITY AV, ws, 316.05 n 176th, 50x100; Wm F McElroy—Fredk W Heidelberg & P Ventimiglia (9).... 96.00

MAY 11.
No Mechanics' Liens filed this day.

MAY 12.
156TH ST, ss, 100 w Elton av, 45x 100; Pheon Cont Co—Blache D Taylor and Edward B Terrill; Jacob Keller Cont Co (11)..... 36.00
UNIVERSITY AV, ws, 316.05 n 176th, 50x100; P Ventimiglia—F W Heidelberg (10)..... 475.00

MAY 13.
UNIVERSITY AV, ws, 316 n 176th, 50x100; Julius Capozzi—Varsity Constn Co, Pasquale Ventimiglia & Varsity Constn Co (12)..... 165.00

Brooklyn.

MAY 6.
E 14TH ST, es, 300 n Av X, 100x100; S Adragna—Ceegold Co & H Sommerfield..... 51.75
43D ST, 1262-4; S Nathan—Jos & Max Sternberg..... 235.00
HOPKINSON AV, 482-6; Oriental Fire Proof Sash & Door Co—Thespien Bldg Corp & Fredk Neugass..... 375.00
ROCKAWAY AV, es, 225 n Livonia av, 50x100; T Kramer—Livonia Holding Co & Abr Krantsky & S Koenig.... 513.00
SAME PROP; Canadian Bldg Co—Livonia Holding Co & Tenner Kramer. 90.00
MAY 7.
HOPKINS ST, 250; M Blumberg—Sarah Simon & Max Goldstein..... 88.48

SCHERMERHORN ST, 42-4; also COURT ST, 94 to 110; also STATE ST, 175; C Schwenker—Estate Jos D Willis, Ida M & Henry A Willis.... 787.71
OCEAN AV, sec Newkirk av, —x—; L Weisfeld—Kirknew Realty Co.... 83.00

MAY 8.
18TH ST, 597-9; M Annenberg—Naples Bldg Constn Co & Michl A Abuzio... 90.00
HOPKINSON AV, 482-6; Delton Watnick Co—Thespien Bldg Co (San Howe Amusement Co, lessee) & Fredk Neugass..... 190.50
ST MARK'S AV, 1424; M Annenberg—John King..... 18.50

MAY 10.
VAN DAM ST, 42-44; Mike Casaline—J W Moore & C Preutte..... 185.75

MAY 11.
DOUGLASS ST, swc E N Y av, runs s123.4xw100xs25xw25xn105.10xel32 to beg; M Perlman—Saml Katz..... 1,600.00
FULTON ST, 422; Eastern Fire Proof Sash & Door Co—Abrast Realty Co & Geo F Driscoll Co..... 995.00
E 13TH ST, 1460; J Feldman—Isador Levy..... 73.95
E 28TH ST, 462; M H Johnson—Walter E Mac Adam & Wm C Owen, Jr.... 340.00
ROCKAWAY AV, ws, 175 s Schenck av, 500x500; J T Sullivan—Canarsie Operating Co, Louis Berni, Philadelphia Toboggan Co..... 274.57
2D AV, ws, 100 n 41st, 75x200; F C Farnsworth Co—Bush Land Co, & Saml & Morris Honeyman, Leo Brocker & Michl Mislig, doing bus Mercury Rubber Co..... 111.70

MAY 12.
PACIFIC ST, ss, 158 w Columbia, 52x 52; Albert A Volk Co—N Y Dock Co & Gabler Constn Co..... 296.75

SATISFIED MECHANICS' LIENS.

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

Manhattan.

MAY 8.
395TH ST, foot of North River; Calumet Iron Works—Curtis Blaisdell Co et al; June3'14..... 3,994.00

MAY 10.
No Satisfied Mechanics Liens filed this day.

MAY 11.
BROADWAY, 901; Otto Reissmann—Ed H Mount et al; Mar3'15..... 110.00
BROADWAY, 1313; Ganford Co—Edw J Noble et al; May4'15..... 3,085.30
SAME PROP; same—same; May5'15... 3,085.00
COLUMBUS AV, es, 50.7 s 109th; Raisler Heating Co—Annie E Potter et al; Dec16'14..... 250.00
3D AV, 1550-56; also 87TH ST, 177 E; Mawneer Mfg Co—Henry D Greenwald et al; Apr6'15..... 350.00

MAY 12.
No Satisfied Mechanics' Liens filed this day.

MAY 13.
125TH ST, 121-23 E; Edwin C Worns—Estate of Andrews Scher et al; Apr20'14..... 11.61
WADSWORTH AV, 124-26; Standard Fireproof Sash & Door Co—Wm Hobson et al; Dec17'14..... 250.00

Bronx.

MAY 7.
No Satisfied Mechanics Liens filed this day.

MAY 8.
LAFAYETTE AV, 1430; Sam Davidson Libson Realty Corp et al; Oct19'14. 83.95
TINTON AV, 1491; Bernard J Reynolds—Annie P Marcella et al; Sept19'14. 83.50

MAY 10.
178TH ST, 1015-17 E; Silverman & Lonzetta—Hull Constn Co et al; Oct20'14. 200.00

MAY 11.
178TH ST, ns, 98 w Boston rd, 87.6x 100; Chas A Merritt—Hull Bldg Co et al; Dec23'14..... 1,091.11
MORRIS AV, 1543; Jacob Wolfson—Mollie E Katzen et al; Feb20'15..... 180.00
MORRIS AV, 1543; Isidor Albert—S G Katzen et al; Jan12'15..... 35.00

MAY 12.
No Satisfied Mechanics' Liens filed this day.

MAY 13.
MANIDA ST (\*\*), ns, 90.2 e Garrison av; Fickle Concrete Constn Co—Manida Co et al; July29'09..... 1,375.00
MANIDA ST (\*\*), sws, 158.1 se Garrison av; same—Meehan Bldg Co et al; July29'09..... 3,712.00
MANIDA ST (\*\*), ss, 200 e Garrison av; Fickle Concrete Constn Co—Meehan Bldg Co et al; May21'09.... 788.00
MANIDA ST (\*\*), ws, 158 s Garrison av; same—Meehan Bldg Co et al; May25'09..... 3,712.00
MANIDA ST (\*\*), nwc Lafayette av; same—Manida Co et al; June 10'09. 1,375.10

136TH ST, ns, 100 w Southern Blvd, 100x100; Aug J Lundgren—Buellesbach Constn Co et al; Feb9'14..... 60.00
136TH ST, ns, 100 w Southern Blvd, 100x100; H E Astheimer Co—Buellesbach Constn Co, Inc, et al; Jan 21'1915..... 503.75
HUNTS POINT RD (\*\*), ws, — n Lafayette av; Fickle Concrete Constn Co—Hunts Point Constn Co et al; May21'09..... 1,581.00
HUNTS POINT RD (\*\*), se or swc Garrison av; same—same; July29'09... 1,581.00



Satisfied Mechanics' Liens, Bronx, Continued.

Table listing mechanics' liens in the Bronx, including entries for VYSE AV, MANIDA ST, and SAME PROP.

Brooklyn.

Table listing mechanics' liens in Brooklyn, including entries for GOLD ST, GOLD ST, and SAME PROP.

Table listing mechanics' liens in Brooklyn, including entry for ASHFORD ST.

Table listing mechanics' liens in Brooklyn, including entry for MAPLE ST.

Table listing mechanics' liens in Brooklyn, including entry for BARRETT ST.

Table listing mechanics' liens in Brooklyn, including entry for HINSDALE ST.

Table listing mechanics' liens in Brooklyn, including entry for W 23D ST.

Table listing mechanics' liens in Brooklyn, including entry for RIVERDALE AV.

Table listing mechanics' liens in Brooklyn, including entry for BARRETT ST.

Table listing mechanics' liens in Brooklyn, including entry for E 34TH ST.

Table listing mechanics' liens in Brooklyn, including entry for 84TH ST.

Table listing mechanics' liens in Brooklyn, including entry for 84TH ST.

Table listing mechanics' liens in Brooklyn, including entry for EASTERN PKWAY EXT.

Table listing mechanics' liens in Brooklyn, including entry for 84TH ST.

- Discharged by deposit.
Discharged by bond.
Discharged by order of Court.

ATTACHMENTS.

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

Manhattan.

Table listing attachments in Manhattan, including entry for SCHEDLER, Herman.

Table listing attachments in Manhattan, including entry for RICE, Bruce L.

Table listing attachments in Manhattan, including entry for MARINA, Gonzales.

Table listing attachments in Manhattan, including entry for HEYDEMANN, Dietrich.

Table listing attachments in Manhattan, including entry for DUNCAN, Isador.

CHattel MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 7, 8, 10, 11 & 13.

Table listing chattel mortgages in Manhattan, including entry for Eaclava, Gust & Geo.

Table listing chattel mortgages in Manhattan, including entry for Lutynski, Minnie.

Table listing chattel mortgages in Manhattan, including entry for Bosco & Co.

Table listing chattel mortgages in Manhattan, including entry for 38 West Co.

Bronx.

MAY 7, 8, 10, 11, 12 & 13.

Table listing mechanics' liens in the Bronx, including entry for Fairhurst, Wm S.

Brooklyn.

MAY 6, 7, 8, 10, 11 & 12.

Table listing mechanics' liens in Brooklyn, including entry for Heights Bldg Corp.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table listing building loan contracts in Manhattan, including entry for 30TH ST.

Table listing building loan contracts in Manhattan, including entry for 150TH ST.

Table listing building loan contracts in Manhattan, including entry for 154TH ST.

Table listing building loan contracts in Manhattan, including entry for BROADWAY.

Table listing building loan contracts in Manhattan, including entry for 154TH ST.

Table listing building loan contracts in Manhattan, including entry for VERMILYEA AV.

Bronx.

Table listing building loan contracts in the Bronx, including entry for 163TH ST.

Table listing building loan contracts in the Bronx, including entry for BRYANT AV.

Table listing building loan contracts in the Bronx, including entry for MT HOPE AV.

Table listing building loan contracts in the Bronx, including entry for FAILE ST.

Table listing building loan contracts in the Bronx, including entry for 180TH ST.

ORDERS

Brooklyn.

Table listing orders in Brooklyn, including entry for DELAMERE PL.

Table listing orders in Brooklyn, including entry for SAME PROP.

Table listing orders in Brooklyn, including entry for VAN DAMM ST.

Table listing orders in Brooklyn, including entry for STERLING PL.

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 166 of 1915 (new), New Building 2139 of 1915, 2245 Pitkin avenue, Brooklyn.

That building does not comply with Section 109 of the Building Code.

As building is only to be used as a motion picture house and not a theatre and it is not intended to operate both floors at the same time therefore not having more than 600 people at any performance.

Why a motion picture house should be compared with the theatre laws. We have complied with all laws and rules regarding a motion picture building for both floors, providing proper means of exit, width of stairs, doors, etc.

We consider that as building is constructed entirely of fireproof material and proper means

of exit have been provided eliminate every means of danger from fire etc. Also we consider a roof garden far better than an open air motion picture that is constructed on the street level, inasmuch as there is less danger for the people taking cold from dampness, and the air being much purer.

Appearance: Wm. C. Winters and Dr. Majer.

On motion, DISAPPROVED. APPEAL 167 of 1915, New Building 2468 of 1915, south side Dean street, 256' 6" west Rochester avenue, Brooklyn.

1. Comply with Section 31 of Code for brick partition walls fore and aft spans exceed 26' between bearing walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the said borough, or the provisions of law, or ordinances do not apply.

That the distance between the main bearing walls is not over 26' and therefore no fore and aft brick partition walls are necessary.

Walls forming structure conform with Section 31 of the Building Code, in that the main bearing walls are not over 26' apart, and 8" brick cross fire wall separating front part of building from rear part of building is provided.

APPEAL 168 of 1915, New Building 2470 of 1915, 75-87 Woodruff avenue, Brooklyn.

1. Comply with Section 31 of Code in re brick partition walls. Rest of appeal worded same as in Appeal 167 of 1915.

APPEAL 169 of 1915, New Building 2505 of 1915, south side of Glenmore avenue, 50' west Alabama avenue, Brooklyn.

Wording same as in Appeal 168 of 1915. Appearance: Abraham Reiner.

On motion, Appeals 167, 168 and 169, APPROVED on CONDITION that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 170 of 1915, New Building 2544 of 1915, southwest corner East New York avenue and Tapscott street, Brooklyn.

Violation of Section 31 of Code as to brick fore and aft partition walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the Borough, or the provisions of law, or ordinances do not apply.

Whether it is necessary to have fore and aft brick walls when the distance between the main bearing walls is not over 26'.

The walls forming the structure conforms to the Building Code in that the bearing walls are not over 26' apart. Also a brick wall at the stair hall separates the front part of the building from the rear part, into small areas.

Similar construction to that shown on the plans have been approved by the Superintendent of Buildings for the Borough of Brooklyn, numerous times, and that said construction does comply with the Building Code.

All floor and roof girders and columns will be fireproofed with wire lath and 2" concrete.

Appearance: Edward M. Adelson. On motion, APPROVED on CONDITION that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 171 of 1915, New Building 683 of 1912, Broadway, Nassau, Pine and Cedar streets, Manhattan.

35. All trim should be incombustible in accordance with Section 105 of the Building Code. The superintendent has disapproved the material which it is proposed using.

The use of non-fireproof wood be allowed in the space to be occupied by the Bankers' Club of America as shown by plans submitted.

The finish of these rooms must be the finest, which is impossible to obtain by the use of fireproofed wood.

The amount of wood involved in the proposed installation is less than one per cent. of the floor area of the building.

Automatic closing shutters are being provided as shown on the plans to divide the area in which this wood is located. All the proposed wood will be hard wood and solidly backed up with fireproof material, leaving no open spaces.

Appearance: L. J. Horowitz, A. F. Gilbert and George Simpson. On motion, APPROVED on CONDITION that automatic self-closing fireproof doors be provided at each of the points marked "A" on the 36th floor plan.

APPEAL 172 of 1915, New Building 2340 of 1915, 245-249 Midwood street, Brooklyn.

1. Comply with Section 31 of Code for brick partition walls fore and aft where spans exceed 26' between main bearing walls.

1. The Superintendent of Buildings has refused to approve the manner of construction and materials proposed to be used in this building.

1. Comply with Section 31 of the Code for brick partition walls fore and aft where spans exceed 26' between main bearing walls.

We believe Section 31 of the Code provides for using iron columns and girders in place of brick partition walls. We have provided an 8" brick wall across the centre of the building as a fire protection.

Appearance: Phillip G. Tillion. On motion, APPROVED on the following CONDITIONS:

1. That a self-closing fireproof door be provided in the cellar at point marked "A" on the cellar plan.

2. That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 173 of 1915, New Building 2240 of 1915, 23-25 Lenox road, Brooklyn.



Application No. 2240 for New Building for the year 1915 has been denied as to Section 32 of Code—area of non-fireproof building.

That the proposed construction of building be granted as shown on plans, i. e., brick walls, steel and concrete floors, fireproof partitions, steel girders and columns, 3" x 9" spruce roof beams, entire ceiling be covered with 26 gauge metal 1/2" plaster board as per Fire Department regulations, and fireproof windows on all lot lines.

The building is only one story in height; at least 75 feet away from any other building on the block; is outside of the fire limits; is to be used as an automobile storage where no gasoline is stored or kept on the premises. Further the Building Code provides for the Commissioners' option in such and similar cases as herein described, "Under Section 32."

Appearance: John B. Slee. On motion, APPROVED, in view of the fact that the building is outside of the fire limits. APPEAL 174 of 1915, New Building 2389 of 1915, 3101 Surf avenue, Brooklyn. George H. Suess, appellant.

Denied under Section 31 of the Code. To approve the mode and manner of construction in regards to using steel columns and steel girders to support upper floors instead of brick wall bearing partition.

It is desired that iron columns and steel I beam girders as marked on the plans and elevations be used as a means of support of upper floors instead of brick bearing wall. Brick cross wall tying bearing walls marked on the plans. Entire first floor is used for stores.

That this mode of construction in this case is equally good. Also, in case of the first floor, as entire first floor is used for store purposes, a brick wall would spoil all the stores as it would run right through the centre of the stores.

Appearance: Geo. H. Suess. On motion, APPROVED on the following CONDITIONS:

1: That an unpierced brick wall not less than eight inches thick be built at the point marked "A" on the cellar and first floor plans, to extend from the cellar floor to the underside of the roof-boards.

2: That the vestibules at the ends of the staircase halls be built of six-inch terra cotta blocks in steel framing, fireproofed in accordance with the regulations of the Bureau of Buildings.

3: That all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 175 of 1915, New Building 103 of 1915, 1103-1109 Broadway and 1-5 West 24th street, Manhattan. H. Craig Severance and Wm. Van Allen, appellants.

1. Walls are of unlawful thickness. 1. An equally good form of construction can be employed.

1. To allow the walls to be 12 in. thick above the first story as shown on the plans. 1. Skeleton frame construction being used, the walls are carried at every floor and are only 12 ft. 10 in. high.

Appearance: H. Craig Severance. On motion, APPROVED on CONDITION that the walls of the first story be made not less than sixteen inches in thickness.

APPEAL 176 of 1915, New Building 49 of 1915, 588 Fifth avenue, Manhattan. Alfred Freeman, appellant.

7. Proposed walls in first story and in basement are of unlawful thickness. Section 36.

That an equally good and more desirable form of construction can be employed.

To construct side and rear walls, which shall be of skeleton type 12 in. in the first story and 16 in. in the basement and same to be carried on steel framing.

1. A 12" wall being considered as sufficient for the upper 75 feet or more on the exposed part of the building, the same should apply to the lower or less exposed part of the building.

2. The height of the first story is less than 15 feet and since the walls are supported at each story by steel beams the weight of the first story wall or the load on the lower layer of bricks is considerably less than that which would develop in the use of a 12" bearing wall carried to its lawful height.

3. This wall carries no load other than its own weight.

4. The main use of this wall is as a fire protection or protection from the elements.

5. The use of a 16" wall in the basement would be in conformity with the Code requiring that the basement wall be made 4" thicker than the wall above.

6. Since this is only an 8-story building no special features or difficulties present themselves.

Appearance: Sidney Diamant, engineer. On motion, APPROVED on CONDITION that the basement walls be made not less than sixteen inches in thickness.

APPEAL 177 of 1915, New Building 2631 of 1915, 390 East 4th street, Brooklyn. S. Millman & Son, appellants.

Construction does not comply with Section 31 Building Code.

An equally good and more desirable form of construction can be employed.

To allow the floor beams to rest on cross girders with span not over 25' 6" and to omit the construction of brick partition walls.

1. Section 31 Code does not prevent the use of steel girders for the support of floor beams. 2. An unpierced brick wall 8" thick provided midway of the building from cellar to roof.

3. S. C. F. P. D. provided in the cellar at the same time. 4. That all columns and girders supporting floor and roof beams will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: James J. Millman. On motion, APPROVED on CONDITION that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

BUREAU OF FIRE PREVENTION. Municipal Building. ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and number avenues.

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

- \*A.....Interior Alarm System. DL.....Locked Doors. EL.....Electrical Equipment. Ex.....Exits. FA.....Fire Appliances, Miscellaneous. FD.....Fire Drills. FE.....Fire Escapes. FP.....Fireproofing. Rec.....Fireproof Receptacles. GE.....Gas Equipment and Appliances. DC.....Heating or Power Plants (Dangerous conditions of). O.....Obstructions. Rub.....Rubbish. ExS.....Exit Signs. NoS.....No Smoking Signs. Spr.....Sprinkler System. St.....Stairways. Stp.....Standpipes. SA.....Structural Alterations. Tel.....Telegraphic Communication with Headquarters. TD.....Time Detector for Watchman. Vac.....Vacate Order (Discontinue use of). WSS.....Windows, Skylights and Shutters. CF.....Certificates of Fitness. D & R.....Discontinuances or Removals. FilSy.....Approved Filtering and Distilling Systems. OS.....Oil Separator. RQ.....Reduce Quantities. StSys.....Storage System.

\*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FilSy—OS—StSys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending May 8.

MANHATTAN ORDERS SERVED.

Named Streets.

- Beekman st, 69—Grubel & Co.....Rub-Ex. Eleecker st, 2-4—Brodsky & Katzberg.....FP. Eleecker st, 2-4—Moe Milman.....FP-FA. Eleecker st, 123-125—Steinberg & Forman.....FP-FA-FD-Rec-GE. Eleecker st, 123-125—Hirsch, Wolff & Co.....FA-Rec-FD. Eleecker st, 123-125—Bertha Petsky.....O-FD-Rec-FA-FP. Eleecker st, 123-124—Jacob Manowitz.....FD-FP-Rec-GE. Eleecker st, 123-125—Lewis Bros.....Rec-GE-FD. Eleecker st, 123-125—Manhattan Bandeau Co.....FD-Rec. Eleecker st, 123-125—Diamond Coat Front Pad Co.....FP-FD-Rec. Eleecker st, 123-125—Greater New York Feather Co.....FA-FP-FD-GE-Rec. Fulton st, 87—Francis H Sloan, 267 Hancock, Bklyn.....Stp(R). Grand st, 421—Jos Schmalz Cleaning Est. CF-FA-FP(R)-NoS-Ex. Greene st, 53—Geschwind Bros.....Rec-FP-FP(R). Greene st, 53—L & H Waist & Dress Co.....FP. Lafayette st, 266—Isaac Wheatfield.....D & R-Ex-FA-Rec. Ludlow st, 19—Sam Glickman.....Rec-FP-FP(R)-FA. New Chambers st, 24-34—Patrick J Gallagher.....Rec. New Chambers st, 24-34—Reid's Ice Cream Co.....FA. New Chambers st, 24-34—George W Miller.....Rec. Pearl st, 59—Universal Picture Cut Co.....CF-FP-NoS-FA. South st, 32—William H Swan.....Rec-FA. Walker st, 57—Steuer & Siegel.....FD. Walker st, 57—L Lipschitz.....FD. Walker st, 57—Nierenberg, Ehrlich & Co.....FD. Walker st, 57—Ullman & Oppenheimer.....FD. Wooster st, 152-156—Cymrot & Cohen.....FD. Wooster st, 152-156—Joseph Cohn & Son.....FD. Wooster st, 152-156—L B Simonds & Co.....FD. Wooster st, 152-156—Goodstyle Hat Works.....FD. Wooster st, 152-156—Joseph B Bloomingdale, 78 5 av.....A-FD. 3 st, 55-57 W—Livingston Holding Co.....Stp(R). 4 st, 405-411 E—Est Betsie A Fay.....Stp(R). 11 st, 61 E—Dube & Reingold.....Rec-FA. 14 st, 354 W—Mrs Anna Gildea.....Rub. 17 st, 11 W—Edward W Browning, 110 W 40.....Spr. 17 st, 13 E—Mrs Lizzie Armstrong.....Stp(R). 17 st, 15 W—Wilward Realty Corp, 220 Bway.....Stp(R). 18 st, 231 W—J Odell Whitcomb.....NoS-FA. 19 st, 335-337 W—Andrew Greis Co.....D&R. 21 st, 225 E—Nicholas Morizio.....NoS-FP-FP(R). 23 st, 361-363 W—George G Rambaud.....FA-Rec. 24 st, 27-35 W—Morris Prashker.....GE-Rec-FP. 24 st, 27-35 W—Empire Cloak & Suit Co.....FP-GE-Rec. 24 st, 27-35 W—Lachman, Hirsch & Co.....Rec-FP. 24 st, 27-35 W—Columbia Mills Co.....Rec-FP. 24 st, 36-44 W—76 5th Av. Inc, 149 Bway.....Stp(R). 25 st, 119-25 W—S L Hoffman & Co.....FD-FA-Rec. 26 st, 15 E—Australasian Films, Ltd.....Rec-D&R. 28 st, 145-147 W—Fashion Button Works.....CF-Rec(R)-Rub-D&R. 31 st, 31-33 W—Lurie Dress & Waist Co.....FP-Rec-FD. 37 st, 135-137 W—Greeley Square Garage Co.....CF-FA-Rec-FP-D&R. 39 st, 146-148 W—Opera House Garage.....C&F. 41 st, 18 E—The Grand Lake Co.....NoS-Rec. 41 st, 520-524 W—Albert Pryibil.....FP.

- 52 st, 404 E—Louis Rippel.....Rub. 53 st, 143 E—George Raymond.....Rub-GE. 54 st, 423 W—Dickson & Turnbull Co.....NoS-FA-Rec-El. 55 st, 146 W—Weidman & Schaefer.....FP. 56 st, 208 E—Aaron Altmayer Est, 62 E 86.....Rub. 56 st, 210 E—Jacob Doll.....NoS-FA-Rec. 57 st, 146 E—A Van H Stuyvesant, 3 E 57.....NoS-El. 76 st, 260 W—76th St Co.....Stp(R). 88 st, 56 E—Mrs L M Pollack.....NoS-FA-El-Rec. 96 st, 216 W—S Blechman & Co.....FA-NoS-Rec. 100 st, 204 W—William Winter.....NoS-Rec-D&R. 105 st, 116-138 W—Louis Burghardt.....NoS-FA-CF-WSS-Ex-Rec-D&R. 121 st, 421 E—William Austin Est, 416 N Bway, Yonkers.....FP(R). 124 st, 208-214 W—Normal Auto Station, Inc.....CF-FP. 181 st, 517 W—Philip Loebel.....FA. 216 st, 416-422 W—Evans Film Mfg Co.....FP-Ex. Named Avenues. Av B. 105—Morris Singer, 515 W 110.....Rub. Broadway, 150—Ella V Von E Wendel, 175 Bway.....Stp(R). Broadway, 466-468—Est George Bliss, care W P Bliss, 71 Bway.....FP(R)-FP. Broadway, 591—Charles W Endel, 752 Bway.....A. Broadway, 682—James L & John Beers.....Stp(R). Broadway, 1890—Brody-Murray Motors Corp.....NoS-FA-El. Broadway, 2001-2019—O J Gude Co.....Rec. Broadway, 2869—Samuel Ferber.....NoS-FA-Rec. Columbus av, 568—Max Grodin.....NoS-FA. Park av, 1892—Friedenbach Bros.....NoS-FA-Rec. Park av, 4432—Edward McCann.....Vac. Park Row, 165-173—Frank Lewis.....A-FP-FE(R). Numbered Avenues. 2 av, 2330—Joseph Diamond.....FA-Rec. 5 av, 84-90—Leon Malraion.....Spr. 8 av, 896—Elizabeth Grobet.....FA-RQ-Rec-D&R. 8 av, 2234—Henry Freedman.....NoS-FA-Rec. 11 av, 425-435—Anheuser Busch Agency.....CF.

BRONX ORDERS SERVED.

Named Streets.

- 137 st, 245-9 E—J L Mott Iron Wks, 118 5 av.....Rub. 231 st, 167 W—Louis Grossman.....NoS-FA. Named Avenues. Jerome av, 2332—Sternschuss Co.....FA-D&R. Washington av, 1488—Dr Julius Hammer.....NoS-Rec-FA. Willis av, 290—Peck & Shapiro.....FA.

BROOKLYN ORDERS SERVED.

Named Streets.

- Berry st, 411—Edwin M Bullwinkel, M.D., 87 S 9.....NoS-Rec-DC-El. Court st, 543—S B Dayton, Inc.....FA-DC. Cumberland st, 368-70—Thos C Craig, M.D., 187 Washn Pk.....CF-Vac. Front st, 227—Gaitano Morino.....RQ. Fulton st, 1839—Chas Frey, Union Course, L I.....NoS-FA-Rec. George st, 65-7—Tascarella Bros.....El-CF. Hancock st, 938-40—Arthur Brauner.....Vac-CF-FP(R). Morrell st, 29-31—Saml Gonsky.....FA. Pacific st, 754—C Kenyon Co.....StSys(R)-Rec-Vac. Van Brunt st, 328—Phillip Kessler.....NoS-FA-DG. Numbered Streets. 6 st, 192-200—Geo Carrizzo & Co, Inc.....FP-DC-RG-Ex-O. 10 st, 248-56 N—Geo W Speaight.....CF-StStys. 20 st, bet 8 & 9 av—The Booth Felt Co, Inc, 450 19 st.....NoS-FA-Rec. 38 st, 1433—Shatkun & Kahn.....Rec-FA. 38 st, 1433—Szemko & Gaydica.....CF-Rub. 59 st, 1850—Franz Schlip.....NoS-FA-Rec. Named Avenues. Atlantic av, 141-3—O'Brien Estate.....Tel-A. Flatbush av, 1119—Bolstein, Epstein Co.....FP. Flatbush av, 1580—Fred W Brecht.....StSys(R)-CF-Rec-Vac-FP. Flatbush av & 32 st—Ice Mfg Co, Remsen av, Far Rockaway.....CF-Vac. Flushing av, 1469—Henry Kruse.....NoS-Rec-FA. Gates av, 660—Louis Schneider.....El. Manhattan av, 399-407—Peter (Schwartz & Sons).....FA. Metropolitan & Morgan avs—Sanitary Fireproofing & Contg Co.....NoS-FA. Montauk av, 13—Montauk Metallic Bed Co.....NoS-FA-Rec-Vac. Prospect av, 93-5—So Bklyn Paper & Bag Co.....Vac. Ralph av, 207—Nathan Sulds.....NoS-FA-Rec. Waverly av, 187—Herbert L Pratt.....FP. Numbered Avenues. 3 av, 4214—Meyer Sukenick, 4204 3 av.....DC. 5 av, 5422—P E Smyth.....EP-El-FA-Vac-Rec. 18 av, 6402—Peter C Richard.....EP-FA.

QUEENS.

Named Streets.

- Birch st, S11 (R H)—Paul Hofer, Jr, 50 Birch.....NoS-FA-Rec. Numbered Streets. 1 st, 88-96 (L I C)—Standard Oil Co, N Y, 26 Bway, Manhattan.....FA-NoS. 6 & Freeman sts (L I C)—Harrolds Motor Car Co, 233 W 54, Manhattan.....CF. 10 st, swc 3 av (College Pt)—U S Metal Products Co, 43 Wall, Manhattan.....StSys-FP. Named Avenues. Brenton av & Douglas st (Jamaica)—DeMilt Bros.....FA-FP. Clinton av, 130 (Maspeth)—Ludwig Paslanski.....Vac-FA. Laurel Hill—The General Chemical Co, 25 Broad, Manhattan.....FA-CF-D & R. Lefferts av, 1321 (Richmond Hill)—G. A. Meyer.....NoS-FA-Rec. Sandford av, 554—Dr Walter G Hallstead, 69 Main, Flushing.....NoS-FA-Rec. West av & Newtown Creek (L. I. C.)—Roscoe Lumber Co.....FA-RG.

RICHMOND.

Named Streets.

- Richmond ter, 1978—Jos F McKinney, Port Richmond.....Rec. Named Avenues. Amboy rd & Weir av—Leone Laudati, Tottenville.....CF-Rec.



# BUILDING MANAGEMENT

## FACTORY HEATING AND VENTILATING

By J. P. MALLETT, Society for Electrical Development

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

THE installation of a heating and ventilating system in a factory is invariably considered as an expense to be reduced to its lowest terms. This is no doubt due to the fact that it does not enter directly into the manufacturing operations of the factory. It is not an actual link in the chain of production, but it can, however, have a most important control of the surrounding atmosphere, and thereby of the workmen and thus of the total production. You will find some kind of a heating and possibly ventilating system in nearly all factories—this indicates the necessity.

### Artificial Heat Necessary.

In our chief manufacturing centers the winters are too cold to make it possible for the workmen to do their work efficiently, if at all, without the use of some artificial heating system. It may be stoves, located at certain points, in which case a small section about each stove is perhaps too hot with the temperature falling as the radius from the stove increases, until there is an area too cold to work in. Possibly some steam or hot water system may be used with only natural radiation where the necessary heating pipes are supported on the wall or ceiling, or it may be that some system of natural circulation of hot air is installed.

Regardless of which one of the above systems may be used for heating, it would require another system for cooling in the summer. This may be only by opening the windows, which is sometimes better than nothing, or possibly the use of fans or blowers in certain sections, if not generally. This all shows that the manufacturer finds it necessary to control the temperature and condition of the air in the factory to a sufficient degree to permit his operators to work even during the extreme cold and hot seasons. If this is necessary is it not at least desirable and better to control the temperature and quality of air to such a degree that the employees are working at maximum efficiency at all seasons?

### Influencing Factors.

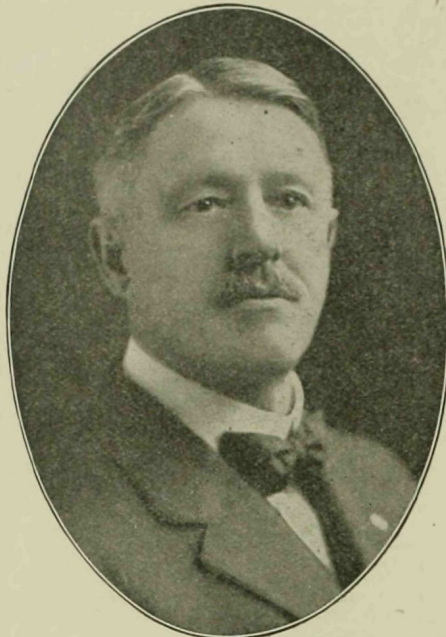
The class of work a person can do is determined largely by his experience and mental ability. The amount and accuracy of the work he will do depends largely upon his physical condition and his physical condition in turn depends directly upon the air he works in. The importance of proper air for the workmen cannot be too strongly emphasized. It has been proved in many plants that from 10 to 25 per cent. more work can be produced where pure air and proper temperature are provided. Ignoring the humanitarian side of the case, it will pay in dollars and cents. It means contented labor, greater immunity from disease, longer life, therefore less frequent change in the productive organization.

### Good Air.

Admitting the desirability of having good air in the factory, how can we get it at a reasonable cost? To have good air we must have some method of moving it so that there will be no dead air spots and it must be possible to control the velocity with which the air is moved, as well as its temperature and quality.

There has been only one method of heating and ventilating developed, as far as I know, which gives the desired results. It is the so-called "mechanical heating and ventilating system by forced circulation."

The apparatus consists of a blower, which is usually driven by an electric motor and a bank of coils enclosed in a proper housing. For heating, the blower



J. P. MALLETT.

forces the cool air through the coils of pipes which are heated by steam or hot water. For cooling, the air is forced by the blower around between the coils of pipes through which cold water is circulated and from there the air for either purpose is forced through distributing tubes throughout the factory, with outlets at such points and in such shapes as may best direct the warm or cool air to all parts of the factory, or to such parts as may most require it. The different outlets should be supplied with dampers by means of which the amount of air escaping at any outlet can be controlled.

### Bad Air.

The exact method of installing such a system will depend on the shape of the building or space to be heated or ventilated, as well as the product to be manufactured and the arrangement of the men and tools for producing same, so it is very advisable when designing a factory building to make the plans with respect to the heating and ventilating system to be used. Don't leave this important factor of an up-to-date factory building as an after consideration of little value. It is said that "bad air slows up more workers than alcohol or ill-nourishing "food" and it is unquestionably true.

The air circulated in such a system can be washed and cleansed, humidity controlled, and even revitalized by ozone made by an electric ozonator. This shows how the air in a factory can be controlled when the heating and ventilating system is such that the air can be prepared as may be desired at a given place, and then circulated throughout the factory, so that the air may be changed as frequently as conditions require.

Why should any factory be without a good heating and ventilating system, when it is known that an increase of not less than 10 per cent in output can be secured by its use? This may make just the difference between a profitable and an unprofitable business.

It can be readily understood how important this is to a factory located as many factories are, where the outside air is dirty and often saturated with odors of various kinds, which make it unpleasant and unhealthy to breathe, and it frequently contains dust which might settle on the machinery and material being manufactured, so as not only cause extra expense to remove, but prove very injur-

ious to bearings and other working parts. Acid fumes thus carried might be not only injurious to breathe, but attack various parts of the machinery to a serious extent.

### Ventilation.

With proper ventilating system, the windows and doors of the factory in such a location may be kept shut during all seasons of the year, and the air taken into the factory can be cleansed and purified and then circulated through the factory in the regular heating and ventilating ducts, and the pressure of the air being greater on the inside than the outside of the building, will prevent any large quantities of air entering the factory around the windows or other similar places; in fact nowhere except at the regular intended intake where the air is prepared according to the requirements.

It is impossible to specify here just how such a system can be installed that will meet the conditions of all factories, as practically no two factories are the same, or have the same conditions existing either inside or outside, so that each one should be considered by itself as an individual proposition.

### Fundamental Factors.

There are, however, certain fundamental factors entering into any heating and ventilating problem which must be known before any definite plans can be formulated. These factors will be different from each plant, but they will hold the same relative place of importance in determining the proper heating and ventilating plan for any given factory.

First: The building; what is its shape and dimensions? Also, of what material is it constructed in its various parts?

Second: What is to be manufactured in general and in each of the different departments of the factory?

Third: What change will it be necessary to make in the quality and temperature of the air to meet the requirements of each department, and how frequently should the air be changed in each department?

Fourth: Space allowable for the heating and cooling plant and distributing pipes.

When the above factors are known a proper heating and ventilating system can be designed, cost estimated and all information necessary, furnished for such installation.

Any of the large manufacturers of heating and ventilating apparatus are glad to furnish engineering data on application with the above factors given.

### John E. Eustis Elected President.

At their meeting held May 11, the directors of the Guaranteed Mortgage Company of New York elected John E. Eustis, former Public Service Commissioner, to the presidency of the company. Up to the expiration of his term as a member of the Public Service Commission for this city, in which he served for almost seven years, Mr. Eustis had worked for the municipality almost continuously over a period of many years. Among the positions held were those of school trustee, school inspector, commissioner of education and park commissioner for the Bronx. Since leaving the public Service Commission, Mr. Eustis has resumed the general practice of law. Mr. Eustis succeeds James L. Bennett, who resigned in order to devote his time to new interests in California. The directors also voted yesterday to increase the capital and surplus of the Guaranteed Mortgage Company of New York, from \$350,000 to \$500,000.



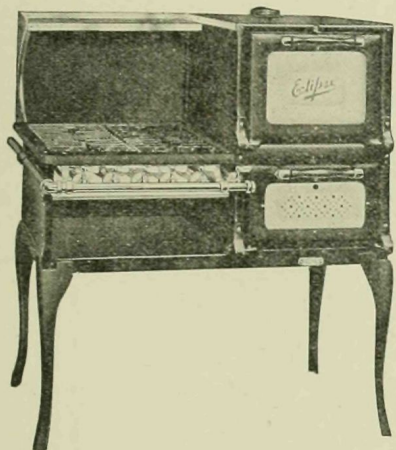
**USEFUL APPLIANCES**

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

NEW ideas in gas ranges are being placed upon the market by enterprising manufacturers to meet the new requirements of modern apartment kitchens and kitchenettes, and it is the purpose of the Record and Guide, through the cooperation of the American Gas Light Journal, to present to our readers a series of illustrations showing the most modern gas cooking equipments that have been introduced or are about to be. The first of this series is presented herewith.

**Compactness and Small Cost.**

HERE is a small-sized gas range that is manufactured for use in a kitchenette of a modern apartment house where the servant problem has created

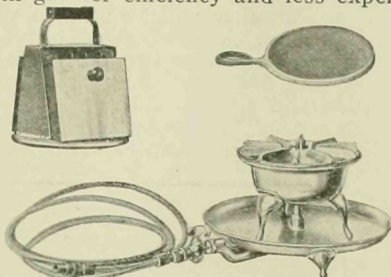


a demand for a range suitable in size and capacity for the preparation of a modest breakfast or luncheon and contemplating a trip to some neighborhood restaurant for the evening meal. It

easy. Its protection by means of a rear apron and a shelf for plate warming lends much to its general attractiveness and utility.

**Gas Table Specialties.**

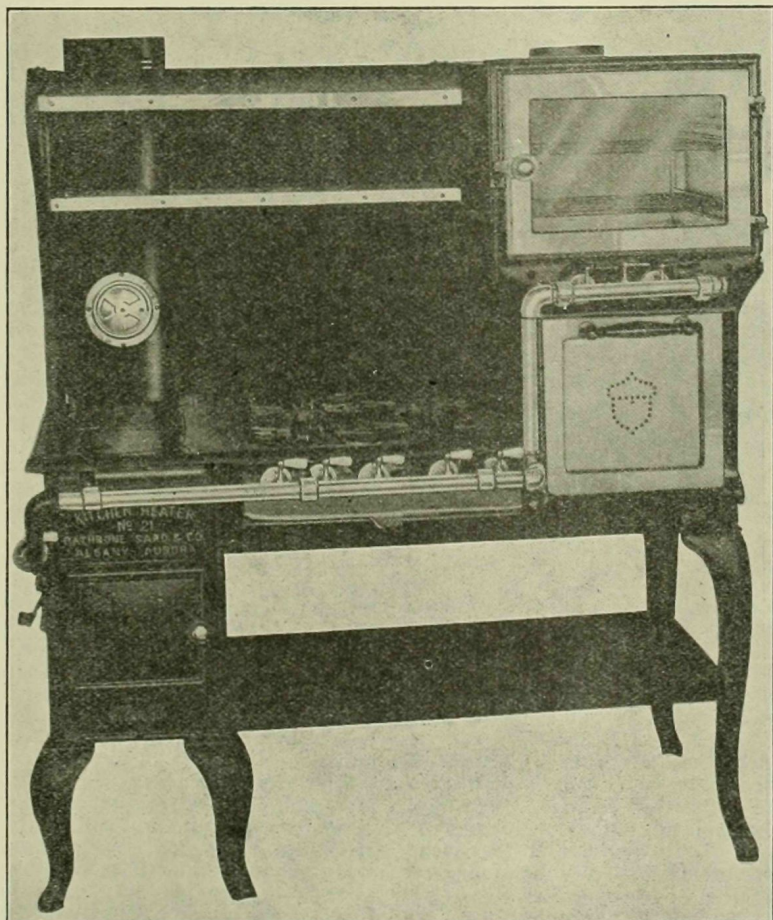
ALONG with the new styles of gas ranges are several novelty gas appliances which are shown herewith. The table set is a real step toward added comfort in the use of gas. It makes possible with gas a toaster, chafing dish and other small appliances so necessary in modern domestics. It eliminates the danger of the alcohol lamp; gives the user all the conveniences of electricity with greater efficiency and less expense.



In short, it places the owner of a gas-equipped apartment on exact par with the owner of an electrically equipped apartment. The complete set consists of table, stove, toaster, griddle or fry pan and six feet of nickel-plated metal tubing with one-eighth inch standard metal connections. The various parts can be ordered separately if desired. The stove consists of a bowl mounted on legs; resting on an eighth and 1/2-inch tray, also on legs. The toaster heats quickly and toasts rapidly, two slices of bread at once. The griddle is convenient for cooking cakes, chops, small steak, frying eggs, etc. Coffee percolators, tea or water kettles, sauce pans, chafing dishes, egg coddlers, etc., for the set can also be had from the same manufacturer. The cost from the manufacturer is moderate.

**Family Apartment Gas Range.**

THIS range is designed for an apartment occupied by a family which



will be noticed by the accompanying cut that this stove is equipped for boiling, broiling and baking, taking care of the warm cereal, the lamb chop and the hot muffin. This stove is well built and is so constructed as to make cleaning

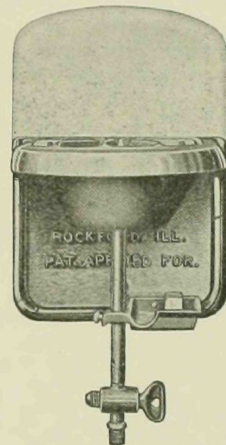
maintains a servant. It is constructed with the idea of doing away entirely with the coal range combining coal and gas in apartments or residences. It has real points of novelty and value.

The range shown in the illustration

was built to supply the growing demand for a cabinet gas range with coal or coke heater for heating kitchens. The oven measures 18x16x12 inches and the broiler 18x12x12. The size of the cooking top is 20 1/4 by 33 1/2 inches in length; over all, is fifty-two inches. The kitchen heater has a gas lighter with which it is possible to start a coal fire without kindling, and the fire box is full sized, making it possible to carry fire over night. The sheet metal parts and castings are furnished in a semi-gloss baked japanned finish. The oven doors are nicked with glass enameled panels. This attractive combination is designed to be another step toward the "All Gas Kitchen," being but one-third coal and two-thirds gas.

**Inexpensive Bath Water Heater.**

HERE is a device that any apartment house owner can install for little expense and will appeal strongly to the family consisting in part of infants or invalids where hot water may be necessary during the night or where special



food in small quantities has to be prepared at unusual hours. It may be installed in a nursery.

The device is shown in the accompanying illustration. It consists of a burner in a bowl attached to a wall apron of enameled iron. It is 7 inches wide and 11 inches high, and is fastened to the wall out of the way. If desired it can be attached to a board and made portable for use in a number of rooms.

**Another Type of Small Range.**

THERE is shown in the accompanying illustration a gas stove somewhat on the style of the one shown elsewhere on this page, but is a little larger and is of little different design, having a shelf apron at the top and a side shelf on the left. This stove is also designed for apartment houses as well as residences, but it has a deeper



warming box underneath the cooking section and it has a little more nickel work on it. The type of burner is somewhat different. This stove is designed more especially for bachelor apartments, sets a little higher from the floor and the burners are of a little different design, calculated to conserve the patience of the masculine cook who has an early train to catch in the morning. This range is now ready for fall distribution.



## CURRENT BUILDING OPERATIONS

### Prominent Corner on Murray Hill To Be Improved, With Modern Structure, for the International Correspondence School

PLANS have been completed by F. E. Townsend, architect, 103 Park avenue, for the erection of a modern store and office building at the southwest corner of Madison avenue and 40th street. This property is owned by Mrs. Lilla B. Hyde and has been leased for a term of years to the Foster Building Company, of Scranton, Pa. The new structure will be known as the Foster Building, and has been designed and will be constructed especially for use as the headquarters of the Foster Institute of Domestic Arts and Sciences, which will give instruction throughout the United States and Canada in dressmaking, millinery, cooking and other branches of domestic science, by the home study method. The institute is a subsidiary of the International Correspondence School and it is proposed to operate it so that it will act in the education of women largely as the International Correspondence School has functioned in the education of men throughout the country.

According to the plans and specifications the structure will be twelve stories in height with a basement and sub-basement, and will occupy a plot having a frontage of 54 feet on Madison avenue and of 120 feet in East 40th street. It will be fireproof in every sense of the word and will be equipped with the latest appliances for comfort and safety. The facades have been designed in the free perpendicular Gothic style and are to be built up of Indiana limestone, face brick and ornamental terra cotta. The first two stories will be entirely of limestone, above which face brick in four colors and terra cotta, also in colors will be employed. In the spandrels of the arches in the upper stories terra cotta in the same colors as the face brick will be used. The ornamental balcony shown will be of wrought iron and terra cotta and the roof will be of green Spanish tile.

The mechanical equipment of this building has been given particular thought by the architect and engineers. High speed electric passenger and freight elevators will be installed. The building will be heated by low pressure steam from a plant located in the basement and electric current for the operation of elevators, lighting, etc., will be furnished by the New York Edison Company.

The steel engineer is Thomas J. Bird, 30 East 42nd street, and the engineer for heating, electric work, plumbing and elevators is Louis E. Eden, 1 Madison avenue. The building will be erected under general contract by the Manhattan Construction Company, 76 William street, Manhattan. This structure, exclusive of the value of the land, will represent an expenditure of approximately \$400,000.

The new building will be used almost exclusively by the Foster Institute. In it will be located the New York headquarters, and the administrative offices. It will also include an instruction department where the written lessons and samples of work submitted by students will be examined and corrected. Numerous instructors will be employed in this work. In this building the Institute will also conduct demonstration schools in sewing, dressmaking, millinery and cooking, for the purpose of demonstrating to those interested the benefits to be gained through a knowledge of these subjects and the practicability of the Institute's home study method of teaching them.

Two entire floors of the new Foster building will be devoted to a demon-

stration dressmaking school. Another entire floor will be used as a millinery school and another will be utilized as a cooking school. This floor will be completely equipped with the most up-to-date cooking utensils and appliances for sanitation and refrigeration.

There are only comparatively few parcels in this section of Murray Hill which

having been acquired to protect the light and air of the larger building.

On the northwest corner of Madison avenue and 38th street is the Professional Building, designed for the exclusive occupancy of doctors, dentists and others engaged in a profession. This structure was erected on a site which had an interesting history, for many years the site



Manhattan Const. Co., Builder.

F. E. Townsend, Architect.

PERSPECTIVE OF THE FOSTER BUILDING.

are not either improved with modern buildings, or under long term leases. During the last few years the character of the section has undergone a complete change, and what was once one of the finest residential sections in the city, has been given over to business.

The opposite northwest corner of Madison avenue and 40th street, also under the ownership of Mrs. Hyde, and where she maintained her residence for many years, is now under lease to the Anderson Art Galleries, which concern occupies the adjoining twelve-story building, which was erected for its occupancy. On the southwest corner of Madison avenue and 41st street, is the twelve-story structure, occupied in part by the H. W. Johns-Manville Company. The owners of the corner also control the adjoining property on the avenue and in the street, these parcels

of a handsome residence, which was subsequently sold to a firm of builders, which started the erection of a modern office building. As a result of the resale of the property, to an adjoining owner, the erection of the building was discontinued, and the present structure built.

At the southeast corner of Fifth avenue and 41st street the new establishment for Arnold, Constable & Company is in the course of construction, which will mean another notable link to the already long chain of mercantile structures in the section. The southeast corner of Madison avenue and 38th street, occupied for many years as a place of worship by the congregation of the Old South Church, was sold some time since to a firm of speculative builders, and the announcement was made that an apartment house might be erected.



**BUILDING CODE REVISION.****Approved Ordinances.**

Mayor Mitchel has approved of the ordinance to amend Article 2, Chapter 5, of the Code of Ordinances of the City of New York, entitled "Materials."

Mayor Mitchel has also approved of the ordinance to amend Article 15, Chapter 5, of the code of Ordinances, relating to Iron and Steel Construction.

Also the ordinance to amend Article 14, relating to Wood Construction.

And the ordinance to amend Article 3, relating to Working Stresses and Loads.

All the new ordinances will be found printed in full in the City Record of Tuesday, May 11.

**New Factory Rules Approved.**

The Advisory Council of Real Estate Interests, through its Industrial Code Committee, which consists of Messrs. Julius Franke, chairman; Louis J. Horowitz, Frank A. Pattison and Everts Tracy, approves of the proposed rules relating to the removal of dust, ashes and fumes, promulgated by the Industrial Board. These rules seem to be very proper and desirable, and apply to manufacturing in loft buildings throughout New York City. Certain recommendations were suggested by the council for a change in the requirements specified, and these recommendations were incorporated into the rules. It is of vital importance that the owners and tenants of loft buildings should be apprised as to the exact tenor of these rules, and the council advises that they obtain the same from the Labor Department. The rules of the Industrial Board, when finally approved by the Labor Department, have the force and effect of statute law, so that any violation of them is regarded in the courts as prima facie evidence of a desire to evade the law. Inasmuch as ignorance of the law excuses no one, there is every reason why property owners should have these rules and regulations of the Industrial Board on file in their offices for immediate reference.

**Electric Wiring Inspections.**

In the Aldermanic Chamber, City Hall, yesterday, there was a hearing on the proposed ordinance to make it obligatory on the part of property owners, in the erection of buildings, to pay the city for the inspection of electric wiring and the issuing of certificates.

At the present time these duties are being performed by the underwriters, who charge for the inspection, and the city and the Edison Company accept the certificates of the underwriters, with regard to the safety of the wiring. This new ordinance would add to the number of inspections of buildings, and also to the cost of administering the laws.

The Advisory Council of Real Estate Interests has been active in its opposition to the ordinance being passed and this week sent out a notice requesting property owners to appear at the hearing in order to register their protests.

As desirable as it may be for the city departments to become self-sustaining, by having property owners pay for the inspections performed upon their own buildings, nevertheless the council believes the present time is exceptionally inauspicious for increasing the financial obligations to the city on the part of real estate owners.

The council objects particularly to the features which occur in Article IV, which are as follows:

"Section 1. Fees for Permits and Certificates. The Commissioner is hereby authorized to charge for inspections, surveys, permits and certificates made or issued pursuant to this Chapter such fees as, in his judgment, may be reasonable compensation to the city therefor. A schedule showing such fees in detail shall be filed and conspicuously posted in the office of the Department of Water Supply, Gas and Electricity, in which applications are filed and from which permits and certificates are delivered, and also in the office of the City Clerk.

"Section 2. The Commissioner shall

on each day, except Sundays and holidays, render to the Comptroller an account under oath, of all fees collected by him pursuant to this Chapter, containing the names of the persons from whom such fees were collected and the purpose for which fees were charged respectively, and all amounts of money so collected shall be paid to the Chamberlain of the City of New York, whose receipt therefor shall be furnished to the Comptroller.

**Chamber of Commerce for Rochester.**

Plans are being prepared by Claude Bragdon and Foster & Gade, associated architects, Rochester, N. Y., for a new half million dollar building for the Rochester Chamber of Commerce, G. W. Todd, president, to be erected at the corner of St. Paul and Mortimer streets. The structure will be fireproof, two stories in height and will occupy a plot 92 x 112 feet. This building will be a gift to the city from George W. Eastman, president of the Eastman Kodak Co.

**Another Brooklyn P. O. Station.**

R. Thomas Short, architect, 17 West 44th street, is preparing plans for a post office substation to be erected in 8th street, between Fifth and Sixth avenues, Brooklyn, by Thos. A. Clark Co., owner and builder, 122 Livingston street, Brooklyn. The building will be built of brick two stories in height, on a plot 60 x 100 feet. The cost is \$30,000. U. S. Government, Treasury Department, has leased the building for a long term of years.

**Plans for Brooklyn Hospital.**

Axel Hedman, architect, 367 Fulton street, Brooklyn, is preparing plans and specifications for a new hospital structure to be erected on the southeast corner of New York avenue and Union street, by the Unity Hospital, Dr. M. A. Cohn, president. The building will be fireproof, built of reinforced concrete and brick, five stories in height. It will be built on a plot 50x100 feet. The cost is estimated at between \$40,000 and \$50,000.

**Court House Plans Filed.**

Guy Lowell, architect, 225 Fifth avenue, filed plans with the Bureau of Buildings Thursday for the city's new \$10,000,000 court house to be located on Leonard, Lafayette, Duane and Baxter streets. The structure will be circular, 385.4 feet in diameter.

**NO ARCHITECTS SELECTED.**

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

MANHATTAN.—The Northern Cornice & Roofing Co., 1681 Carter av, Harry Gillman, president, is receiving competitive sketches for two 5-sty apartments at the northwest corner of 163d st and Stebbins av. No architect selected.

LONG ISLAND CITY.—G. C. Mathews Co., 1852 Putnam av, Brooklyn, contemplates the erection of several 3-sty brick apartments at 18th and 19th avs, opposite Penn. R. R. Holdings, on Jackson av. No architect retained.

UNION HILL, N. J.—The Palisade Council, No. 387, Knights of Columbus, Dr. H. H. Tyndall, chairman of building committee, 228 Park av, Weehawken, contemplates the erection of a club house here. No architect has been retained.

NEWARK, N. J.—The Church of Our Lady of Good Council, Rev. Father Wm. J. Richmond, pastor, contemplates the erection of a 2½-sty brick rectory on the west side of Summer av, opposite Carteret st, to cost about \$10,000. No architect retained.

UTICA, N. Y.—Nicholas Weaver, 322 Catherine st, contemplates the erection of a 4-sty brick stable and storehouse, 50x120 ft, at 322 Catherine st, to cost about \$25,000. No architect selected.

UTICA, N. Y.—South Street Methodist Church, Rev. Albert G. Judd, 109 South st, contemplates the erection of a church at Square st and Johnson Park, to cost about \$25,000. No architect selected.

BATAVIA, N. Y.—The Board of Education of Batavia, Christian Meyer, Jr.,

president of board, contemplates the erection of a new high school here. An architect will be selected by competition.

CEDAR KNOLLS, N. Y.—Mrs. Florence K. Carleton, 105 West 72d st, Manhattan, contemplates the erection of a 2½-sty stone and stucco residence. No architect selected.

HERKIMER, N. Y.—William A. Pierce, 116 North Main st, contemplates the erection of a \$5,000 frame residence in Main st. No architect selected.

ROME, N. Y.—The Rome Trust Co., 103 South James st, Frederick M. Shelley, president, 103 West Garden st, contemplates remodelling the 4-sty bank building, 25x104 ft, at the southeast corner of James and Dominick sts, to cost, about \$75,000. Competitive sketches are being received by owner.

**PLANS FIGURING.****APARTMENTS, FLATS & TENEMENTS.**

BROOKLYN.—The Howard Contracting Co., 367 Fulton st, Brooklyn, is figuring plans for alterations to the 4-sty building at Grand and Roebing sts; also the building in the north side of Leonard st, 100 ft north of Grand st, and desires bids on subs.

JERSEY CITY, N. J.—Maximilian Zipkes, architect, 405 Lexington av, has completed plans and is ready for bids for the 5-sty apartment at the corner of Glenwood av and Hudson County blvd.

NEWARK, N. J.—Wm. E. Lehman, 733 Broad st, architect, is taking bids for five stores and two apartments at the northeast corner of Bloomfield av and Parker st, for Jos. L. Feibleman & Co., 738 Broad st. Cost, about \$6,000.

**BANKS.**

CORTLAND, N. Y.—Bids will close May 18 for the general construction of the 2-sty bank and office building, 29x100 ft, at the corner of Main and Railroad sts, for The National Bank of Cortland, S. S. Knox, 55 Main st, president. Mowbray & Uffinger, 56 Liberty st, Manhattan, architects and engineers. Cost, about \$40,000.

**DWELLINGS.**

PASSAIC, N. J.—Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan, architects, are taking bids on general contract for a 2½-sty hollow tile and stucco residence, about 34x50 ft, for W. H. Curey, 268 Boulevard, to cost, about \$15,000.

**HOSPITALS & ASYLUMS.**

MANHATTAN.—Bids are desired on subs by the J. J. Hearn Construction Co., 67 West 46th st, for the 3-sty sanitarium for Dr. Henry W. Lloyd, at the southeast corner of St. Nicholas av and 150th st. George J. Hardway, 347 5th av, architect. Bids must be in prior to May 25.

NORTH BROTHERS ISLAND.—The Department of Health, Walker and Centre sts, is taking bids to close May 27 at 10.30 a. m., for the 4-sty concrete dormitory, 115x44 ft, at Riverside Hospital, from plans by Clinton & Russell & Chas. F. Post, 32 Nassau st. Cost, about \$80,000.

SUFFOLK CO.—The J. J. Hearn Construction Co., 67 West 46th st, is ready for bids on the four tuberculosis hospitals for the County of Suffolk, N. Y. State. Nathan Meyers, Woolworth Bldg., architect. Bids desired prior to May 25.

**MUNICIPAL WORK.**

BROOKLYN, N. Y.—The City of New York, Lewis H. Pounds, president of Borough of Brooklyn, Borough Hall, is taking bids to close May 26, at 11 a. m., for a 2-sty pumping station, 76x128 ft, at the southwest corner of West 10th st and Av V, from plan by A. L. Martin, 215 Montague st. Cost, about \$100,000.

PERTH AMBOY, N. J.—Bids will close May 19 for the municipal lighting plant for the Board of Aldermen, City Hall. Runyon & Carey, 845 Broad st, Newark, consulting engineers. Cost, about \$150,000.

**SCHOOLS & COLLEGES.**

SHELTER ISLAND, L. I.—Bids will close May 22d for the preparatory school, 200x130 ft, for the Passionist Fathers, Provincial Rev. Father Clement Lee, West Hoboken. F. J. Berlenbach, 260 Graham av, Brooklyn, architect. Cost, about \$125,000.

**STORES, OFFICES & LOFTS.**

MANHATTAN.—Wm. M. Farrer, 1269 Broadway, architect, is taking bids to close May 17 for the 12-sty store and loft building at 229-239 West 28th st, for John J. Radley, 35 West 32d st. Cost, about \$300,000.

MANHATTAN.—The J. J. Hearn Construction Co., 67 West 46th st, desires bids on subs prior to May 18 for alterations to the loft building, 117 East 18th st, for the Estate of Ellen M. Hennessy. Dr. Parker, lessee. George Provost, 104 West 42d st, architect.



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### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

WASHINGTON PL.—Frank E. Vitola, 16 East 23d st, is preparing plans for a 7 or 8-sty apartment and studio building at 59-81 Washington pl, for the Fogliasso Clement Building Co., John L. Fogliasso, president, 197 Bleecker st. Cost, about \$100,000.

115TH ST.—Hyman Feuerstein, care of architect, S. Levinson, 101 West 42d st, is having plans prepared for alterations to the apartment at 119 West 115th st, to cost about \$6,000.

100TH ST.—Plans are being prepared for a 13-sty bachelor apartment house, 25x100 ft., at the northwest corner of 100th st and Broadway, for the Bookman Estate, care of S. Levinson, architect, 101 West 42d st. Cost, about \$250,000.

RIVERSIDE DRIVE.—Adolph E. Nast, 546 5th av, has been commissioned to prepare plans for a 13-sty apartment house at the northeast corner of Riverside Drive and 144th st, for the Paterno & Son Contracting Co., Michael Paterno, president, 580 West 172d st.

#### CHURCHES.

57TH ST.—Crow, Lewis & Wickenhoefer, 200 5th av, are preparing plans for alterations to the 2½-sty church, 50x200 ft, at the northeast corner of 57th st and Madison av, for the Church Extension Committee, 156 5th av. Cost, about \$30,000.

#### SCHOOLS & COLLEGES.

119TH ST.—Chas. A. Rich and F. Mathesius, Jr., 320 5th av, associated architects, are preparing plans for a 5-sty students building, 200x200 ft, in 119th st, between Broadway and Clermont av, for the Barnard College, premises, Chas. E. Knox, 101 Park av, electrical engineer.

#### STABLES & GARAGES.

133D ST.—John C. Watson, 271 West 125th st, is preparing revised plans for a 4-sty brick and granite garage, 200x90 ft, on the east side of Broadway, 133d and 134th sts, for the Riverside Drive Realty Co., 2789 Broadway. Cost, about \$75,000.

#### STORES, OFFICES & LOFTS.

5TH AV.—Walker & Gillette, 128 East 37th st, have been commissioned to prepare plans for alterations to the residence at 612 5th av, for a 4-sty business building for Fernando Wood, care of Benj. Trapnell, 170 Broadway.

BROADWAY.—Foundations are under way for the 16-sty store and loft building at the northeast corner of Broadway and 26th st, for Frederick Ayer, Boston, Mass., represented by Frank Lord, care of Daniel Birdsall, 317 Broadway. Maynicke & Franke, 25 East 26th st, architects. Pattison Bros., 1182 Broadway, steam and electrical engineers. Chas. A. Cowen & Co., 1123 Broadway, masons. Rapp Construction Co., 30 East 42d st, fireproof arch work. Cost, about \$800,000.

MADISON AV.—Plans are being prepared for a 12-sty store and loft building at 103 Madison av and 25 East 29th st, for the George Backer Construction Co., 56 West 45th st, Arthur Loomis Harmon, 3 West 29th st, architect. Chris J. Jeppesen, Inc., 56 West 45th st, steel engineer.

### Bronx.

#### APARTMENTS, FLATS & TENEMENTS.

KINGSBRIDGE RD.—M. W. Del Gaudio 401 East Tremont av, is preparing plans for a 5-sty apartment on the east side of Kingsbridge rd, 90 ft. south of 232d st, for C. Carucci, 641 East 183d st, owner and builder. Cost, about \$50,000. The owner builds and will take bids at once.

MARION AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty apartment at 2972 Marion av, between 200th and 201st sts, for the Steinmetz Construction Co., S. B. Steinmetz, 1416 Glover st, owner and builder. Cost, about \$50,000.

WASHINGTON AV.—Excavating is under way for a 5-sty apartment on the west side of Washington av, about 100 ft north of 169th st, for the Samuel Roseff Realty Co., corner Washington av and 169th st. Gronenberg & Leuchtag, 303 5th av, architects. J. DiPace Construction Co., 721 Melrose av, has mason for foundation work. Cost, about \$60,000.

MARMION AV.—M. Zipkes, 405 Lexington av, is preparing plans for an apartment on Marmion av, near 178th st, for the Eifel Construction Co., 1822 Mohegan av.

175TH ST.—The Kreymborg Architectural Co., 1029 East 163d st, has completed plans for a 5-sty apartment, 28x76x82 ft, at the northwest corner of 175th st and Waterloo pl, for The Marguette Co., 1029 East 163d st. Cost, about \$25,000.

UNIVERSITY AV.—Jas. Meehan, 1029 East 163d st, contemplates the erection of four 5-sty apartments on the east side of University av, 125 ft. south of Brandt pl, from plans by Emery Roth, 405 Lexington av, and Kreymborg Architectural Co., 163d st and Southern Boulevard, associate architects. Cost, about \$200,000.

DECATUR AV.—Robert E. La Velle, 2801 Valentine av, has about completed plans for a 5-sty apartment, 50x88 ft, on the east side of Decatur av, 150 ft north of 195th st, for the Coryell Building Co., Frank G. Coryell, 1414 Vyse av, president. Cost, about \$50,000.

#### HOSPITALS & ASYLUMS.

GUN HILL RD.—Louis A. Abramson, 220 5th av, has about completed plans for a 2-sty service building, 34x70 ft, on Gun Hill rd, for the Montefiore Home, Broadway and 138th st. A. L. Mordecai & Son, 30 East 42d st, general contractors. Cost, about \$20,000.

#### STORES, OFFICES AND LOFTS.

WEBSTER AV.—Andrew J. Thomas, 2526 Webster av, has completed plans for a 2-sty taxpayer, 15 stores and offices on the west side of Webster av, 154 ft north of Fordham rd, for The Wedgewood Co., Henry F. Keil, 401 East 163d st, president. Cost, about \$60,000.

### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

PARKSIDE AV.—Shampan & Shampan, 772 Broadway, have completed plans for two apartments on the north side of Parkside av, 88 ft. east of Flatbush av, for Samuel Topf, to cost about \$90,000.

RALPH AV.—Plans have been prepared by S. Millman & Son, 1780 Pitkin av, for a 4-sty tenement, 25x80 ft., on the west side of Ralph av, 102 ft. south of Bergen st, for the M. & D. Building Co., M. Grotenstein, 266 Herzle st, president and builder. Cost, about \$12,000.

36TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for three 3-sty tenements, 24x67 ft., in the west side of 36th st, 54 ft. east of Tehama st, for the Culver Building Co., 50 Court st, owner and builder. Cost, about \$19,500.

DIVISION AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty tenement on the north side of Division av, 160 ft. west of Marcy av, for Mary L. McDonald, 177 Remsen st. Cost about \$45,000.

WEST ST.—Henry Vollweiler, 696 Bushwick av, has completed plans for a 4-sty tenement, 27x88 ft, in the east side of West st, 53 ft north of Av F, for the Gustof Adolf Realty Co., northeast corner of 79th st and 17th av, owner and builder. Cost, about \$22,000.

KOSCIUSKO ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 23x89 ft, in the north side of Kosciusko st, 216 ft east of Marcy av, for the Lenor Realty Co., M. Kaplan, 539 Greene av, president and builder. Cost, about \$20,000.

HINSDALE ST.—Morris Rothstein, 601 Sutter av, has completed plans for five 3-sty tenements, 23x72 ft, in the west side of Hinsdale st, 106 ft south of Riverdale av, for Meyer Chizner, 574 Snediker av, owner and builder. Cost, about \$32,500.

WILSON ST.—Sass & Springsteen, 32 Union sq, Manhattan, have completed plans for a 6-sty tenement, 47x87 ft, in the south side of Wilson st, 228 ft west of Lee av, for Aaron Segal, 169 Hewes st, owner and builder. Cost, about \$40,000.

PARK PL.—Plans have been prepared by W. T. McCarthy, 16 Court st, for a 4-sty tenement, 44x100 ft, at the southwest corner of Park pl and Vanderbilt av, for the Park Operating Co., Inc., B. Wolfson, 254 Park pl, owner and builder. Cost, about \$40,000.

ROCHESTER AV.—J. M. Felson, 1133 Broadway, Manhattan, is preparing plans for two 4-sty apartments at the corner of Rochester av and Lincoln pl, for the Rochline Construction Co., on premises. Cost, about \$40,000 each.

CLYMER ST.—Shampan & Shampan, 772 Broadway, are preparing plans for two 6-sty apartment houses on north side of Clymer st, 125 ft. west of Lee av, for Morris Solomon & Son, owners, to cost \$100,000. Also seven 3-sty buildings at the northeast corner Flatbush av and Parkside av, for the Brooklyn Union Building Corporation, as owners, to cost \$70,000.

MANHATTAN AV.—R. Zerlin, 76 Allen st, Manhattan, contemplates the erection of a 5-sty building at the northeast corner of Manhattan av and Powers st, from plans by M. J. Harrison, World Building, Manhattan, and will take bids on materials and labor.

#### DWELLINGS.

AV D.—Plans have been prepared by H. T. Jeffrey & Son, 923 Lefferts av.



Richmond Hill, for ten 2½-sty frame residences, 20x45 ft. on Av D, between East 35th st and Brooklyn av, for the Bush Building Corp., 367 Fulton st, owner and builder. Cost about \$5,000 each.

**CARROLL ST.**—James Boyle, 367 Fulton st, is preparing plans for eight 2-sty residences, 20x69 ft, in the south side of Carroll st, 140 ft west of Rogers av, for John Kilcourse, Dean st, owner and builder. Cost, about \$7,000 each.

**HART ST.**—Cannella & Gallo, 60 Graham av, are preparing plans for a 2-sty residence at 790 Hart st, for Frank Marino, 705 Hart st. Cost, about \$6,000.

#### SCHOOLS AND COLLEGES.

**BROOKLYN.**—The Board of Education opened bids May 10 for installing heating and ventilating apparatus in addition to P. S. 18, James Curran Mfg. Co., low bidder at \$23,681. For installing temperature regulation, Johnson Service Co., at \$2,268.

#### STABLES AND GARAGES.

**BERGEN ST.**—H. G. Dangler, 215 Montague st, is preparing plans for a 2-sty garage in the north side of Bergen st, between Carlton and Vanderbilt avs, for Peter F. Reilly, 618 Dean st. Cost, about \$15,000.

#### STORES, OFFICES AND LOFTS.

**83D ST.**—Benj Driesler, 153 Remsen st, is preparing plans and will take bids on general contract for a 2-sty office building, 50x50 ft, at East 83d, 84th and 85th sts and Ditmas av, for Beckers Analine & Chemical Works, 107 Underhill av. Cost about \$12,000.

#### Queens.

##### APARTMENTS, FLATS & TENEMENTS.

**RIDGEWOOD, L. I.**—Plans have been prepared by L. Berger & Co., 1652 Myrtle av, for six 3-sty tenements at the southeast corner of Seneca av and Stephen st, for Kilian Schurjer, 875 Woodward av, owner and builder. Cost about \$50,000.

**RIDGEWOOD, L. I.**—L. Berger & Co., 1652 Myrtle av, have completed plans for two 3-sty tenements, 20x76 ft, at the northeast corner of Seneca av and Norman st, for Kilian Schurjer, 875 Woodward av, owner and builder. Cost about \$16,000.

**LONG ISLAND CITY.**—The American Real Estate Co., 527 5th av, contemplates the erection of 4 and 5-sty apartments between Steinway and 4th av, with front-

ages on Flushing, Woolsey, Potter, Ditmars, Wolcott, 4th, 6th, 7th, 8th and 9th avs. Plans by owner.

**LONG ISLAND CITY.**—Frank J. Schefcik, Park av and 176th st, Manhattan, is preparing plans for a 5-sty apartment in east side of Raddle st, 88 ft north of Freeman st, for Louis Vancura, 253 Raddle st. Cost, about \$25,000. Architect will take bids about May 28.

#### DWELLINGS.

**WOODHAVEN, L. I.**—W. C. Winters, 106 Van Sicken av, is preparing plans for four 3-sty residences, 20x55 ft, on the west side of Freeman av, 200 ft north of Amber st, for John Falkenberg & Son, Brooklyn Manor, L. I., owners and builders. Cost, about \$16,000.

**JAMAICA, L. I.**—Otto Thomas, 354 Fulton st, has completed plans for three 2-sty residences, 20x60 ft, in the west side of Union st, 164 ft south of Hillside av, for Morris Rappaport, 36 North Washington av, owner and builder. Cost, about \$15,000.

**FLUSHING, L. I.**—L. Danancher, Fulton st, Jamaica, has completed plans for two 2½-sty residences, 18x40 ft, on the south side of Cypress av, 161 ft west of Parsons av, for Miller & Rubin, 1482 Nebraska av, Dunton, L. I. Total cost, about \$10,000.

**JAMAICA, L. I.**—Otto Thomas, 354 Fulton st, has completed plans for a 2½-sty frame residence, 21x48 ft, on the west side of Madison av, 550 ft south of Hillside av, for Mrs. Madeline Holsch, Madison st. Sperling & Co., 81 Madison st, general contractors. Cost, about \$5,000.

**MALBA, L. I.**—N. M. Woods, 47 West 34th st, Manhattan, has completed plans for two 2½-sty residences, 35x32 ft, on the east side of 4th av, 250 ft north of Blvd, for the Malba Estates Corp., 60 Liberty st, Manhattan. Cost, about \$6,000 each.

#### HALLS AND CLUBS.

**RICHMOND HILL, L. I.**—Plans are being figured for the 2-sty masonic temple, 40x90 ft, in the west side of Elm st, 150 ft north of Jamaica av, for the Richmond Hill Lodge No. 892, F. & A. M., Thos. Coates, 320 Spruce st, master. W. Ralph Squire, Inc., 2 West 33d st, Manhattan, architect. Cost about \$20,000.

#### Richmond.

**STORES, OFFICES AND LOFTS.**  
**STAPLETON, S. I.**—S. Levingson, 101

West 42d st, Manhattan, is preparing plans for alterations to the department store at 108 Canal st, for Samuel Cohen, on premises. Cost about \$5,000.

#### Nassau.

##### BANKS.

**HICKSVILLE, L. I.**—Holmes & Winslow, 103 Park av, Manhattan, are preparing plans for a 1-sty bank, 28x50 ft, for the Bank of Hicksville, L. I. G. Edwin Bartow, in charge. Cost, about \$15,000.

#### DWELLINGS.

**KENSINGTON, L. I.**—Patterson & Dula, 15 East 40th st, Manhattan, owners and architects, are preparing plans for a 2½-sty frame residence to be erected here, to cost about \$12,000.

**GARDEN CITY, L. I.**—I. B. Ells, 1328 Broadway, Manhattan, has completed plans for a 2½-sty frame residence, 30x39 ft, for R. E. Hutcheson Corp., to cost about \$7,000 to \$8,000.

**HEMPSTEAD, L. I.**—H. J. Talmadge, this place, contemplates the erection of two 2½-sty frame and stucco on metal lath residences, to cost about \$10,000, from private plans.

**LONG BEACH, L. I.**—Herman Fritz, News Building, Passaic, N. J., is preparing plans for a 2-sty residence for J. B. Elwell, care of architect. Cost, about \$12,000.

#### SCHOOLS AND COLLEGES.

**LOCUST VALLEY, L. I.**—Kirby & Petit, 103 Park av, Manhattan, have completed plans for a 2-sty addition, 60x60 ft, to the public school for the town of Locust Valley Board of Education. Cost about \$25,000.

**INWOOD, L. I.**—A. J. Bogart, Far Rockaway, is preparing plans for a 2-sty brick and concrete school, 138x158 ft, for the Board of Education, Franklin B. Lord, 49 Wall st, Manhattan. Cost, about \$90,000. An appropriation of \$100,000 will be voted on at the meeting to be held May 28 of the Town Board of Education.

#### MISCELLANEOUS.

**OYSTER BAY, L. I.**—Hoppin & Koen, 244 5th av, Manhattan, have completed plans for brick outbuildings for Sterling Postley, 830 Park av, Manhattan. F. W. Maher, 320 5th av, Manhattan, general contractor.

#### Westchester.

**APARTMENTS, FLATS & TENEMENTS.**  
**MT. VERNON, N. Y.**—F. A. Gallo, Proctor Building, has been commissioned

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## Contemplated Construction—Continued.

to prepare plans for an apartment house for Cuzzi Bros., 302 South 6th av, owners and builders.

## DWELLINGS.

HARTSDALE, N. Y.—Elkin Wallick, 103 Park av, Manhattan, has completed plans for a 2½-sty frame and stucco residence for Ralph Hayhurst, Tuckahoe, N. Y. Cost, about \$6,500.

## SCHOOLS AND COLLEGES.

PORTCHESTER, N. Y.—Hewitt & Bottomley, 597 5th av, Manhattan, are preparing plans for a 3-sty high school on Irving av, for the Board of Education, H. S. Carpenter, president. J. F. Musselman, 101 Park av, Manhattan, electrical, heating and ventilating engineer. Cost, about \$120,000.

## New Jersey.

## APARTMENTS, FLATS &amp; TENEMENTS.

JERSEY CITY, N. J.—Plans have been prepared by C. F. Dieffenbach, 220 Broadway, Manhattan, for a 3-sty flat, 25x80 ft, at 179 Nelson av, for H. Gonder, 117 Nelson av. Cost, about \$13,000.

NORTH BERGEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, is preparing plans for a 3-sty tenement, 28x58 ft, at Grand av and Hill st, for The National Building Co., 74 West st, West Hoboken, N. J., owner and builder. Cost, about \$9,000.

PATERSON, N. J.—A. Ginsburg, 225 Main st, Passaic, is preparing plans for a 4-sty apartment, 50x88 ft, for David Stein, 175 Graham av, owner and builder, who will soon take bids on sub and materials. Cost, about \$40,000.

GLEN RIDGE, N. J.—D. R. Rizzolo, 238 Washington st, Newark, has about completed plans for a 3-sty flat, 32x83 ft, at 991 Bloomfield av, for Frank Brunetto, on premises. Cost, about \$14,000.

## DWELLINGS.

SOUTH ORANGE, N. J.—F. G. Lippert, 132 Nassau st, Manhattan, is preparing plans for a 2½-sty frame residence, 36x27 ft, for Mrs. Ira Heller, care of architect. Cost about \$6,500.

NEWARK, N. J.—Frederick G. Nobbe, 142 Market st, is preparing plans for a 3-sty residence, 28x40 ft, at 694-696 High st, to cost about \$10,000. Owner's name for the present withheld.

PALISADE PARK, N. J.—Excavating is under way for a 2½-sty frame residence, 33x33 ft, on Grand av, for the Steenland Construction Co., Peter Steenland, president. N. K. Vanderbeek, 22 Morse pl, Englewood, architect. Cost, about \$6,000.

JERSEY CITY, N. J.—George A. Flagg, Spingarn Building, has completed plans for a 2½-sty residence, 22x58 ft, at 147 Magnolia av, for Mrs. M. A. Bauerman, 149 Magnolia av, owner and builder. Cost, about \$5,000.

SOUTH ORANGE, N. J.—Herman Fritz, News Building, Passaic, is preparing plans for three 2½-sty residences for the P. J. Bowers Co., 189 Market st, Newark, owner and builder. Total cost, about \$24,000.

BOGOTA, N. J.—Plans have been prepared by Herman Fritz, News Building, Passaic, for two 2½-sty frame residences for George B. Hitchcock, this place. Cost, about \$4,500.

TENAFLY, N. J.—Herman Fritz, News Building, Passaic, has completed plans for two 2½-sty frame residences for George Muller, this place. Cost, about \$4,000 each.

## HOSPITALS &amp; ASYLUMS.

NEWARK, N. J.—H. J. & J. V. King, 9 Clinton st, have about completed plans for a 2-sty laboratory, 60x80 ft, in Camden st, for the Commission of Public Buildings and the Common Council of the City of Newark. Bids will soon be advertised for.

## PUBLIC BUILDINGS.

TOMS RIVER, N. J.—J. C. & G. A. Delatash, 70 Broad st, Red Bank, are preparing plans for a 1-sty stone county building, 50x60 ft, also for remodelling the present court house, building and installing central heating plants for the entire group of buildings for the Chosen Freeholders of Ocean County. Plans will probably be ready for estimates about June 11.

## SCHOOLS &amp; COLLEGES.

KEARNY, N. J.—Chas. P. Baldwin, 45 Clinton st, Newark, has completed plans for alterations to the 3-sty public school No. 2, at the corner of Kearny and Johnston avs, for the Board of Education. Cost, about \$25,000.

## STABLES &amp; GARAGES.

JERSEY CITY, N. J.—Leo Feinen, 3697 Boulevard, has completed plans for a 1-sty garage, 50x110 ft, at 19-21 Oakland av, for Joseph Lahey, Cook st. Cost, about \$7,000.

## STORES, OFFICES &amp; LOFTS.

PASSAIC, N. J.—E. E. Twist, News Building, is preparing plans for six 1-sty stores, 50x100 ft, at the corner of Hamilton and Monroe sts, for Henry Paster-nack, 42 2d st, owner and builder. Cost, about \$8,000.

## MISCELLANEOUS.

NEWARK, N. J.—Wm. P. Field, 763 Broad st, is preparing plans for a grand stand, 235x71 ft, seating capacity 3,100, at Weequahic Park, for the Essex County Park Commission, Alonzo Church, 810 Broad st, secretary. Cost about \$60,000.

## Other Cities.

APARTMENTS, FLATS & TENEMENTS. POUGHKEEPSIE, N. Y.—Wm. J. Beardsley, 49 Market st, is preparing sketches for a 3-sty store and apartment house, 20 x64 ft, at 505 Main st, for Mrs. John G. Halstead, 507 Main st. Bids will be receive on separate contracts by architect about May 31. Cost, about \$7,000.

## DWELLINGS.

POUGHKEEPSIE, N. Y.—Plans have been completed privately for a 2½-sty residence, 22x47 ft, at 6 Manito av, for A. Steinberg, 564 Main st. Cost, about \$5,500.

POUGHKEEPSIE, N. Y.—John H. Muller, 55 Taylor av, contemplates the erection of a 2½-sty residence on Innis av, from private plans. Cost, about \$5,000.

## FACTORIES &amp; WAREHOUSES.

SYRACUSE, N. Y.—W. C. Jarvis, Indianapolis, Ind., has nearly completed plans for a 7-sty cold storage plant in North West st, for the Syracuse Cold Storage Co., J. M. Coldwell, 101 North West st, president. Cost, about \$125,000.

## HOSPITALS &amp; ASYLUMS.

NEW HARTFORD, N. Y.—Bids will be called about May 17 for the 4-sty hospital, 186x120 ft, in Genesee st, for St. Elizabeth Hospital, Sister Ambrosia in charge, 722 Columbia st, Utica. Thos P. Barnett Architectural Co., 924 Central National Building, St. Louis, Mo., architect. Edward J. Berg, Jones Building, Utica, N. Y., supervising architect. Cost, about \$350,000.

## SCHOOLS &amp; COLLEGES.

UTICA, N. Y.—Gouge & Ames, 70 Genesee st, are preparing plans for a 2-sty grade school, 200x128 ft, at Warren and Court sts, for the Board of Education. Cost, about \$140,000.

BINGHAMTON, N. Y.—Plans are being prepared for a 3-sty school in Helen st, 125x91 ft, for the City of Binghamton, by Sanford O. Lacey, 415 Phelps Building, architect. John A. Giles, City Hall, city engineer. Cost, about \$100,000.

BINGHAMTON, N. Y.—S. O. Lacey, 415 Phelps Building, is preparing plans for a 3-sty school in New st, for the Board of Education. Cost, about \$100,000.

SILVER CREEK, N. Y.—H. S. Horton, 101 West Huron st, Buffalo, has been commissioned to prepare plans for an addition to the public high school in Dункirk st, for the Board of Education, Arthur Guest, president of Silver Creek Preserving Co., this place. Cost, \$40,000 to \$50,000.

## STABLES &amp; GARAGES.

PORT JERVIS, N. Y.—Marvin & Davis, 303 5th av, Manhattan, have completed plans for a 2-sty garage, 66x73 ft, for the Main St. Garage, E. H. Courvoisier & Son, 1 Main st. Frank Raymond, 40 Franklin st, general contractor. Cost, about \$15,000.

POUGHKEEPSIE, N. Y.—William J. Beardsley, 49 Market st, is preparing plans for a 1-sty garage in Church st, east of Market st, for Fred N. Swift, 550 Main st. Cost, about \$8,000.

## STORES, OFFICES AND LOFTS.

ITHACA, N. Y.—J. C. Westervelt, 36 West 34th st, Manhattan, has been commissioned to prepare plans for a 3-sty store and studio building at 306-308 East State st, for L. S. White, 1546 Broadway, Manhattan.

## MISCELLANEOUS.

MIDDLETOWN to CALLICOON, N. Y.—Preliminary surveys are being made for the railway here, to include the construction of passenger stations, car barns and repair shops, for the Monticello, Middletown & Callicoon Railway Co., Walter Smith, member of commission. Blake A. Mapledoram, Price st, Monticello, engineer. Cost, \$1,000,000. Chas. E. LeBarbier, 31 Nassau st, Manhattan, attorney for owner.

## CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS. JERSEY CITY, N. J.—(sub.)—William R. Whyte, 36 Oakland av, has received

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the mason work, and James Verran, 133 Central av, carpentry, for the 3-sty store and apartment, 22x100 ft, at 625 Newark av, for Adama Blum, 34 Enos pl. George A. Flagg, Spingarn Building, architect. Cost, about \$20,000.

JERSEY CITY, N. J.—(sub.)—G. Lowry, 40 Grant av, has received the mason work, and D. Boyarsky, 22 Dwight st, the carpentry, for the 4-sty apartment, 50x80 ft, at 121-123 Garrison av, for Julius & Rose Bergoff, 280 Bergen av. Nathan Weltoff, 222 Washington st, Newark, architect. Cost, about \$45,000.

DWELLINGS.

HARRISON, N. Y. (sub.)—Fowler & Sellars Co., 32 Railroad av, White Plains, have the plumbing contract, and the Atlas Roofing Co., 115 Clark st, Newburgh, roofing and metal work, for the 2½-sty brick residence, stable and garage for Graham Ryle, Highland rd, Rye. Arthur C. Jackson, 25 Madison av, Manhattan, architect. Clark, MacMullen & Riley, 101 Park av, Manhattan, electrical engineers. F. N. Goble, 1 East 42d st, Manhattan, general contractor. Cost about \$50,000. Excavating is under way.

RICHMOND HILL, L. I.—John H. Martling, Kew, L. I., has received the general contract to erect a 2-sty frame residence, 35x32 ft, at the northwest corner of Lef-ferts av and Central av, for Mrs. Parson Price, Ozone Park. Cost, about \$7,000.

WHITE PLAINS, N. Y.—Adam Kirchoff, Mayflower av, New Rochelle, has received the general contract to erect a 2½-sty frame residence on Sound View av, for R. B. Dula, care architect, Patterson & Dula, 15 East 40th st, Manhattan. Cost about \$16,000. Excavating is under way.

FLUSHING, L. I.—Miller & Dyatt Co., 1328 Broadway, Manhattan, have received the general contract to erect a 2½-sty frame residence, 40x26 ft, at the northeast corner of Cypress and Parsons av, for W. F. Donaldson, 154 Percy st, owner. I. B. Ells, 47 West 34th st, Manhattan, architect. Cost, about \$7,000.

PASSAIC, N. J.—Peter Zegel & Sons, 221 Madison av, Clifton, N. J., have received general contract to erect two 2½-sty frame and stucco residences at Kent Court, for John Zegel, 221 Madison av, Clifton, N. J. Herman Fritz, News Building, architect. Cost about \$5,000 each.

LLEWELLYN PARK, WEST ORANGE, N. J.—Rufus H. Brown, Inc., 350 Fulton st, Brooklyn, has received the general

contract to erect a 3-sty residence, 32x105 ft, for Orson Munn, care of architect, Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect.

WEST ORANGE, N. J.—George Reinhardt, 24 Carroll st, Orange, has received the general contract to erect a 2½-sty frame and stucco residence at Llewellyn Park for Millicent D. Mengle, care of architect, Lester Kintzing, Grand Central Terminal Building, 42d st, Manhattan.

SOUTH ORANGE, N. J. (sub.)—Jos. Butterworth, 223 Ashland av, Bloomfield, has received the mason work and Fred Balau, 220 Amherst st, East Orange, the carpentry, for the 2½-sty frame and shingle residence, 30x50 ft, on King-man rd, South, south of South Orange av, for Mrs. Clara L. Jost, 17 Richelieu ter, Newark. H. Baechlin, 665 Broad st, Newark, architect. Cost, about \$7,000.

BAYONNE, N. J.—William C. Rode, 153 Garfield av, Jersey City, has received the general contract to erect a 2½-sty residence at the corner of Av C and 36th st, for Melville Hoffman, 31 West 42d st. William J. Lodge, 716 Broadway, architect. Cost, about \$6,500.

ENGLEWOOD, N. J.—Jas. L. Bried, West st, Englewood, has the general contract to erect a 2-sty frame and shingle residence on Spring Lane, for Miss Evelyn H. Baldwin, 97 Engle St. Hays & Hordley, Broadway and 68th st, architects.

BANKS.

SOUTH RIVER, N. J.—The Amsterdam Building Co., 140 West 42d st, Manhattan, has received the general contract to erect a 1-sty bank building for the First National Bank of South River, Main st. Francis George Hasselman, 18 East 42d st, Manhattan. Cost about \$40,000.

SOUTH ORANGE, N. J.—(sub.)—N. H. Thatcher Co., 164 Alden st, Orange, has received the mason work; Frank F. Weber, 280 South Clinton st, East Orange, carpentry; Louis Koeck, 112 Valley st, Orange, heating and plumbing; Herman & Co., 73 Bank st, Newark, painting, and George R. Boyce, 209 Main st, Orange, wiring, for the 2½-sty frame, wire lath and stucco residence, 30x58 ft, in Halsey st, for H. L. Jones, 32 West 32d st, Manhattan. Marsh & Gette, 46 Cedar st, Manhattan, architects. Cost, about \$12,000.

FACTORIES AND WAREHOUSES.  
MANHATTAN.—Ruggles-Robinson Co.,

331 Madison av, has received the general contract to erect a 2-sty reinforced concrete warehouse and boat shed, 134x51 ft, at Mill Rock at Hell Gate, East River, for the U. S. Government, W. M. Black, 710 Army Building, 39 Whitehall st, in charge.

ALBANY, N. Y.—The George A. Fuller Co., 111 Broadway, Manhattan, has received the general contract to erect the superstructure of the 2-sty power plant, 140x170 ft, in South Trinity st, for the Municipal Gas Co., 112 State st. Thomas E. Murray, care of N. Y. Edison Co., Irving pl and 15th st, Manhattan, architect. Peter Keeler Building Co., 425 Orange st, general contractor for foundations. Cost about \$150,000.

BUFFALO, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for a new service station and salesroom building at Main, Jewett and Rodney sts, for the Ford Motor Car Co. The building will be 4-sty, 100x400 ft. A. Kahn and E. Wilby, 58 West Lafayette Building, associate architects.

HOSPITALS AND ASYLUMS.

HUNTINGTON, L. I.—Bingham & Campbell, Cold Spring Harbor, L. I., have the general contract to erect a 3-sty hospital, 33x70 ft, at Park av and Viewacre drive, for the Huntington Hospital Association, August Heckscher, 576 5th av, Manhattan, Miss Cornelia Prime, this place, donor. David Dusinberre, this place, architect. Cost, about \$35,000.

PUBLIC BUILDINGS.

HOBOKEN, N. J.—Robert J. Rath, 259 6th st, Hoboken, has received the general contract for alterations to the 3-sty city hall in Washington st, for the city of Hoboken, Patrick R. Griffen, Mayor. Fagan & Briscoe, 95 River st, architects. Cost about \$10,000.

SCHOOLS & COLLEGES.

HARRISON, N. J.—(sub.)—McEvoy Bros., 33 6th st, have received the mason work, and Thos. Boyle, 45 Clinton st, Newark, cut stone, for the 3-sty brick parochial school, 108x190 ft, in North 4th st, for the Church of the Holy Cross, Rev. George L. Fitzpatrick, 16 Lodi st, pastor. John T. Rowland, Jr., 98 Sip av, Jersey City, architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Fleischmann Construction Co., 11 West 45th st, has received the general contract to make alterations to the 12-sty store and loft

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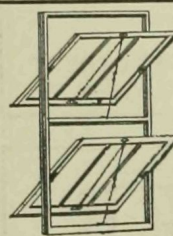
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### Contracts Awarded—Continued.

building 19 West 34th st, for the Lomis Estate, Henry P. Lomis, care of Revillon Freres, 19 West 34th st. Scymour & Schonewald, Grand Central Terminal, architects. The Bedell Co., 14-16 West 14th st, lessee. Cost about \$30,000.

MANHATTAN.—Jos. Thurner, 798 Creston st, Astoria, L. I., has received the general contract to erect a 1 and 2-sty market building, 100x219 ft, at 549-559 West 180th st, for the Newton Holding Co., 55 Liberty st. O. Lowinson, 5 West 31st st, architect. Cost, about \$25,000.

MANHATTAN.—(sub.)—The Northern Wrecking Co., 103 Park av, has received the contract for wrecking at 267 5th av, for Burton Bros. & Co., 384 Broadway. Starrett & Van Vleck, 8 West 40th st, architects. E. Brooks & Co., 3 West 39th st, general contractors.

BROOKLYN.—Robert T. Buttelman, 1930 Myrtle av, has received the general contract to erect a 1-sty smoke house, 27x30 ft, and 3-sty residence, 30x27 ft, at the southwest corner of Morgen and Meeker avs, for Ernest Martens, 861 Manhattan av. Bauer & Meth, 861 Manhattan av, architects.

### MISCELLANEOUS.

MANHATTAN.—(sub.)—Baker Smith & Co., 83 West Houston st, has received the contract for fabrication and installation of high pressure and low pressure steam piping, running from service plant to Terminal Building, at the Grand Central Terminal, for the N. Y. C. & H. R. R. R. Plans by owner. Cost, about \$25,000.

BROOKLYN, L. I.—The Northeastern Construction Co., 225 5th av, Manhattan, has received the general contract to erect a 1½-sty and 2½-sty stone farm building from Montague Flagg, 109 Broad st, Manhattan, owner and architect.

TOTTENVILLE, S. I.—(sub.)—H. P. Stephenson Co., 241 West 20th st, Manhattan, has received the plumbing contract for a 1-sty smelter building, for the Nassau Smelting & Refining Co., 603 West 29th st, Manhattan. Lockwood, Greene & Co., 101 Park av, Manhattan, architects. McClintic-Marshall Co., 13 Park Row, Manhattan, general contractor. Cost, about \$100,000.

POUGHKEEPSIE, N. Y.—The Flynt Building & Construction Co., Palmer, Mass., has received the general contract to erect a concrete and steel trestle and coal pocket for Collingwood & Seaman, 5 Market st. Cost about \$18,000.

ALBANY, N. Y.—W. F. Plass & Bro., 145 West 18th st, Manhattan, have received the general contract for the completion of the armory building and stable, for Troop B., on New Scotland av. The owner is the New York State Armory Commission, 174 State st, Albany. Lewis F. Pilcher, Capitol, architect. Cost, about \$150,000.

WEST POINT, N. Y.—C. T. Wills, Inc., 286 5th av, Manhattan, has received the general contract to erect a granite, bronze and concrete base George Washington Statue, 30x22 ft, at the Government Reservation, Jas. A. Scrymser, 66 Broadway, Manhattan, donor. Trowbridge & Livingston, 527 5th av, Manhattan, architects.

### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DRIVE, 676-78-80-82, n e cor 144th st, 12-sty fireproof apartment house, 100x118; cost, \$500,000; owners, Paterno & Son Contracting Co., 128 Convent av; Pres., Michael Paterno, and Sec., Frances S. Paterno; architect, Adolph E. Nast, 546 5th av. Plan No. 173.

BROADWAY, e s, 124.8 s e Ellwood st, 5-sty brick tenement, 77x86; cost, \$75,000; owner, The Haven Construction Co., 215 Audubon av; Pres., Charles Flaum; vice-president, Mrs. Charles Flaum; architect, Benjamin W. Levitan, 20 West 31st st. Plan No. 174.

VERMILYEA AV, s s, 175 e Hawthorne st (204th st), 5-sty brick tenement, 50x116; cost, \$40,000; owner, Becker Realty Corp., 811 Ritter, pl, Bronx; Isidore S. Becker, Pres.; Samuel Becker, Sec. and Treas., 1393 Stebbins av; architects, Sass & Springsteen, 32 Union sq. Plan No. 166.

172D ST, 642-652 West, two 5-sty brick tenements, 65x50x82x82; cost, \$95,000; owner, Raymond Construction Co., Inc., 507 West 113th st; Pres., Max Raymond; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 167.

172D ST, 630 to 640 West (2), 5-sty brick tenement, 65x82; cost, \$110,000; owner, Raymond Construction Co., Inc., 507 West 113th st; President, Max Raymond; architect, Sommerfeld & Steckler, 31 Union sq. Plan No. 171.

#### CHURCHES.

ISHAM ST., n w cor Seaman av, 1-sty brick temporary chapel, 24x60; cost, \$1,000; owner, the Board of Managers of the Diocesan Missionary and Church Extension Society of the Diocese of New York, Rt. Rev. David H. Greer, Bishop of New York, 119th st and Amsterdam av; President, Rev. Wm. H. Pott, 2041 5th av;

architect, Horace Greeley Knapp, 123 Liberty st. Plan No. 168.

#### PUBLIC BUILDINGS.

COURT HOUSE SITE, Center, Leonard, Baxter sts and City Hall pl—8-sty fireproof court house, 385.4 diameter; cost, \$10,000,000; owner, City of New York, by the Court House Board, Morgan J. O'Brien, Chairman, and L. Ladin Kellogg, Secretary; architect, Guy Lowell, 225 5th av. Plan No. 169.

#### HALLS AND CLUBS.

48TH ST, 106-110 West, 5-sty fireproof Club House, 61x95; cost, \$130,000; owner, Friars Club, 107 West 45th st; President, Geo. M. Cohan, or Abbot, 107 West 45th st; Richard J. Hatzel, Treasurer, 107 West 45th st; architect, Harry Allan Jacobs, 320 5th av. Plan No. 170.

#### STABLES AND GARAGES.

91ST ST, 311-313 East, 1-sty fireproof auto storage, 20x20; cost, \$375; owner, Anton Hoffmann, 311 East 91st st; architect, Metal Shelter Co., Inc., 17 Battery pl. Plan No. 172.

#### STORES, OFFICES AND LOFTS.

111TH ST to 112th st, St. Nicholas to Lenox avs, 2-sty brick stores and lofts, 134x236x201; cost, \$25,000; owner, Grammont Holding Co., Inc., 215 West 98th st; Pres., Thomas J. McLaughlin; Sec., M. O'Connor; architects, George & Edward Blum, 505 5th av. Plan No. 165.

#### Bronx.

#### CHURCHES.

STEBBINS AV, w s, 104.9 n 163d st, 2-sty brick synagogue, 78x132.7, composition roof; cost, \$75,000; owners, Sinal Cong. of the Bronx, Wm. Daub, Lebanon Hospital, Pres.; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 263.

#### DWELLINGS.

WRIGHT AV, e s, 475 s Randall av, 2½-sty frame dwelling, 20x28; cost, \$4,000; owner, Frank Finnie, 859 10th av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 260.

VAN NEST AV, n s, 25 e Adams st, 1-sty frame dwelling, 20x36, shingle roof; cost, \$2,500; owner, Louis Caruso, 160 West Houston st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 267.

#### STABLES AND GARAGES.

BRONXDALE AV, n e cor Barnes av, 1-sty frame garage, 16x20; cost, \$200; owner, Dr. Geo. N. Fischer, 345 East 84th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 265.

#### STORES AND DWELLINGS.

ST. ANNS AV, e s, 121.06 n Westchester av, 1-sty brick store and dwelling, tin roof, 25.5x64; cost, \$7,500; owner, Jacob Marx, 35 Nassau st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 271.

#### STORES AND TENEMENTS.

BRYANT AV, s e cor 165th st, 5-sty brick tenement, 60x90, slag roof; cost, \$65,000; owners, Reich Bldg. Co., Jacob Reich, 822 Beck st, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 264.

WALKER AV, s w cor Montgomery pl, 5-sty brick ten., 62.11x103.11, felt and gravel roof; cost, \$50,000; owner, Luigi Astorino, 6602 14th av, Brooklyn; architect, Henry Nordheim, 1087 Tremont av. Plan No. 266.

LORILLARD PL, e s, 374.5 s 187th st, 5-sty brick tenement, 50x88, tin roof; cost, \$40,000; owners, Russo Iodice Realty Co, John Russo, 2364 Lorillard pl, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 261.

SOUTHERN BLVD, w s, 225 n Jennings st, two 5-sty brick tenements, 50x88, slag roof; cost, \$100,000; owners, Soward Bldg. Co., Frank Begrish, 800 East 149th st, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 262.

BRYANT AV, e s, 60 s 165th st, 5-sty brick tenement, 50x87, slag roof; cost, \$35,000; owners, Reich Bldg. Co., Jacob Reich, 822 Beck st, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 259.

179TH ST, n s, 30.27 e Bathgate av, 5-sty brick tenement, slag roof, 49.5x93; cost, \$41,000; owners, Burnett Well Const. Co., Robt. Burnett, 1014 East 163d st, Pres.; architect, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 272.

184TH ST, n w cor Grand Concourse, two 5-sty brick tenements, slag roof, 62x83.3, 68.4x72.1; cost, \$100,000; owners, Wicklow Bldg. Co., Inc., Patrick Dwyer, 1879 So. Boulevard, Pres.; architect, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 273.

BRIGGS AV, w s, 142.03 s 197th st, two 5-sty brick tenements, tar and gravel roof, size irregular; cost, \$90,000; owners, J. H. M. Const. Co., Jas. H. Miles, 54 Maiden la, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 268.

FULTON AV, w s, 240.31 n 167th st, 5-sty brick tenement, tar and gravel roof, 67.1x114.5; cost, \$70,000; owners, Esther Realty Co., Inc., Max Cohen, 790 Riverside Drive, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 269.

GRAND CONCOURSE, w s, 232.03, n 184th st, 5-sty brick tenement, tin roof, 50x66.7; cost, \$30,000; owners, Nista Const. Co., John Nista, 2434 Cambreleng av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 274.

SHERMAN AV, e s, 227 n 163d st, two 5-sty brick tenements, slag roof, 43x85.6; cost, \$70,000; owners, Edw. J. Byrne Const. Co., Inc., Edw. J. Byrne, 148th st and Willis av, Pres. and architect. Plan No. 270.

#### Brooklyn.

#### CHURCHES.

DEAN ST, s s, 50 w Saratoga av, 1-sty brick synagogue, 21.4x55, gravel roof; cost, \$10,000; owner, Becker Chalom Congregation, 1855 Prospect pl; architect, Morris Whinston, 459 Stone av. Plan No. 3455.

#### DWELLINGS.

KENMORE PL, e s, 140 n Av M, 2-sty frame dwelling, 22.2x37.8, shingle roof, 1 family; cost,



\$5,000; owners, Schmukler & Abramson, 205 Snedeker av; architects, Slee & Bryson, 154 Montague st. Plan No. 3392.

KENMORE PL, e s, 220 n Av M, 2-sty frame dwelling, 22.2x37.8, shingle roof, 1 family; cost, \$5,000; owners, Schmukler & Abramson, 205 Snedeker av; architects, Slee & Bryson, 154 Montague st. Plan No. 3390.

KENMORE PL, w s, 380 s Av L, 2-sty frame dwelling, 22.2x37.8, shingle roof, 1 family; cost, \$5,000; owners, Schmukler & Abramson, 205 Snedeker av; architects, Slee & Bryson, 154 Montague st. Plan No. 3391.

12TH AV, n w cor 79th st, 2-sty frame dwelling, 26x51.8, shingle roof, 1 family; cost, \$4,500; owner, Reinhard Hall, 1655 42d st; architect, Benj. F. Hudson, 319 9th st. Plan No. 3385.

EAST 37TH ST, w s, 100 s Av L, nine 2-sty brick dwellings, 17.9x42, slag roof, 1 family each; total cost, \$25,200; owner, Reinhard Hall Realty Co., 1655 42d st; architect, Benj. F. Hudson, 319 9th st. Plan No. 3345.

97TH ST, s s, 247.6 e 4th av, 2-sty frame dwelling, 18x40, gravel roof, 2 families; cost, \$2,000; owner, Hans Hansen, 432 97th st; architect, Harry Rucker, 9004 5th av. Plan No. 3334.

DRESDEN ST, w s, 300 s Ridgewood av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,000; owner, Chas. Gallagher, 126 Dresden st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3346.

MALTA ST, e s, 255 s Vienna av, 1-sty frame dwelling, 18x40, slag roof, 1 family; cost, \$1,500; owner, Ernest Grozder, 171 Malta st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3351.

CATON AV, n e cor East 3d st, eight 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, \$28,000; owner, Peter Collins, 135 Westminster rd; architect, B. F. Hudson, 319 9th st. Plan No. 3349.

COFFEY ST, n s, 25 w Dwight st, five 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$20,000; owner, Fred W. Sillack, 2123 Av G; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 3426.

EAST 22D ST, e s, 260 s Av M, 2-sty frame dwelling, 31x49.6, single roof, 1 family; cost, \$5,000; owners, Albert Parkin & ano, 5 Canarsie la; architect, Saml Kaiser, 713 7th av, Manhattan. Plan No. 3430.

50TH ST, n s, 220 e 14th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$6,000; owner, Rombum Bldg Corp, 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 3432.

61ST ST, n s, 100 w 7th av, four 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$20,000; owner, Thos. Williams, 675 75th st; architect, F. W. Eisenla, 16 Court st. Plan No. 3431.

AV P, s s, 40 w Hendrickson st, 2-sty frame dwelling, 22x35, shingle roof, 1 family; cost, \$3,000; owner, Angalina Girardi, 2086 Flatbush av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3433.

HART ST, n s, 100 w Knickerbocker av, 2-sty brick dwelling, 20.8x45, slag roof, 2 families; cost, \$6,000; owner, Frank Marino, 705 Hart st; architects, Cannella & Gallo, 60 Graham av. Plan No. 3462.

46TH ST, s s, 360 e 13th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,000; owner, Kornblum Bldg. Corp., 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 3458.

KINGS PL, w s, 251 s Kings highway, two 2-sty brick dwellings, 18.9x36, tin roof, 1 family each; total cost, \$6,000; owner, F. C. Rudloff, 1470 East 3d st; architect, C. G. Wessell, 1118 Av J. Plan No. 3494.

46TH ST, s s, 100 e East 14th av, two 2-sty frame dwellings, 20.6x48, shingle roof, 2 families each; total cost, \$10,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3489.

46TH ST, n s, 140 w 15th av, three 2-sty frame dwellings, 22.2x54.2, shingle roof, 2 families each; total cost, \$15,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3488.

47TH ST, n s, 300 e 14th av, two 2-sty frame dwellings, 20.6x48, shingle roof, 2 families each; total cost, \$10,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3486.

80TH ST, s s, 133.4 w Ridge boulevard, 2-sty frame dwelling, 22x46.6, shingle roof, 1 family; cost, \$5,000; owner, Morrison Allardyce Const. Co., 539 48th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3496.

14TH AV, n w cor 51st st, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$5,000; owner, C. W. P. Co., 5107 New Utrecht av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3485.

**FACTORIES AND WAREHOUSES.**

HANSON PL, s e cor Ashland pl, 1-sty brick storage, 14.6x33 concrete roof, cost, \$1,000; owner, L. I. R. Co., Penn. Station, Manhattan; architect, J. R. Savage, Jamaica Station. Plan No. 3381.

ATLANTIC AV, n w cor Elton st, 4-sty brick factory, 177.5x105.1, slag roof; cost, \$75,000; owner, Sanlis Realty Co., 299 Broadway, Manhattan; architect, M. A. Cantor, 373 Fulton st. Plan No. 3411.

HART ST, n s, 100 w Knickerbocker av, 2-sty brick factory, 25x46, slag roof; cost, \$4,000; owner, Frank Marino, 705 Hart st; architects, Cannella & Gallo, 60 Graham av. Plan No. 3463.

GREENPOINT AV, s s, 76.6 w Russell st, 1-sty brick factory, 25.6x95, slag roof; cost, \$3,500; owner, Jas. Keely, 117 Milton st; architect, John Dreyer, 75 Oakland st. Plan No. 3449.

**STABLES AND GARAGES.**

MANSFIELD PL, n s, 550 n Voorhies av, 1-sty brick garage, 23.6x21.6, shingle roof; cost, \$400; owner, Antonio L. Aste, Mansfield pl and Jerome av; architect, Wm. S. Fitzpatrick, 2454 East 14th st. Plan No. 3380.

ATLANTIC AV, s s, 80 w Nostrand av, 1-sty brick garage, 53.3x100, slag roof; cost, \$8,000; owners, H. & H. Garage Co., 652 Jefferson av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 3355.

MALTA ST, e s, 255 s Vienna av, 1-sty frame stable, 25x14, slag roof; cost, \$500; owner, Ernest Grozder, 171 Main st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3352.

CARROLL ST, n s, 120 w Kingston av, 1-sty brick garage, 13.4x18.4, gravel roof; cost, \$400; owner, Agnes L. Graves, on premises; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 3425.

AV S, s s, 40.6 w East 8th st, 1-sty frame garage, 12x16, — roof; cost, \$250; owner, Eliz. M. Merkle, 26 Ferry st, Woodhaven; architect, Geo. E. Crane, 2706 Jamaica av. Plan No. 3407.

BEDFORD AV, e s, 40 s Farragut rd, 1-sty brick garage, 20x19, shingle roof; cost, \$500; owner, Wilhelmina von Lehn, 464 East 24th st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 3416.

LINCOLN RD, w s, 240 s Etna st, 1-sty frame garage, 24.6x18, tar roof; cost, \$200; owner, Carl Schaitzer, on premises; architect, L. F. Schillinger, 167 Van Sielen av. Plan No. 3421.

SENATOR ST, s s, 499.10 e 4th av, 1-sty brick garage, 35.1x17.4, tin roof; cost, \$1,000; owner, Victor A. E. Wiekman, on premises; architect, John Burke, 379 Union st. Plan No. 3444.

47TH ST, n s, 240 e 15th av, 1-sty brick garage, 12x16, — roof; cost, \$400; owner, Jonas Vogel, 1236 50th st; architect, F. W. Eisenla, 16 Court st. Plan No. 3442.

SNEDIKER AV, w s, 140 s Pitkin av, 1-sty

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## Plans Filed, Brooklyn, Continued.

brick garage, 19x18, slag roof; cost, \$400; owner, Harry Weinberg, 194 Snedker av; architects, Farber & Markwitz, 189 Montague st. Plan No. 3473.

14TH AV, n e cor 45th st, 1-sty brick garage, 20x20, concrete roof; cost, \$350; owner and architect, R. Vander Veen, 961 52d st. Plan No. 3464.

## STORES AND DWELLINGS.

ROCKAWAY AV, e s, 30 n Glenwood rd, 1-sty frame store and dwelling, 27x42, tin roof, 2 families; cost, \$1,600; owner, Jacob Rappold, 2746

Fulton st; architect, E. Dennis, 241 Schenck av. Plan No. 3328.

NELSON ST, s s, 118.6 e Columbia st, 2-sty brick store and dwelling, 25x26.6, 2 families; cost, \$3,500; owner, Gerardo Lugo, 12 Nelson st; architect, Max Hirsch, 391 Fulton st. Plan No. 3364.

DEAN ST, s s, 100 w Saratoga av, two 1-sty brick stores and dwellings, 16.10x26.2, gravel roof, 2 families each; total cost, \$4,000; owners, Sarah Braunsten & ano, 2118 Dean st; architect, Mitchell Bernstein, 131 East 23d st, Manhattan. Plan No. 3467.

SANDS ST, n s, 266.8 w Bridge st, 2-sty brick store and dwelling, 25x75, gravel roof, 2 families; cost, \$800; owner, John J. Spowers, 101 Pierrepont st; architects, Slee & Bryson, 154 Montague st. Plan No. 3435.

FLATBUSH AV, n e cor Parkside av, 3-sty brick store and dwelling, 20.1x30, slag roof, 2 families; cost, \$8,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3479.

FLATBUSH AV, e s, 20.1 n Parkside av, six 3-sty brick stores and dwellings, 20.1x55.11, slag roof, 2 families each; total cost, \$48,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3478.

## STORES AND TENEMENTS.

NEW JERSEY AV, w s, 100 n Fulton st, two 4-sty brick tenements, 50x93, slag roof, 23 families each; total cost, \$70,000; owner, Realty Constn. Co., 1422 Pitkin av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3388.

WARWICK ST, s w cor Belmont av, 4-sty brick tenement, 25x90, slag roof, 12 families; cost, \$12,000; owner, General Const. Bldg. Co., 422 Jerome st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 3403.

EAST 16TH ST, s w cor Newkirk av, 2-sty brick store and tenement, 32x68.4, tin roof, 3 families; cost, \$12,000; owner, Mau Const. Co., 1215 47th st; architect, Adam Fischer, 862 Bushwick av. Plan No. 3428.

EAST 16TH ST, w s, 44.11 n Newkirk av, four 3-sty brick stores and tenements, 20x55.3, tin roof, 3 families each; total cost, \$28,000; owner, Mau Const. Co., 1215 47th st; architect, Adam Fischer, 862 Bushwick av. Plan No. 3427.

NEW LOTS RD, n w cor Hendrix st, 3-sty brick store and tenement, 21.2x73, slag roof, 5 families; cost, \$15,000; owner, Hadrian Realty Co., 674 Hendrix st; architect, Morris Rothstein, 601 Sutter av. Plan No. 3456.

CRYSTAL ST, w s, 100 s Belmont av, four 2-sty frame tenements, 20x65, shingle roof, 4 families each; total cost, \$16,000; owner, C. & K. Const. Co., 1507 Washington av; architect, S. Millman, 1780 Pitkin av. Plan No. 3483.

FOUNTAIN AV, e s, 100 s Belmont av, four 2-sty frame tenements, 20x65, gravel roof, 4 families each; total cost, \$16,000; owner, C. & K. Const. Co., 1507 Washington av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3482.

RALPH AV, w s, 107.9 s Bergen st, 4-sty brick store and tenement, 25x80, gravel roof, 7 families; cost, \$15,000; owner, M. & D. Bldg. Co., 266 Herzl st; architect, S. Millman, 1780 Pitkin av. Plan No. 3481.

## THEATRES.

3D AV, n w cor 72d st, 3-sty brick theatre, 88x169, gravel roof; cost, \$200,000; owner, Bay Ridge Theatre Corp., 46 Madison st; architect, Robt. T. Rasmussen, 999 Bergen st. Plan No. 3408.

RODNEY ST, n e cor Grand st, 1-sty brick store, 20x36.4, gravel roof; cost, \$800; owner, Lazarus Harris, 285 Division av; architect, Morris Perlestein, 37 Fulton av, Middle Village, Queens. Plan No. 3372.

8TH ST, n s, 206.10 e 5th av, 2-sty brick post-office, 66x82.8, gravel roof; cost, \$20,000; owner, T. A. Clarke Co., 122 Livingston st; architect, R. T. Short, 370 Macon st. Plan No. 3397.

## MISCELLANEOUS.

15TH AV, s e cor 54th st, 2-sty frame carriage house and dwelling, 23x23, tile roof, 1 family; cost, \$1,000; owner, Sarah Oshinsky, on premises; architects, Farber & Markwitz, 180 Montague st. Plan No. 3405.

WEST 21ST ST, e s, 294 s Surf av, 2-sty brick bathroom, 80x50, slag roof; cost, \$600; owner, Ruhman Holding Corp., 161 Canal st, Manhattan; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3499.

## Queens.

## DWELLINGS.

BAYSIDE.—Bell av, w s, 171 s Lawrence blvd, 2-sty frame dwelling, 20x60, shingle roof, 1 family; cost, \$3,000 (store and dwelling); owner, Harry Bell, Bell av, Bayside; architect, G. Harnden, 3d st, Bayside. Plan No. 1536.

DUNTON.—Maure av, w s, 245 n Liberty av, two 2½-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Soshen Constn. Co., 17 George st, Jamaica; architect, I. M. Kirby, 363 Fulton st, Jamaica. Plan Nos. 1539-40.

FLUSHING.—Cypress av, s s, 100 w Parsons av, four 2½-sty frame dwellings, 18x40, shingle roof, 1 family, steam heat; cost, \$14,000; owners, Miller & Rubin, Nebraska av, Dunton; architect, L. Danancher, Jamaica. Plan Nos. 1543-4-5-6.

JAMAICA BAY.—Hook Creek, w s, near Rich- ters Hotel, 1-sty frame dwelling, 16x20, tin roof; cost, \$300; owner, H. Speicher, on premises. Plan No. 1524.

JAMAICA.—Pulaski st, w s, 160 n Pacific st, two 2-sty frame dwellings, 16x40, tin roof, 2 families; cost, \$3,000; owner, Thos. Gerus, 150 Wyckoff st, Jamaica; architect, J. F. Beball, 324 Fulton st, Jamaica. Plan Nos. 1534-35.

JAMAICA.—Briarwood rd, n e cor Orchard st, 2½-sty frame dwelling, 32x35, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Otto H. Mohrken, 378 Shelton av, Woodhaven; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 1530.

LITTLE NECK HILLS.—Iowa rd, s s, 264 w Highland av, 2-sty frame dwelling, 24x24, shingle roof, 1 family, steam heat; cost, \$3,500; owner, John Loughran, Little Neck Hills; architect, W. S. Moore, 30 East 42d st, Manhattan. Plan No. 1525.

WOODHAVEN.—Thrall pl, w s, 150 n Fulton st, two 2½-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$5,000; owner, A. J. Cobb, 729 Digby st, Woodhaven; architect, Chas. G. Wessel, 1118 Av J, Brooklyn. Plan No. 1522-23.

WOODHAVEN.—Oxford av, s w cor Bram- don av, two 2½-sty frame dwellings, 23x38, shingle roof, 1 family, steam heat; cost, \$8,000; owner, Wilmet D. Losee, 726 Hatch av, Woodhaven; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 1528-29.

ELMHURST.—Clermont av, s s, 221 e Thomp- son av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$3,000; owner, P. Mulligan, 32 Lenox av, Winfield; architect, R. W. Johnson, Hunt st, Corona. Plan No. 1514.

GLEN MORRIS.—Church st, w s, 200 s Haw- tree av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat; cost, \$2,800; owner and architect, Rudolph E. Zachrow, 4726 Lib- erty av, Richmond Hill. Plan No. 1512.

JAMAICA.—Hardenbrook av, e s, 140 n Shel- ton av, 2½-sty frame dwelling, 30x46, shingle roof, 1 family, steam heat; cost, \$8,000; owner, Dr. Louis Fechtig, Jamaica; architect, C. G. Parks, Inwood. Plan No. 1517.

JAMAICA.—Cherry av, n s, 387 e New York av, two 2-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Rockaway Coast Realty Co., Frank av, Edge- mere; architect, owner. Plan Nos. 1505-06.

KEW.—Abingdon rd, n s, 250 e Brevoort st, three 2½-sty frame dwellings, 34x29, shingle roof, 1 family, steam heat; cost, \$15,000; owner, John K. Turton, 101 Park av, Manhattan; archi- tects, Slee & Bryson, 154 Montague st, Brook- lyn. Plan Nos. 1508-9-10.

MASPETH.—Jefferson av, e s, 142 s Calamus rd, 1-sty frame dwelling, 22x38, tin roof, 1 fami- ly; cost, \$1,500; owner, J. J. Van Pola, 135 Jefferson st, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1513.

RICHMOND HILL.—Division av, w s, 255 n Myrtle av, 2½-sty frame dwelling, 21x40, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Peter Blank, 1019 Bushwick av, Brook- lyn; architect, Wm. Debus, 86 Cedar st, Brook- lyn. Plan No. 1515.

WOODHAVEN.—Togo st, w s, 200 s Old South rd 2-sty frame dwelling, 12x16, shingle roof, 1 family; cost, \$200; owner, Geo. Vanhove, 607 Linwood st, Brooklyn. Plan No. 1520.

FLUSHING.—25th st, e s, 220 n Av A, 2-sty frame dwelling, 16x30, tin roof, 1 family; cost, \$1,600; owner, C. Miller, 25th st, Flushing. Plan No. 1567.

FLUSHING.—Av A, s s, 20 e 26th st, 1-sty frame dwelling, 13x15; cost, \$100; owner, Stephen Bubeska, on premises. Plan No. 1566.

FLUSHING.—Chestnut st, s s, 60 w Central av, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$2,200; owner, Cambrian Realty Co., 100 Amity st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1553.

FLUSHING.—Bowne av, w s, 300 n Queens av, 2-sty frame dwelling, 19x32, shingle roof, 1 family, steam heat; cost, \$2,500; owner, H. P. Adams, 279 Jamaica av, Flushing; architect, owner. Plan No. 1547.

FOREST HILLS.—Livingston st, s s, 100 e Colonial av, 2½-sty frame dwelling, 28x32, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1551.

GLENDALE.—Parkview av, w s, 260 n Myrtle av, three 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$6,000; owner, John Cromarty, 3694 Broadway, Manhattan; architects, Koch & Wagner, 26 Court st, Brook- lyn. Plan Nos. 1571-2-3.

NEPONSET.—Ontario st, e s, 240 s Newport av, 2-sty frame dwelling, 30x40, shingle roof, 1 family, steam heat; cost, \$4,200; owner, Mrs. Dora Stuart, Seminole av, Neponset; architect, C. F. Lyon, 22 Beach 90th st, Rockaway Beach. Plan No. 1555.

QUEENS.—Hemp and Jamaica turnpike, s s, 200 e Park Hill blvd, 2½-sty frame dwelling, 28x37, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Henry Meyer, 277 Gates av, Brooklyn; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 1568.

WHITESTONE.—7th av, s w cor 8th st, 2½- sty frame dwelling, 24x34, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Wm. McMahon, 7th av, Whitestone; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1552.

WOODHAVEN.—Vandever pl, s e cor Elm st, ten 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, \$24,000; owner, Gascoyne Realty Co., 470 Manor av, Woodhaven; archi- tect, G. E. Crane, 4710 Jamaica av, Woodhaven. Plan Nos. 1556 to 1565.

ELMHURST.—Arlington av, w s, 498 n Bush- wick and Newtown turnpike, 2½-sty frame dwelling, 21x46, shingle roof, 1 family, steam heat; cost, \$3,500; owner and architect, A. Bar- ymore, Broadway, Elmhurst. Plan No. 1589.

FLUSHING.—Franklin pl, s s, 155 e Colden av, 2½-sty frame dwelling, 42x34, shingle roof, 1 family, steam heat; cost, \$6,500; owner, Nor- man DeForest, 390 Broadway, Flushing; archi- tect, Fred Johnson, 46 Prospect st, Flushing. Plan No. 1591.

HOLLIS.—Chichester av, s s, 140 w Garrison av, two 2½-sty frame dwellings, 24x40, shingle roof, 1 family, steam heat; cost, \$6,000; owner and architect, Fred Wingerath, Maple av, Hol- lis. Plan No. 1577-78.

MASPETH.—Fisk av, s s, 100 n Linden st, 2- sty frame dwelling, 21x30, shingle roof, 1 fami- ly; cost, \$2,000; owner, Rocco Dragone, 19 Elm- st, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1579.

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**QUEENS.**—North Wertland av, n e cor Wood av, 2-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Frances A. Denton, Queens; architect, C. Henry, Vaughan av, South Jamaica. Plan No. 1600.

**RIDGEWOOD.**—Palmetto st, s w cor Double-day st, two 3-sty brick dwellings, 20x63, tin roof; cost, \$10,000; owner, Wm. R. Gibson, 766 Fresh Pond rd, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avcs, Ridgewood. Plan Nos. 1594-95.

**ROSEDALE.**—Washington av, s s, 225 e Rose-dale av, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, \$2,500; owner, C. C. Nelson, 82 Van Siclen av, Brooklyn; architect, N. C. Mortinsen, Rosedale. Plan No. 1582.

**FACTORIES AND WAREHOUSES.**

**L. I. CITY.**—Thompson av, s w cor Van Buren st, 1-sty tile storage, 20x46, slag roof; cost, \$1,000; owner, E. E. Smith Constn Co., 101 Park av, Manhattan. Plan No. 1521.

**OZONE PARK.**—Rockaway blvd, s s, 80 e Hamburg av, 1-sty steel shop, 21x36, steel roof; cost, \$1,500; owner, Wm. B. Plunkitt, on premises. Plan No. 1569.

**STABLES AND GARAGES.**

**EDGE-MERE.**—Beach av, w s, 140 n Mermaid av, frame garage, 12x18, tin roof; cost, \$150; owner, Jas. Penners, on premises. Plan No. 1527.

**FLUSHING.**—19th st, n w cor State st, 1-sty frame garage, 12x20, shingle roof; cost, \$250; owner, M. Rollnick, on premises. Plan No. 1541.

**EDGE-MERE.**—Beach 33d st, w s, 580 s Edge-mere av, 1-sty frame garage, 12x16, shingle roof; cost, \$400; owner, Mrs. M. Brill, 33d st, Edgemere. Plan No. 1511.

**ELMHURST.**—Foley st, 18, steel garage, 16x 18; cost, \$250; owner, E. C. Cox, on premises. Plan No. 1519.

**GLENDALE.**—Lafayette st, 20, 1-sty frame garage, 16x14, tin roof; cost, \$75; owner, A. Flade, on premises. Plan No. 1507.

**L. I. CITY.**—9th av, w s, 632 n Riker av, 1-sty brick garage, 37x37, slag roof; cost, \$2,000; owner and architect, Astoria Veneer Mills Co., on premises. Plan No. 1503.

**L. I. CITY.**—9th av, e s, 350 n Vandeventer av, 1-sty tile garage, 12x18; cost, \$200; owner, J. Kern, 556 9th av, L. I. C. Plan No. 1502.

**RICHMOND HILL.**—Greenwood av, 556, steel garage, 10x16; cost, \$165; owner, A. Dillman, on premises. Plan No. 1518.

**WHITESTONE.**—22d st, n s, 150 w 8th av, 1-sty frame garage, 10x15; cost, \$80; owner, J. B. Tyler, on premises. Plan No. 1504.

**WINFIELD.**—Worthington st, e s, 225 w Woodside av, 1-sty brick stable, 14x14, slag roof; cost, \$140; owner, J. Kuzak, on premises; architect, F. Chmelik, 795 2d av, L. I. City. Plan No. 1516.

**CORONA.**—Astoria rd, s s, 40 w 46th st, 1-sty frame garage, 12x20, tin roof; cost, \$150; owner, Thos. F. O'Neil, on premises. Plan No. 1548.

**ELMHURST.**—Victor pl, e s, 200 s 3d st, 1-sty frame stable, 20x10; cost, \$150; owner, S. Mark, on premises. Plan No. 1549.

**FLUSHING.**—Amity st, s s, 79 n 14th st, 1-sty frame garage, 10x16, tin roof; cost, \$100; owner, J. T. Watson, Flushing. Plan No. 1554.

**FLUSHING.**—Sandford av, n w cor Central av, 1-sty frame garage, 16x20, shingle roof; cost, \$250; owner, Pushea Williams, premises. Plan No. 1584.

**GLENDALE.**—Lafayette av, e s, 340 n Myrtle av, 1-sty frame garage, 16x14, tin roof; cost, \$100; owner, A. Fladel, premises. Plan No. 1592.

**GLENDALE.**—Webster av, w s, 419 n Cooper av, 1-sty brick stable, 20x20, gravel roof; cost, \$500; owner, Frank Vitale, 1683 Woodward av, Ridgewood. Plan No. 1574.

**STORES AND DWELLINGS.**

**L. I. CITY.**—Broadway, n w cor 13th av, five 3-sty brick stores and dwellings, 20x50, slag roof, 2 families; cost, \$29,500; owner, 20th Av. Realty Co., 44 Court st, Brooklyn; architect, M. A. Cantor, 373 Fulton st, Brooklyn. Plan Nos. 1586-87.

**RICHMOND HILL.**—Jamaica av, s e cor Cedar av, 2-sty brick store and dwelling, tin roof, 2 families; cost, \$6,000; owner, Sunshune Realty Corp., 44 Court st, Brooklyn; architect, Fred W. Eisenelli, 147 Remsen st, Brooklyn. Plan No. 1581.

**RICHMOND HILL.**—Jamaica av, s s, 20 e Cedar av, 2-sty brick store and dwelling, tin roof, 2 families; cost, \$4,500; owner, Sunshune Realty Corp., 44 Court st, Brooklyn; architect, Fred W. Eisenelli, 147 Remsen st, Brooklyn. Plan No. 1580.

**RIDGEWOOD.**—Fresh Pond rd, w s, 92 n Myrtle av, 3-sty brick store and dwelling, 28x 65, tin roof, 2 families; cost, \$5,000; owner, Montauk Building Co., 578 Essex st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avcs, Ridgewood. Plan No. 1596.

**STORES, OFFICES AND LOFTS.**

**L. I. CITY.**—10th av, w s, 114 s Jamaica av, 1-sty brick store, 41x37, shingle roof, 1 family; cost, \$1,500; owner, Reliable Building Co., 1404 2d av, Manhattan; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 1585.

**WOODHAVEN.**—Fulton st, s w cor Ferry st, 1-sty frame store, 27x19, slag roof; cost, \$450; owner, Lerner Realty Co., Woodhaven. Plan No. 1576.

**FOREST HILLS.**—Continental av, w s, 150 n Austin st, 1½-sty brick bakery, 17x35, slag roof; cost, \$1,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1550.

**BAYSIDE AV.**—L. I. R. R., foot of 7th st, 1-sty frame storeroom, 24x16, gravel roof; cost, \$150; owner, Bayside Tennis Club, Bayside. Plan No. 1583.

**CORONA.**—Roosevelt av, s s, 100 e Albertis av, 1-sty frame office, 10x20, tin roof; cost, \$150; owner, P. Vanerwald, premises. Plan No. 1588.

**STORES AND TENEMENTS.**

**L. I. CITY.**—Woolsey st, e s, 103 s Hoyt av, 4-sty brick tenement, 44x100, slag roof; cost, \$16,000; owner, Louis Levin, 566 10th av, L. I. City; architect, Frank Chemlik, 796 2d av, L. I. City. Plan No. 1532.

**RIDGEWOOD.**—Fresh Pond rd, w s, 197 n Myrtle av, three 3-sty brick tenements, 28x70, tin roof, 6 families; cost, \$24,000; owner, Montauk Building Co., 578 Essex st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avcs, Ridgewood. Plan No. 1597.

**RIDGEWOOD.**—Fresh Pond rd, w s, 120 n Myrtle av, 3-sty brick tenement, 27x79, tin roof, 6 families; cost, \$8,000; owner, Montauk Building Co., 578 Essex st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avcs, Ridgewood. Plan No. 1599.

**RIDGEWOOD.**—Fresh Pond rd, w s, 120 n Myrtle av, 3-sty brick tenement, 27x76, tin roof, 6 families; cost, \$8,000; owner, Montauk Building Co., 578 Essex st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avcs, Plan No. 1598.

**THEATRES.**

**ARVERNE.**—Vernam av, n e cor Boardwalk, air dome; cost, \$2,000; owner, Edw. Margolis, on premises. Plan No. 1531.

**L. I. CITY.**—11th av, w s, 100 s Jamaica av, air dome; cost, \$300; owner, Arcadia Amusement Co., 187 Vandeventer av, L. I. City; archi-

tect, P. Coco, 120 West 32d st, Manhattan. Plan No. 1570.

**MISCELLANEOUS.**

**FLUSHING.**—Elm st, s s, 240 w Murray st, 1-sty frame shed, 12x18, tin roof; cost, \$125; owner, G. Henning, on premises. Plan No. 1537.

**MIDDLE VILLAGE.**—Lafayette st, n e cor Hinman st, 1-sty frame shed, 10x21, tar roof; cost, \$100; owners, Simon & Pollack, on premises. Plan No. 1526.

**ROCKAWAY BEACH.**—Boroughs av, s w cor Maple pl, frame shed, 20x36, tin roof; cost, \$90; owner, M. M. Keshin, on premises. Plan No. 1501.

**L. I. CITY.**—Steinway av, w s, 175 s Jamaica av, metal booth for moving picture machine; cost, \$115; owner, N. Marks, premises. Plan No. 1575.

**Richmond.**

**DWELLINGS.**

**ALLEN PL.** e s, 223 s Park pl, New Brighton, 2-sty frame dwelling, 22x22; cost, \$1,800; owner, Mary A. Phillips, 300 West 49th st, Manhattan; architect, J. J. McHenry, 125 Allen pl, New Brighton. Plan No. 400.

**NEW DORP LA.** s w cor Bayview pl, New Dorp Beach, 2-sty brick dwelling, 22x29; cost, \$1,000; owner, Mrs. A. Vanderhoef, 65 Westervelt av, New Brighton; architect, John Davies, Tompkinsville. Plan No. 409.

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## Plans Filed—New Buildings—(Continued).

1ST ST, s e cor Ocean av, New Dorp, S. I., 2-sty frame dwelling, 22x30; cost, \$2,000; owner, Emil Peterson, Princes Bay. Plan No. 422.

GREELEY AV, s s, 200 n Kruser st, Concord, 2-sty frame dwelling, 24x28; cost, \$2,500; owner, Meta F. Whitaker, 1240 Richmond rd; architect, A. Buttermark, Concord. Plan No. 399.

GREELEY AV, s s, 180 n Kruser st, Concord, 2-sty frame dwelling, 24x28; cost, \$2,500; owner, Meta F. Whitaker, 1240 Richmond rd; architect, A. Buttermark, Concord. Plan No. 398.

MYRTLE AV, n s, 100 e Elizabeth st, West New Brighton two 2½-sty frame dwellings, 25x26; cost, \$6,400; owner, Staten Island Holding Co., Rosebank, N. Y.; architect, W. H. Hoffman, West New Brighton; Builders, Karlsson Bros., Tompkinsville. Plan No. 420.

MYRTLE AV, n s, 180 w Elizabeth st, West New Brighton, 2½-sty frame dwelling, 28x27; cost, \$3,600; owner, Staten Island Holding Co., Rosebank, N. Y.; architect, W. H. Hoffman, West New Brighton; builder, J. Larsen, Port Richmond. Plan No. 419.

RONIA AV, n s, 100 w Turf av, New Dorp, 1-sty brick dwelling, 23x34; cost, \$1,000; owner, Ristrina Afrussa, 141 West Houston st; architect, E. H. Lockhart, 59 Overbrook av, Midland Heights; builder, Antonia Casella, 326 East 11th st, Manhattan. Plan No. 426.

WINANT AV, n s, 50 w Hudson pl, Graniteville, 2-sty frame dwellings, 16x40; cost, \$1,480; owner, M. E. Egbert, Graniteville, S. I.; architect, F. D. Drake, Mariner's Harbor. Plan No. 417.

12TH AV, n s, 150 e Jersey st, New Brighton, 2½-sty frame dwelling, 20x46; cost, \$4,500; owner, Edw. Breier, 150 5th av, New Brighton; architect, H. Hermansen, 240 Oakland av, West Brighton. Plan No. 411.

## STORES AND DWELLINGS.

GRIFFIN ST, w s, 236 s Richmond turnpike, 3-sty brick store and dwelling, 25x50; cost, \$8,000; owner, Geo. L. Egbert, Tompkinsville; architect, Robert Curry, 45 Broadway, Manhattan; builder, Karlsson Bros., Tompkinsville. Plan No. 423.

6TH ST, s w cor Rose av, New Dorp, S. I., two 2-sty frame store and dwelling, 22x96; cost, \$6,000; owner, Emil Peterson, Princess Bay. Plan No. 421.

## PLANS FILED FOR ALTERATIONS.

## Manhattan.

ATTORNEY ST, 87-89, w s, 125 n Delancey st, alter stairs, new doors, balconies to 2-sty brick synagogue; cost, \$200; owner, Congregation, I. Gal. Dukler Mogen Abraham, 280 East 10th st; Pres., Sigmund Schnee; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1056.

CANAL ST, 440-444, and Vestry st, extend stairways, new fireproof doors and stairways to 7-sty brick warehouse and factories; cost, \$500; owner, Corporation of Trinity Church, 187 Fulton st; rector, Dr. William T. Manning; architect, Thos. F. Rae, 253 West 27th st. Plan No. 1088.

CROSBY ST, 79-85, remove partitions new fireproof partitions, fireproof s. c. doors and new stairs and bulkhead to 6 and 7-sty brick lofts; cost, \$3,000; owner, George G. Williams Estate, 270 Broadway; trustee, Frank B. Keech, care Wm. Ayers, Jr., 270 Broadway; architect, Edward L. McCormick, 83 East 52d st. Plan No. 1055.

DIVISION ST, 7, s s, 65.6 e Catherine st, remove extension, new show windows, stairs, partitions and new extension to 3-sty brick lofts; cost, \$5,000; owner, Sarah Bernstein, 88 Division st; architect, Max Muller, 115 Nassau st. Plan No. 1087.

EAST HOUSTON ST, 283, s s, 75 w Clinton st, new store front, grating and doors to 5-sty brick tenement; cost, \$500; owner, Adam A. Schopp, 53 3d av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1080.

ELIZABETH ST, 302, e s, 90 s Bleecker st, new stairs to 5-sty brick stable and lofts; cost, \$75; owner, Elouise C. Hoffman, 283 Dean st; architects, Brook & Rosenberg, 350 Fulton st, Brooklyn. Plan No. 1058.

FRONT ST, 186, w s, 42 n Burling slip, extend stairs, fireproof doors, galvanized skylights to 5-sty brick lofts; cost, \$97; owner, Wm. J. Matheson, 184 Front st; architect, Geo. P. Chappell, 258 Broadway. Plan No. 1081.

GREENWICH ST, 402-404, increase carrying capacity of floor to 6-sty brick storage; cost, \$6,000; owner, Carman Realty Co., 123 Lockwood av, New Rochelle; Pres., W. J. Amend, 119 Nassau st; architects, Messrs. Friedman, Robertson & Keeler, 90 West st. Plan 1047.

MADISON ST, 170, s s, 138 e Pike st, erect partitions, water closet compartments, window openings to 4-sty brick tenement; cost, \$300; owner, Thomas Carroll, 263 Hewes st, Brooklyn; architect, Morris Schwartz, 194 Bowery. Plan No. 1045.

MOTT ST, 59, new stairs, door openings and stud partitions to 6-sty brick loft building; cost, \$200; owners, John Boyce Smith, Wood Cliff Lake, N. J., and Mulberry Realty Co., Abraham Sobel, Pres., 509 West 110th st; architect, George H. Robertson, 111 Broadway. Plan No. 1067.

MOTT ST, 66, 175 n e Bayard st, installing new sinks and tubs and changing doors to 4-sty brick stores and tenement; cost, \$350; owner, Martin Rothschild, 987 Madison av; architects, Gross & Kleinberger, Bible House. Plan No. 1083.

SPRING ST, 67-73, n s, 48 w Lafayette st, new fireproof partitions, fireproof s. c. doors, skylights, bulkhead and new window to (2) 6-sty brick and fireproof lofts; cost, \$2,500; owner, John W. Aitken, 69 Spring st; architects, Volckening & Holler, Jr., 82 Wall st. Plan No. 1098.

SPRING ST, 149, remove fire escape, new doors, sash, stairway to 8-sty brick factory; cost, \$1,700; owner, Pondista Realty Co., 165 Broadway; President, Elliott N. Eldridge, 61 Worth st; architect, National Bridge Works, 1123 Broadway. Plan No. 1100.

SUFFOLK ST, 21, w s, 175 s Grand st, remove store fronts and brick piers, floor beams, new store fronts and windows, beams, columns and girders, stairs, partitions to 4-sty brick stores and lofts; cost, \$7,500; owner, Abraham H. Levy, 378 Grand st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1071.

WALL ST, 45-47, erect steel support to 18-sty fireproof offices; cost, \$500; owners, the United States Trust Co., 45-7 Wall st; Pres., Edward W. Sheldon; architect, the Rusling Co., 39 Cortlandt st, President, Joseph L. Rusling. Plan No. 1094.

WEST ST, 439-41, s e cor Bank st, new wood stair, fireproof enclosure and doors to 7-sty brick factory; cost, \$1,200; owner, George F. Morgan, 439 West st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 1063.

WHITE ST, 43-5, remove elevator shaft, new concrete flooring and alter stairs to 6-sty brick stores and lofts; cost, \$500; owner, J. C. Ayer Estate, Lowell, Mass.; F. Ayer, sole trustee, Boston, Mass; architect, Matthew J. McQuillan, 253 Pearl st. Plan No. 1070.

WOOSTER ST, 239-41, w s, 95 w 4th st, new front wall, reconstruct roof, new store fronts to 3-sty brick stores and lofts; cost, \$5,000; owner, Max Taigman, on premises; architect, M. Joseph Harrison, World Building. Plan No. 1073.

10TH ST, 291-303 West, n s, 90 e West st, extend floor back 49.4 and new partitions to 5 and 3-sty brick office, washroom and storage; cost, \$1,000; owner, Beadleston and Woerz, 291 West 10th st, President, Alfred N. Beadleston; architect, F. G. Johnson, 171 Madison av. Plan No. 1089.

22D ST, 407 East, n s, 119 e 1st av, new partitions (water closet compartments), new skylights and windows to 4-sty brick tenement; cost, \$1,200; owner, Robert Binz, 407 East 22d st; architect, Otto Reissmann, 407 East 22d st. Plan No. 1078.

23D ST, 71-79 West, n e cor 6th av, erect fireproof vault and vent duct to 19-sty fireproof stores and lofts; cost, \$1,000; owner, Trustees Masonic Hall and Asylum Fund, 46-54 West 24th st; Pres., George J. Jackson, 41 Park Row; Treas., Geo. F. Montgomery, 105 Fulton st; architect, H. P. Knowles, 52 Vanderbilt av. Plan No. 1046.

25TH ST, 141-155 East, n s, 125 ft e Lexington av, new partitions to 7-sty fireproof loft building; cost, \$700; owner, New York Railway Co., 165 Broadway; Pres., Theodore P. Shonts; Vice-Pres., David W. Ross; architect, Adolph E. Nast, 546 5th av. Plan No. 1053.

36TH ST, 53-57 West, n s, 195 e 6th av, erect wood gravity tank, pressure tank, steel support and fireproof pent house to 12-sty fireproof light factory; cost, \$2,200; owner, Newtown Creek Dock Properties, Inc., 129 Front st; Walter J. Vreeland, Sec. and Treas.; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn, N. Y. Plan No. 1064.

35TH ST, 62-64 West, n s, 153 e 6th av, 2-sty addition to 12-sty fireproof store and offices; cost, \$2,500; owner, Samuel Green, 45 West 34th st, president of the Monolith Realty Co., 45 West 34th st; architect, Abraham H. Zacharius, 45 West 34th st. Plan No. 1082.

41ST ST, 416 West, s s, 224.1 w 9th av, new water closet compartments, plumbing, cut windows, extend hall to 5-sty brick tenement; cost, \$1,500; owner, Gustava Branat, 314 West 4th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1106.

42D ST, 124 West, s s, 225 w 6th av, remove stairway, new stairway, ceiling, cashier's cage and (2) new windows to 9-sty fireproof store and offices; cost, \$3,000; owner, New York Edison Co., 130 East 15th st; Pres., Nicholas F. Brauy; architect, William Weissenberger, Jr., 130 East 15th st. Plan No. 1060.

43D ST, 132-6 West, erect wooden tank and steel support to 8-sty fireproof storage and stores; cost, \$1,500; owners, Acker, Merrill & Condit, 132-4-6 West 43d st; architects, Morwitz & Somenfeld, 230 Grand st. Plan No. 1948.

44TH ST, 133-137 West, new partitions, skylights and bath rooms to 4-sty brick stores and offices; cost, \$2,000; owner, Whitney Lyon, 375 Park av; architects, Charles A. Rich and F. Mathesius, Jr., 320 5th av. Plan No. 1086.

46TH ST, 63 West, build areaway to 4-sty brick stores, lofts and dwelling; cost, \$100; owner, The Helenita Realty Co., 67 West 46th st; Pres., John J. Hearn, Treas., William N. Cohan, 452 West 55th st; architect, Stacy B. Apydke, Jr., 32 West 4th st. Plan No. 1051.

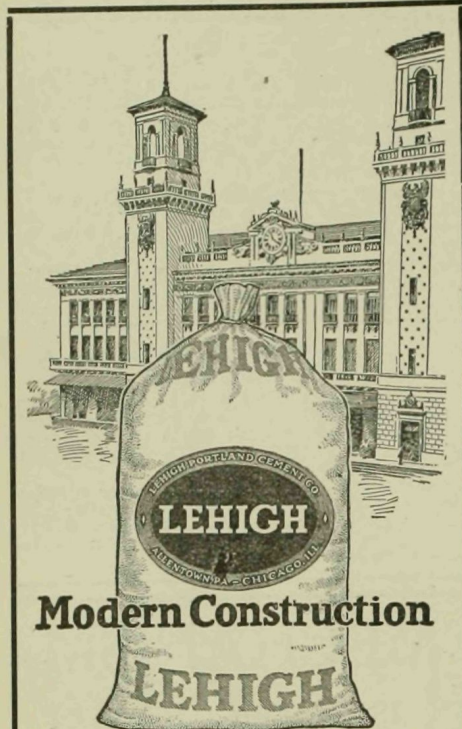
52D ST, 49-51 East, remove areas, new extension and transoms to 7-sty fireproof garage and dwelling; cost, \$3,000; owner, William K. Vanderbilt, 660 5th av; architect, Whitney Warren and Charles D. Wetmore, 16 East 47th st. Plan No. 1092.

53D ST, 436-40 East, construct steel supports for gravity and pressure tanks to 3-sty brick factory; cost, \$2,000; owner, the Nineteenth Ward Realty Co., 25 Broad st, Pres., Adolph Kern; architect, the Rusling Co., 39 Cortlandt st, Pres., Joseph L. Rusling. Plan No. 1093.

56TH ST, 228 East, 225 w 2d av, remove wash tubs and sinks and erect new bath rooms to 5-sty brick tenement; cost, \$500; owner, William Keuthen, 228 East 56th st; architect, P. F. Brogan, 119 East 23d st. Plan No. 1101.

57TH ST, 350 East, removal of basement floor, ceiling and partitions, new floor, ceiling, partitions, wall to 1-sty brick church; cost, \$30,000; owner, Church of St. John of Nepomuch, 350 East 57th st, Rev. John Kropac, pastor, 348 East 57th st; architect, Stephen J. Kodak, 45 Warburton av. Plan No. 1091.

62D ST, 12 East, raise tier beams, remove partitions, new walls, elevator, fireproof staircase to 5-sty brick, private dwelling; cost, \$900; owner, City Real Estate Co., 176 Broadway; Vice Pres., Clarence H. Kelsey; architect, Harry Allen Jacobs, 320 5th av. Plan No. 1049.



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60TH ST, 58 East, s s, 160 w Park av, new stud partitions, shaft and steel beams to 5-sty brick dwelling; cost, \$2,000; owner, Alice Sachs, 58 East 66th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 1085.

73D ST, 177-179 East, n s, 115 w 3d av, new partitions, fireproof doors to 5-sty fireproof private garage and apartment; cost, \$2,000; owner, Automobile Realty Co., president, Nicholas F. Brady, 130 East 15th st; architect, William Weissenberger, Jr., 130 East 15th st. Plan No. 1075.

74TH ST, 232 West, s s, 182 w Broadway, 1-sty extension to 3-sty brick lofts; cost, \$2,000; owner, The Onward Construction Co., 2011 Broadway, Thomas Stokes, vice-president; architects, A. Wallace McCrea & Co., 23 East 15th st. Plan No. 1072.

76TH ST, 427-29 East, n s, 200 w of n w cor Av A, erect wood gravity tank and steel pressure tank, steel supports and frostproof house to 5-sty brick cigar factory; cost, \$2,100; owner, August Braun, 316 East 67th st; architect, Franklin Machine & Steam Boiler Works; Pres., Jos. Montgomery, 11-27 Franklin st, Brooklyn. Plan No. 1054.

77TH ST, 44-50 West, s s, 150 e Columbus av, new partitions to divide rooms to 14-sty fireproof apartment house; cost, \$2,400; owner, Manhattan Square Apartment Association, 44-50 West 77th st; vice-president and part owner, Russell Dart; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 1107.

78TH ST, 169 East, n s, 199 w 3d av, 1-sty addition to 3-sty brick residence; cost, \$2,000; owner, Mrs. John R. MacArthur, 346 West 84th st; architects, Satterlee & Boyd, Wm. F. Lep-pin 3 West 29th st. Plan No. 1103.

79TH ST, 230 West, s e cor Broadway, erect mezzanine to 12-sty fireproof apartment house; cost, \$200; owner, 230 West 79th St. Corporation, 601 West 115th st; Pres., Joseph Paterno, 435 Riverside Drive; architects, Schwartz & Gross, 347 5th av. Plan No. 1102.

80TH ST, 77 East, n w cor Park av, remove walls, partitions, alter stairs, new store fronts, new rear extension to 5-sty brick stores and apartments; cost, \$10,000; owner, S. Levy, 77 East 80th st; architect, J. F. Rieger, 104 Nassau st. Plan No. 1079.

82D ST, 102-108 West, and 440-454 Columbus av, install (4) new bath rooms and windows to 7-sty brick hotel and stores; cost, \$3,500; owner, The Vivian Roberts Estate, 2 Wall st; trustees, H. Thompson, R. W. Freedman and C. S. Cooke; architect, Ernest A. Lynde, 663 East 165th st, Bronx. Plan No. 1065.

89TH ST, 123-125 West, alter elevator and shaft, new skylight to 5-sty brick stable; cost, \$1,500; owner, Mrs. Elise M. Welton, 290 West 90th st; architect, C. B. Brun, 405 Lexington av. Plan No. 1077.

106TH ST, 416-422 East, and 105th st, East, cover court with corrugated galvanized iron to 4-sty brick factory; cost, \$2,000; owner, Max Nathan, 32 East 72d st; architect, Wesley J. Havell, 325 East 31st st. Plan No. 1057.

114TH ST, 411 East, new window openings, partitions, steam heat, repair stairs, erect new balconies to 5-sty brick stores and tenement; cost, \$6,000; owner, Enrico Viggiani, 411 East 114th st; Pres., Arthur Arcander, 994 Grand av, Bronx; architect, Arthur Arcander Co., 994 Grand av. Plan No. 1099.

115TH ST, 341 East, n s, 100 w 1st av, new extension and driveway to 3-sty brick dwelling; cost, \$250; owner, Lena Manzino, 341 East 115th st; architects, B. F. Thompson & Co., 1679 Carter av. Plan No. 1066.

124TH ST, 71 West, n s, 156 e Lenox av, new partitions, dumbwaiter shaft, galvanized iron skylight f. p. s. c. doors, plumbing, fire escapes and bulkhead, remove cellar stairs to 5-sty brick tenement; cost, \$5,000; owner, Louisa Bittroff Estate, 71 West 124th st; executor, Leopold B. Bittroff; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1050.

134TH ST, 55 West, and 135th st, 359 e Lenox av, construct moving picture theatre (open air) to 3-sty brick theatre; cost, \$1,000; owner, Samuel A. Cunningham, 70 East 38th st; architects, Neville & Bagge, 105 West 40th st. Plan No. 1069.

BROADWAY, 1914-1916, s e cor 64th st, sub-divide store, new partitions, stairway to 3-sty brick stores and lofts; cost, \$300; owner, Kenneth H. Wood, 45 Cedar st; architect, M. Joseph Harrison, World Building, Manhattan. Plan No. 1090.

LEXINGTON AV, 1579-85 s e cor 96th st, remove street encroachments to 5-sty brick Public School 86; cost, \$13,000; owner, City of New York, care Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1062.

LEXINGTON AV, 1732, n w cor 108th st West, divide store, new show windows to 3-sty brick stores and tenement; cost, \$300; owner, Henry Market, 756 Prospect av, Bronx; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1052.

LEXINGTON AV, 2099, s e cor 127th st, remove partitions and stoop, new elevator, dumbwaiter, plumbing, partitions, new entrance, extend extension, change stairs to 4-sty brick hospital; cost, \$15,000; owner, Harlem Eye, Ear and Throat Infirmary, 144 East 127th st; president, Eugene E. Hinkle, 534 West 156th st; architects, Walter Katz and I. G. Feiner, 505 5th av. Plan No. 1076.

MADISON AV, 527, e s, 40 s 54th st, erect new fire escapes to 4-sty brick shop and dwelling; cost, \$500; owner, Dr. Duncan Buckley, care architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1059.

MADISON AV, 343-45, e s, 25 n 44th st, remove windows, new frames and sash and wall to 61 ft. brick stores and lofts; cost, \$300; owner, Louis & Henry Schmitt, 343 Madison av; architect, John F. Rieger, 154 Nassau st. Plan No. 1095.

MANHATTAN AV, 540, install 6-room apt where restaurant exists, new partitions and plumbing fixtures to 6-sty brick apt house; cost, \$1,000; owner, Hancock Construction Co., 122d st and Manhattan av, Pres., Philip Meir-owitz; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1096.

MT. MORRIS PARK WEST, 35-38, s w cor 124th st, new bathroom, fireproof partitions and new windows to 6-sty fireproof apartment house; cost, \$600; owner, Bernard Ratkowsky, 50 West 120th st; architect, John Brandt, 271 West 125th st. Plan No. 1061.

ST. NICHOLAS AV, 1126-30, e s, 26 n 166th st, change stairs, new partitions, stairs, entrance and raise roof to 2-sty brick store and office; cost, \$3,000; owner, Anthony F. Koebble, 1124 St. Nicholas av; architect, Henry A. Koebble, 114 East 28th st. Plan No. 1084.

WEST BROADWAY, 170, n w cor Worth st, new fireproof windows and door, remove wall to 6-sty brick offices and shop; cost, \$200; owner, William Reynolds Brown, 79 Park av; engineer, R. P. Gustin, 30 East 42d st. Plan No. 1104.

2D AV, 186, e s, 41 s 12th st, extend show windows, remodel front stoop and reset cellar stairs to 4-sty brick store and tenement; cost, \$150; owner, Caesar Millis, 186 2d av; architect, Chas. M. Straub, 147 4th av. Plan No. 1074.

2D AV, 1228-32, new fireproof partitions, stairs to 6-sty brick factory; cost, \$2,000; owner, Catherine A. Beekman Estate, Charles K. Beekman, trustee, in care of Beekman, Menken & Griscom, 52 William st; architect, William F. Beekman, 345 5th av. Plan No. 1097.

5TH AV, 316, s s, 251 e 2d st, new partitions, stairways, windows and new store front to 3-sty brick store and dwelling; cost, \$3,000; owner, Max Bierman, 75 Av A; architect, Jacob Fischer, 25 Av A. Plan No. 1068.

5TH AV, 99-101, extend stairs to roof, doors, framing, etc., to 12-sty brick stores and lofts; cost, \$600; owner, United States Life Insurance Co. of N. Y. City; Pres., Dr. John P. Munn, 277 Broadway; Alfred Wheelwright, vice-president; architect, Adolph Rosenbaum, 540 West 58th st. Plan No. 1105.

**Bronx.**

ROSEWOOD ST, n s, 67 w Olinville av, move 2 1/2-sty frame barn; cost, \$300; owner, Patrick Butler, 3301 Olinville av; architects, Ebert & Pringle, 3329 Olinville av. Plan No. 185.

MORTON PL, 147, 2-sty frame extension, 24x 12.6, to 2-sty frame dwelling; cost, \$600; owners, Gartland Realty Co., on premises; architect, Edwin Wilbur, 562 West 164th st. Plan No. 189.

142D ST, s s, 250 w Willis av, new doors, new stairs to 2-sty brick garage; cost, \$150; owner, Sidney H. Nash, on premises; architect, Harry T. Howell, 3d av and 149th st. Plan No. 191.

FORDHAM ROAD, s e cor Hughes av, new show windows, new partitions to two 3-sty frame store and dwelling; cost, \$500; owner, Louise Moorehead, 10 St. Nicholas Terrace; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 192.

MORRIS AV, n w cor 177th st, two 1-sty frame extensions, 20.6x15, 37.6x15, to 1-sty frame hall; cost, \$1,000; owner, St. Edmond's Church, Dr. John C. Smiley, 206 East Tremont av, rector; architect, Wm. Mayer, 373 4th av. Plan No. 190.

ROSEWOOD AV, n w cor Olinville av, move 2 1/2-sty frame dwelling; cost, \$450; owner, Patrick Butler, 3301 Olinville av; architects, Ebert & Pringle, 3329 Olinville av. Plan No. 186.

SO. BOULEVARD, w s, 50 s 173d st, 1-sty brick extension, 15x32, to 3-sty brick stable and dwelling; cost, \$100; owners, Alpeiana Realty Co., on premises; architect, Edw. J. L. Raldius, 1104 Findlay av. Plan No. 193.

WILLIS AV, 481, 1-sty brick nicolette, 25x 106; cost, \$700; owner, Emma L. Mahoney, 1281 Franklin av; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 187.

**Brooklyn.**

ADAMS ST, 242, interior alterations to 3-sty dwelling; cost, \$300; owner, Frank Lauria, 59 Tillary st; architect, Pasquale Gagalaridi, 239 Navy st. Plan No. 3457.

BALTIC ST, 631, extension to 3-sty tenement; cost, \$1,000; owner, R. H. Bellinger, 631 Baltic st; architect, B. E. Groerer, 111 4th av. Plan No. 3509.

BERRIMAN ST, 390, extension to 2-sty dwelling; cost, \$350; owner, Abram Ramries, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3347.

COOK ST, 178, exterior alterations to 5-sty factory; cost, \$2,000; owner, Iron Clad R. E. Co., 929 Flushing av; architect, Suffern Eng. Co., 149 Broadway, Manhattan. Plan No. 3384.

CLINTON ST, w s, 104 n State st, exterior alterations to 3-sty dwelling; cost, \$7,500; owner, Mrs. Mary V West, Hotel Bessert; architect, Beverly King, 103 Park av, Manhattan. Plan No. 3450.

COOPER ST, 257, extension to 3-sty dwelling and store; cost, \$700; owners, Welz & Zerweck, Myrtle and Wyckoff avs; architect, Max Hirsch, 391 Fulton st. Plan No. 3468.

DECATUR ST, 198, extension to 2-sty dwelling; cost, \$400; owner, Dora Axelstrom, on premises; architect, H. E. Esterbrook, 1463 Fulton st. Plan No. 3493.

DOUGLASS ST, 328, extension to 2-sty stable; cost, \$15,000; owner, Otto R. Berger, 575 Degraw st; architect, Frank E. Kelly, 390 Douglass st. Plan No. 3454.

FREEMAN ST, 206, extension to 3-sty tenement; cost, \$350; owner, Solomon Henkin, on premises; architect, Jas. McKillopp, Jr., 154 India st. Plan No. 3344.

FULTON ST, 468, interior alterations to 5-sty store; cost, \$2,500; owners, Wm. Trotter & ano.,

45 William st, Manhattan; architect, John C. Wendell, 4 Court sq. Plan No. 3355.

HINSDALE ST, 580, interior alterations to 2-sty dwelling; cost, \$200; owner, Sadie Herstein, on premises; architect, Jacob Fein, 99 Powell st. Plan No. 3323.

HOOPER ST, 208, interior alterations to 3-sty dwelling; cost, \$150; owner, Philip Warshauer, on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 3393.

HOPKINS ST, 236, interior alterations to 2-sty dwelling; cost, \$500; owner, Emma Baumgarten, 142 Harrison av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3367.

HOPKINS ST, 257, interior alterations to 3-sty dwelling; cost, \$2,000; owner, Chas. H. Wohlers, 502 Broadway; architect, Otto Strack, 214 East 23d st, Manhattan. Plan No. 3466.

LEONARD ST, 97, interior alterations to 2-sty synagogue; cost, \$3,500; owner, Cong. Sons Abraham, 63 Boerum st; architect, Lew Koen, 27 Graham av. Plan No. 3366.

MALTA ST, 18, interior alterations to 2-sty dwelling; cost, \$350; owner, Harry Sacks, 428 Hegeman av; architect, Morris Rothstein, 601 Sutter av. Plan No. 3400.

MIDWOOD ST, 118, extension to 3-sty garage; cost, \$600; owner, Andrew I. Sherman, 44 Dongan st; architect, Chas. B. White, 375 Fulton st. Plan No. 3379.

MONROE ST, 669, extension to 1-sty garage; cost, \$200; owner, Jas. Perlman, 669 Monroe st; architect, Max Cohn, 510 Leonard st. Plan No. 3399.

MONTAGUE ST, 200, alter elevator in office building; cost, \$2,700; owner, Continental Ins. Co., 158 Montague st; architect, Harry R. Cullmer, 220 Broadway, Manhattan. Plan No. 3375.

NAVY ST, 123, exterior alterations to 3-sty store and tenement; cost, \$200; owner, Rosina Monaco, 71 Navy st; architect, Pasquale Gagalaridi, 239 Navy st. Plan No. 3325.

NELSON ST, 14, interior alterations to 2-sty dwelling; cost, \$400; owner, Gerardo Liego, 12 Nelson st; architect, Max Hirsch, 391 Fulton st. Plan No. 3363.

POWELL ST, 129, extension to 2-sty dwelling; cost, \$500; owner, Simon Gasner, 1868 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3395.

PRESIDENT ST, 1505, extension to 2-sty dwelling; cost, \$1,500; owner, Dr. Michael A. Colm, 1506 President st; architect, Axel Hedinson, 371 Fulton st. Plan No. 3329.

STANHOPE ST, 45, interior alterations to 2-sty dwelling; cost, \$1,000; owner, Parmillia Shueragai, on premises; architects Louis Allmendinger, 926 Broadway. Plan No. 3440.

UNION ST, 66, exterior alterations to 3-sty tenement; cost, \$700; owner, Nicholas Cavagnaro, 44 1st pl; architect, Wm. J. Ryan, 162 Ryerson st. Plan No. 3382.

VERMONT ST, 495, interior alterations to 2-sty dwelling; cost, \$300; owner, Benny Abramowitz, 75 Delancey st, Manhattan; architect, Morris Schwartz, 194 Bowery, Manhattan. Plan No. 3414.

WALTON ST, 65, interior alterations to two 3-sty tenements; cost, \$800; owner, Jos. Marienhoff, 659 Myrtle av; architect, Lew Koen, 27 Graham av. Plan No. 3357.

WASHINGTON ST, 21-27, interior alteration to 6-sty factory; cost, \$250; owner, Robt. Gair, 50 Washington st; architect, Lawrence Beattie, 581 Amersfort pl. Plan No. 3422.

WYONA ST, n w cor Arlington av, interior alterations to 4-sty school; cost, \$500; owner, City N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 3365.

1ST ST, 282, plumbing to 3-sty tenement; cost, \$300; owner, Carmine Migone, on premises; architect, Danl. Larrocca, 169 5th av. Plan No. 3373.

EAST 2D ST, 587, plumbing to 2-sty dwelling; cost, \$300; owner, Vincent Molinari, on premises; architect, Henry Rucker, 9004 5th av. Plan No. 3512.

NORTH 9TH ST, n s, 123.8 w Withers st, interior alterations to 3-sty tenement; cost, \$400; owner, Martinelli Dominic, on premises; architects, Lespia & Salvati, 525 Grand st. Plan No. 3439.

BAY 22D ST, 55, extension to 2-sty dwelling; cost, \$600; owner, Giovanni Pandolfina, 51 Bay 22d st; architect, Fremam P. Imperato, 356 Fulton st. Plan No. 3474.

EAST 28TH ST, w s, 420 n Farragut rd, extension to 1-sty shed; cost, \$3,000; owner, Wm. J. Tienkin, 1424 Flatbush av; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 3461.

EAST 28TH ST, 374, extension to 2-sty dwelling; cost, \$600; owner, Miss Mary Dummett, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 3460.

39TH ST, 929, extension to 2-sty store and dwelling; cost, \$800; owner, Salvatore Antonio, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 3358.

39TH ST, 929, interior alterations to 2-sty storage and dwelling; cost, \$300; owner, Salvatore Antonio, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 3359.

39TH ST, 1131, interior alterations to 3-sty dwelling; cost, \$1,000; owner, Henry Goldstein, 1131 39th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 3336.

EAST 40TH ST, 23, extension to 7-sty dwelling; cost, \$1,000; owner, Jos. A. Schmidt, 393 East 40th st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3476.

59TH ST, 1669, exterior alterations to 2-sty dwelling; cost, \$500; owner, Mrs. Mary Kressch, on premises; architect, Lew Koen, 27 Montrose av. Plan No. 3415.

77TH ST, 511, move 2-sty dwelling; cost, \$500; owner, Albert Erickson, 5th av and 77th st; architect, Harry Rucker, 9004 5th av. Plan No. 3511.

ALBANY AV, 251, extension to 2-sty dwelling; cost, \$900; owner, Johanna E. Curren, 1203 Albany av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 3497.



## Alterations—(Continued).

BATH AV, 1653, extension to 2-sty dwelling; cost, \$800; owner, Jos. Newman, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 3406.

BROADWAY, 1365, exterior alterations to 3-sty bank and dwelling; cost, \$5,000; owner, Phoebe E. Leverich estate, 449 McDonough st; architect, Wm. Debus, 86 Cedar st. Plan No. 3459.

CARLTON AV, 446, extension to 3-sty dwelling; cost, \$1,500; owner, Rosina Rotiera, 448 Carlton av; architects, Laspia & Salvati, 525 Grand st. Plan No. 3438.

DEKALB AV, 135, extension to 3-sty dwelling; cost, \$800; owner, Rudolph E. Emmerich, on premises; architects, Voss & Lauritzer, 65 DeKalb av. Plan No. 3362.

DEKALB AV, s e cor Carlton av, extension to 3-sty dwelling; cost, \$1,500; owner, Frank De Hegman & ano, 269 Carlton av; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 3383.

DE KALB AV, 1106, extension to two 3-sty stores and dwellings; cost, \$1,000; owner, Pinus Gaus, on premises; architect, Leon Lannenfeld, 230 Grand st. Plan No. 3477.

FLATBUSH AV, 817, interior alterations to 1-sty theatre; cost, \$3,000; owner, Carlton Amusement Co., on premises; architect, A. G. Carlison, 157 Remsen st. Plan No. 3443.

LEE AV, 2, interior alterations to 2-sty offices; cost, \$1,500; owner, City N. Y.; architect, Thos. E. O'Brien, 240 Center st, Manhattan. Plan No. 3322.

MYRTLE AV, 57, interior alterations to 3-sty dwelling; cost, \$1,500; owner, Dr. John H. Reb, 328 Jay st; architect, A. Hedman, 371 Fulton st. Plan No. 3338.

PROSPECT AV, 139, exterior alterations to 2-sty dwelling; cost, \$200; owner, Solomon Feinberg, 33 Howard pl; architect, D. A. Lucas, 98 3d av. Plan No. 3409.

RIVERDALE AV, 263, extension to 2-sty store and tenement; cost, \$700; owner, Abr. Kessman, 45 Riverdale av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3396.

4TH AV, n w cor 46th st, extension to 5-sty hospital; cost, \$8,000; owner, Norwegian Hospital, on premises; architects, Forster & Gade, 15 West 38th st, Manhattan. Plan No. 3326.

4TH AV, n w cor 46th st, exterior alterations to 5-sty garage and laundry; cost, \$3,000; owner, Norwegian Hospital, on premises; architects, Forster & Gade, 15 West 38th st, Manhattan. Plan No. 3327.

7TH AV, 534, interior alterations to 3-sty dwelling; cost, \$400; owner, Wm. Dengler, 926 58th st; architect, T. H. Johnson, 429 7th av. Plan No. 3339.

15TH AV, 6303, interior alterations to 3-sty store and dwelling; cost, \$1,500; owner, Abraham Ratnoff, 6408 18th av; architect, Henry Zlot, 65 Grand st, Manhattan. Plan No. 3429.

## Queens.

BAYSIDE.—Broadway, n w cor Bell av, plumbing to hotel; cost, \$150; owner, Mrs. F. Egle, on premises. Plan No. 987.

BAYSIDE.—Bell av, e s, 200 s Park av, 2-sty frame extension, 25x24, front and side dwelling, interior alterations; cost, \$800; owner, Jas. W. Cain, premises; architect, W. T. Willett, Bayside. Plan No. 1057.

COLLEGE POINT.—Av C, s s, 75 w 10th st, 1-sty built underneath dwelling; cost, \$800; owner, Geo. V. Young, on premises; architect, T. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 1042.

COLLEGE POINT.—14th st, w s, 75 s 4th av, 2-sty frame extension, 14x12, rear dwelling, interior alterations; cost, \$750; owner, Edw. Schlussmann, on premises; architect, E. Leo McCracken, College Point. Plan No. 1017.

FLUSHING.—Amity st, n s, 300 e Lawrence st, 1-sty frame extension, 9x18, rear dwelling, tin roof; cost, \$175; owner and architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1019.

FAR ROCKAWAY.—White st, w s, 118 s Mott av, interior alterations to store; cost, \$250; owner, L. P. Edsall, on premises. Plan No. 1003.

FLUSHING.—Beach st, n s, 150 e Wilson av, plumbing to dwelling; cost, \$75; owner, John Miller, on premises. Plan No. 1000.

FLUSHING.—Colden av, 165, new concrete foundation to dwelling; cost, \$150; owner, Ellen Lee, on premises. Plan No. 992.

FLUSHING.—Beech st, s s, 20 e Wilson av, plumbing in dwelling; cost, \$62; owner, M. Sperling, premises. Plan No. 1055.

FLUSHING.—Beech st, s s, 60 e Wilson av, plumbing in dwelling; cost, \$110; owner, Mrs. Kerwin, premises. Plan No. 1056.

FLUSHING.—Broadway, s s, 100 w Main st, interior alterations to store; cost, \$100; owner, Edw. Bowne, premises. Plan No. 1058.

FLUSHING.—Broadway, 139, plumbing in dwelling; cost, \$75; owner, T. H. Burney, premises. Plan No. 1062.

GLENDALE.—Indiana pl, s s, 360 e Tesla pl, plumbing to dwelling; cost, \$35; owner, J. Hofer, on premises. Plan No. 1004.

GLENDALE.—Myrtle av, 1912, plumbing to dwelling; cost, \$70; owner, H. Ruthman, 1031 14th st, Brighton Beach, L. I. Plan No. 982.

GLENDALE.—Lafayette st, s e cor Edsall av, plumbing to dwelling; cost, \$200; owner, R. Plaut, on premises. Plan No. 977.

JAMAICA.—Hardenbrook av, e s, 20 n Fulton st, plumbing to dwelling; cost, \$100; owner, H. C. Bohack Co., on premises. Plan No. 1037.

JAMAICA.—Van Wyck av, n e cor Liberty av, store front to dwelling; cost, \$350; owner, F. H. Paulsen, on premises. Plan No. 1031.

L. I. CITY.—Ridge st, 93, plumbing to dwelling; cost, \$100; owner, V. Polizo, on premises. Plan No. 1041.

L. I. CITY.—Meadow st, s s, between Pierson and Anabel st, elevator in factory; cost, \$2,750; owner, Degnon Terminal & Realty Co., 30 East 42d st, Manhattan. Plan No. 1039.

L. I. CITY.—2d av, w s, 125 n Beebe av, plumbing to dwelling; cost, \$150; owner, Eliza Hazard, on premises. Plan No. 1036.

L. I. CITY.—Ridge st, s s, 175 w Hopkins av, plumbing to dwelling; cost, \$145; owner, Jos. Castagnetta, on premises. Plan No. 974.

L. I. CITY.—Hopkins av, 400, 2-sty brick extension, 16x10, front of dwelling tin roof, interior alterations; cost, \$1,000; owner, J. H. Dioguardi, on premises. Plan No. 1005.

L. I. CITY.—Boulevard, 233, install new plumbing to dwelling; cost, \$100; Frank Laugo, on premises. Plan No. 998.

L. I. CITY.—Ridge st, n s, 100 w Court st, plumbing to dwelling, cost, \$100; owner, M. Polizo, on premises. Plan No. 989.

L. I. CITY.—Honeywell st, s w cor Jackson av, install new elevator in factory; cost, \$800; owner, Goodyear Tire Co., on premises. Plan No. 988.

L. I. CITY.—Pearsall st, n s, e Starr av, plumbing in dwelling; cost, \$200; owner, Jos. Wasilkowski, premises. Plan No. 1043.

MORRIS PARK.—Sherman st, w s, 150 n Chichester av, plumbing to dwelling; cost, \$130; owner, M. Mattison, on premises. Plan No. 1022.

OZONE PARK.—Hatch av, w s, 140 s Kimball av, 1-sty frame extension rear dwelling; cost, \$325; owner, N. F. Bauna, on premises. Plan No. 1006.

RICHMOND HILL.—Briggs av, w s, 175 n Fulton st, plumbing to dwelling; cost, \$75; A. Newell, on premises. Plan No. 1011.

RICHMOND HILL.—Hamilton av, 720, plumbing to dwelling; cost, \$65; owner, N. Leske, on premises. Plan No. 1010.

RICHMOND HILL.—Briggs av, w s, 150 n Fulton st, plumbing to dwelling; cost, \$75; owner, A. Newell, on premises. Plan No. 1013.

RICHMOND HILL.—Vine st, w s, 250 n Hillside av, plumbing to dwelling; cost, \$65; owner, H. H. Garden, on premises. Plan No. 1012.

RICHMOND HILL.—Beech st, e s, 200 s Broadway, plumbing to dwelling; cost, \$100; owner, N. B. Wood, on premises. Plan No. 1018.

RICHMOND HILL.—Maple st, n s, 225 w Freedom av, plumbing in two dwellings; cost, \$75; owner, M. Huntly, premises. Plan Nos. 1048-49.

RIDGEWOOD.—Foxall st, s e cor Forest av, cut new doorway to garage; cost, \$100; owner, H. Entermann, premises. Plan No. 1045.

RIDGEWOOD.—Hatch av, 702, alterations to garage; cost, \$300; owner, B. E. A. Klock, on premises. Plan No. 983.

RIDGEWOOD.—North st, 479, 1-sty frame extension, 5x7, rear dwelling, tin roof; cost, \$250; owner, Rudolph Sturtzman, on premises. Plan No. 1009.

WHITESTONE.—8th av, 45, repairs to barn; cost, \$124; owner, Consumer Brewing Co., 55th st and Av A, Manhattan. Plan No. 1023.

WOODSIDE.—Jackson av, n s, 25 w Transmeadow rd, alter shed, to provide for garage; cost, \$125; owner, C. Schmidt, on premises. Plan No. 970.

WOODSIDE.—1st st, w s, 150 n Woodside av, plumbing in dwelling; cost, \$150; owner, Fred. S. Duke, premises. Plan No. 1047.

## Richmond.

CANAL ST, s e cor Front st, Stapleton, S. I., alterations to frame tenement; cost, \$1,000; owners, Lembeck & Betz, 173 9th av, Jersey City, N. J.; architect, John Davies. Plan No. 209.

PRICE LA, s s, 175 e Lexington av, Gramtisville, alterations to frame dwelling; cost, \$400; owner, Robert Brown, Norwood, N. J.; builder, Cornelius Prier, 96 Semenson pl. Plan No. 208.

CRESCENT AV, 78, New Dorp, alterations to frame dwelling; cost, \$150; owner, Emil Petersen, Princes Bay. Plan No. 210.

MANOR RD, 871, 100 n Norwalk av, West New Brighton, alterations to frame dwelling; cost, \$500; owner, Peter Haybers, 871 Manor rd, West New Brighton; architect, John Davies. Plan No. 202.

RICHMOND TURNPIKE, n s, 1/4 mile e Union av, Bull's Head, Port Richmond, alterations to frame stable; cost, \$250; owner, Louis Heilbrunn, 60th st and West End av; builder, H. W. Wyman, 97 Wyona av, Port Richmond. Plan No. 201.

SEAFOAM AV, e s, 240 n Cedar gr, New Dorp, alterations to frame bungalow; cost, \$200; owner, Mary E. Noble, Seafoam av, New Dorp; builder, W. N. Noble, Seafoam av, New Dorp. Plan No. 205.

SEASIDE BEACH, s s, 763 w Sand la, South Beach, alterations to frame dance hall; cost, \$350; owner, Aquachonga Amusement Co., 124 West 45th st; architect, E. H. Janes. Plan No. 207.

## PLANS FILED IN NEW JERSEY

## Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending May 8. The location is given, but not the owner's address.

BOUND BROOK.—Liberato DeCastro, 102 Talmage av, 3-sty brick, \$8,000.

NEWARK.—William Brohm, 83 17th av, 3-sty frame alteration, \$300; James E. Bathgate, 326-328 Park av, 4-sty brick, \$21,000; Joseph Palletto, 174 Adams st, 3-sty brick, \$4,000.

JERSEY CITY.—Philip Friese, 152 Manhattan av, 3-sty frame alteration, \$500; Louis Lencoukousky, 189 Danforth av, 3-sty brick, \$9,000; Joseph Bercovitz, 14 Skillman av, 3-sty brick, \$8,000; Pietro and John Verga, 16-18 Wright av, 3-sty brick, \$10,000; Louis Dorison, northeast corner West Side and Kearny avs, 3-sty brick, \$13,000; Luicel and Carmela Amodio, 1591 Boulevard, 3-sty brick, \$7,000.

SHADY SIDE.—John Evans, northwest corner River road and Thomsons lane, 3-sty frame, \$6,000.

ATLANTIC CITY.—Margaret Workman, 272 South Massachusetts av, 3-sty brick, \$13,000.

CLIFTON.—Ernest Burgstahler, 7 Harrison pl, 2-sty brick alteration, \$3,500; Bendetto Alberti, southwest corner 3d st and Barclay av, 2-sty brick, \$5,000.

PASSAIC.—Max Madison, northwest corner Van Winkle av and President st, 3-sty brick, \$12,000; Max Slaflf, 24 Allen st, 3-sty brick, \$6,000; Mokari Brothers, 27 Monroe st, 3-sty brick alteration, \$500.

GARFIELD.—Samuel Zaretsky, 136 Jewel st, 2-sty frame alteration, \$1,500.

NORTH ARLINGTON.—Wm. T. Wilkinson & Son, northwest corner Kearny av and Belleville turnpike, two 2-sty brick, \$18,000.

IRVINGTON.—West Side Park Realty Co., 65 Bruen av, 3-sty frame, \$5,000.

BAYONNE.—Corporation Realty Co., 522 Boulevard, 4-sty brick alteration, \$200.

## PERSONAL AND TRADE NOTES.

BIJOU LIGHTING CO. has recently started in business and opened an office at 2605 8th av.

O'CONNOR-WALKER CUT STONE CO. has moved its offices from 200 5th av to 52 Vanderbilt av.

HARDE & SHORT, architects, have moved their offices from 3 West 29th st to 17 West 44th st.

A. W. EDDY, architect, has recently opened offices at 50 Church st for the practice of his profession.

TILE ARCH CONSTRUCTION CO., contracting, has opened offices in the Transit Building, 5 East 42d st.

E. O. BONNEY was recently appointed a consulting engineer in the New York State Department of Highways.

AMERICAN CEMENT TILE MANUFACTURING CO. has moved its New York offices from 29 Broadway to 50 Church st.

W. S. BRICKEL-SWAIN CO., architects, has moved its offices from 595 Ellicott sq to 46 Chaplin Block, Buffalo, N. Y.

AMERICAN THERMOSTAT CO., Elmira, N. Y., has moved its factory and general offices to 101-103 Mechanic st, Newark, N. J.

VITROLITE COMPANY OF NEW YORK has moved its offices from 200 5th av to the Vanderbilt Concourse Building, 52 Vanderbilt av.

VULCANITE PORTLAND CEMENT CO.'S offices are now located in the new building at 8 West 40th st, opposite the Public Library.

GORDON A. WRIGHT, architect, has moved his offices from 213 Dillaye Building, to 219 Union Building, South Salina st, Syracuse, N. Y.

GORHAM CO., 5th av and 36th st, recently completed a bronze elk which will be placed in the cemetery lot of the Elks Lodge at Trenton, N. J.

TAYLOR-HORNSBY CONSTRUCTION CO., building contracting, has moved its offices from the Post-Standard Building to 101 South Salina st, Syracuse, N. Y.

JEFFREY MFG. CO., Columbus, Ohio, has moved its New York office from 77 John st to 50 Dey st. George H. Mueller, assistant sales manager of the company, has charge of this office.

T. H. McHALE & SON, general contractors, have moved their offices from the McCarthy Building to 604-6 Cahill Building, South Salina st, Syracuse, N. Y.

HENRY KROPKE, formerly associated with W. H. Kropke, of the Bronx, has recently organized the Kropke Plumbing & Heating Co., with offices and shop at 368 Willis av.

MASON R. STRONG, architect, 7 Wall st, has been retained to prepare plans for a building for the Bethlehem Orphans Home, to be erected at Arrochar, S. I., at a cost of \$100,000.

FOSTER CONSTRUCTION CO., general contracting, has recently opened offices in the Kinney Building, Newark, N. J. The firm does a general building business in Newark and vicinity.

COLBY & CHRISTIE, inspection engineers of Philadelphia, have moved their New York office from 1 Madison av to 165 Broadway. Charles S. Bilyeu is the New York representative of the company.

EMIL E. LUNGWITZ, New York City representative of the Kelley Filter Press Co., and the Galigher Machinery Co., of Salt Lake City, has moved his offices from 80 Maiden lane to 30 Church st.

E. V. FROTHINGHAM, Commissioner of Public Works of the Borough of Manhattan, New York City, has tendered his resignation to be effective June 1. He was appointed to office February, 1910.

H. S. COLLETTE, secretary of J. G. White & Co., Inc., and the J. G. White Engineering Corporation, 43 Exchange pl, has resigned from these companies and will make his permanent residence in California.

THEODATE POPE, architect, 15 East 40th st, prominently known as a designer of fine country



homes and for her ability as an interior decorator, is reported as being among the survivors of the Lusitania disaster.

CONTRACTORS estimating labor and materials for the proposed Detroit Municipal Court Building may have access to the plans and specifications in the office of the F. W. Dodge Co., 119 West 40th st.

DANIEL RUNKLE, for a number of years associated with the Warren Foundry & Machine Co., has been appointed New York representative of the Standard Cast Iron Pipe & Foundry Co., with offices at 61 Broadway.

C. H. McDONALD has recently become a member of the staff of the Art Metal Construction Co., Woolworth Building. His entire time will be devoted to calling upon the architects and engineers of the metropolitan district in the interests of the company.

CHAS. FREIDBURG, dealer in plumbers', steam and gasfitters' supplies, has opened offices and salesrooms at 3910 New Utrecht av, Brooklyn. Mr. Freidburg was formerly identified with Saul Rendelstein in the same line of business, as manager and buyer.

LENOX SAND & GRAVEL CO. will move June 1 from 125 West 140th st to the foot of West 158th st. Hoisting and conveying machinery for rapid handling of material is now being installed at the new location and a garage will soon be erected to accommodate additional motor trucks.

JOHN T. ROWLAND, architect of the Jersey City Board of Education, at a recent meeting of the board asked that when the budget, for the coming school fiscal year is prepared, the directors make provision for a clerk to aid him in properly handling the vast amount of business in connection with school building construction.

ALEX SCHWALBACH will sever his connection with the Bearings Company of America, June 1. For the last six years he has been in charge of advertising and publicity for the F & S bearings imported by the former J. S. Bretz Company, and its successor, the Bearings Company of America, 250 West 54th st, New York.

C. S. PAINE CO., LTD., Grand Rapids, manufacturers of a complete line of high grade furniture, have opened salesrooms at 25 West 45th st, Howard I. Beal, who has had wide experience in the furniture business, is in charge of the new showroom and will represent the Paine Company throughout the Metropolitan district.

MRS. JANE C. HUNTER has opened an office and salesroom at 2146 Broadway, under the style "Jayne—Home Furnisher," in connection with F. E. Berton, an interior decorator. Mrs. Hunter will take care of the furniture, upholstery, drapery and novelty end of the business, Mr. Berton confining himself to the wall papers, painting and general alteration work.

L. R. MERRITT & CO., formerly of 95 Liberty st, have moved into larger offices in the new Vanderbilt Concourse Building, 52 Vanderbilt av. The firm represents the following concerns: The Brownell Co., Springfield Boiler & Mfg. Co., Craig, Ridgeway & Son., Coppus Eng. & Equip. Co., Advance Pump & Compressor Co. and James McMillan & Co.

CHAIRMAN McCALL of the Public Service Commission, and Commissioners Hayward, Cram, Wood and Williams were the guests of President Peters of the Long Island Railroad in his private car Thursday afternoon for an inspection trip over that part of the Flushing-Easyside route of the Dual Subway System that passes over the Long Island Railroad tracks.

GEORGE FRED PELHAM, architect, who was appointed as one of the architects on the committee to draft a new building code for the city of New Rochelle, has written to Mayor Griffing, stating that he will be unable to serve on the committee because of his having to be much away from the city. Mayor Griffing has appointed Chas. A. Luppran in Mr. Pelham's place.

SECRETARY ROSWELL D. TOMPKINS, of the United Board of Business Agents of the Building Trades, said this week that nearly 115,000 building workmen are at work in the building industry in New York and that only about 10,000 or 12,000 are now unemployed. "Those now idle," said Mr. Tompkins, "will be at work in a month or so and then all workers in the building industry will be busy."

HERMAN KREITLER, architect, 45 Clinton st, Newark, N. J., who has practiced his profession in Newark and vicinity for the last twenty-five years or more is seriously ill at his country home from a blood clot on the brain. He has designed many prominent private buildings as well as a number of city and county institutions. He is a member of the Essex County Board of Supervising Architects.

JOHN ANDERSON, formerly general superintendent for George B. Spearin, general contractor, and James Wheeler, recently connected with Westinghouse, Church, Kerr & Co., have formed a company to be known as Anderson & Wheeler, Inc., to conduct a business as contracting engineers on dock, timber and concrete construction. The offices of the company will be located at West New Brighton, Staten Island.

WALTER B. CHAMBERS, architect, 109 Broad st, delivered a lecture on "American Church Architecture" in the chapel of the Reformed Church, Poughkeepsie, N. Y., Friday evening, May 14. The lecture was illustrated by a number of lantern slides, showing what are considered some of the finest American church edifices. Mr. Chambers is the architect of the new structure to be erected by the Reformed Church of Poughkeepsie on Hooker av.

STREET PAVEMENT PERMITS.—Owing to the time, trouble, expense attending to details, deposits and refunds that builders and contractors are placed in relation to building material permits, the F. E. Folsom Company of 507 5th av, Manhattan, have started a new business whereby they take out this permit and assume all responsibility for same as to deposits,

charges, and refunds, thereby guaranteeing the builder or contractor the actual cost of the permit at the start of a job.

CHARLES A. BILLINGS, for many years identified with the structural steel business, recently resigned as manager of the Brooklyn plant of the American Bridge Company, and will in the future devote his entire time to personal interests. He was the guest of honor at a dinner held at the Hotel McAlpin on the evening of April 30, and was presented with a loving cup by employees of the company. Previous to his connection with the American Bridge Company he was manager for Post & McCord.

GURNEY ELEVATOR CO., 62 West 45th st, has recently closed contracts for elevator installations in the following buildings: Bijou Building, Broadway and 30th st, I. A. Hopper, Inc., builder, six elevators; Broadway, 35 to 36th st, Thompson-Starrett Co., builders, ten elevators; apartment house at 13-17 West 55th st, George Backer Const. Co., owner and builder, two elevators; apartment house at Broadway and 98th st, Jacob Axelrod, owner and builder, two elevators. Contracts have also been closed for installing elevators in the new buildings for the Union National Bank and Elks Club at Scanton, Pa.

MARK & MOHL, INC., iron works, announces the removal of their works and office to Third av and 6th st, Brooklyn. The move to that locality, which is directly on line of the new Fourth avenue subway, is made in anticipation of the great industrial development which will take place in that part of the city so soon as the transit improvements are completed. Mark & Mohl, Inc., are makers of ornamental iron work of the better grade and of structural steel. Up to now the works have been located in the Greenpoint section of Brooklyn. The concern is one of the number that has looked up and forward during the time of general depression, and as indication of its faith in the good times to come, has extended its capacity, made new installations and is preparing for New York's re-awakening.

The new plant is in a brick building, two stories high, on a plot 50x260, part of which is set aside for storage of materials. The building faces on Third avenue and there is also access to 6th st by means of a driveway, thus allowing a continuous procession of work without the necessity of handling any semi-finished materials back and forth. The most up-to-date shop construction in semi-fireproof type has been used. High headroom, perfect light by means of Bailey sash set in large openings and skylights of ample proportion and perfect sanitary arrangement characterize Mark & Mohl's new shop. One wall is almost entirely of glass, just enough masonry having been provided to carry the roof and floor construction. The drafting rooms and office on the second floor are spacious and perfectly lighted and afford all possibilities for the performance of good work. With a plant of this kind and with skillfully designed shop arrangements and especially adapted machinery which it has, Mark & Mohl, Inc., look forward with certainty to a share in the prosperity that is surely coming to our city.

OBITUARY

CYRUS L. AXTELL, formerly a well-known building contractor in Newark, N. J., and vicinity, died at his home, 76 Steuben st, East Orange, N. J., Saturday, May 8. He was eighty-two years of age and was a veteran of the Civil War. He is survived by his widow, a son and a daughter.

JOHN D. BRODERICK, for sixteen years connected with the Department of Water Supply, Gas and Electricity of the City of New York, died of heart disease at his home, 369 Greene av, Brooklyn, Tuesday, May 11. He was seventy-six years old, and leaves his widow, two sons and three daughters.

CARL EDWARD ANSELM, of the firm of Meyer & Anselm, iron manufacturers and contractors, and a real estate operator of prominence in Brooklyn, died suddenly of paralysis of the larynx at his home, 62 Elton st, Brooklyn, Tuesday, May 11. Mr. Anselm was born in New York City May 5, 1864, and had been a resident of Brooklyn for many years. For thirty years he had been engaged in the structural iron manufacturing business. He was president of the Title Estates and Mortgage Company; president of the Nassau Co-Operative Building and Loan Association; a trustee of Tyrian Lodge, No. 618, F. and A. M.; a member of the Mechanics and Traders Exchange of Brooklyn; a director of the East New York Savings Bank; a member of Atlantic Council, Royal Arcanum; Bunker Hill Lodge, Independent Order of Odd Fellows; Montauk Council, of the Order of Heptasophs; the Society of Old Brooklynites and the Brooklyn League. Mr. Anselm had been for many years active in the Republican politics of the district in which he lived, and was prominent in the social life of the Arlington section. He is survived by his widow.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its annual meeting at Atlantic City, N. J., June 22-26.

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

NATIONAL ASSOCIATION OF MASTER PLUMBERS hold its annual convention at San Francisco, June 30-July 1.

AMERICAN IRON AND STEEL INSTITUTE will hold its eighth annual meeting at the Waldorf-Astoria Hotel, Friday, May 28.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its annual convention in Chicago, June 10-11. Secretary, F. F. Fish, Chicago.

AMERICAN WATERWORKS ASSOCIATION will hold its annual convention in Cincinnati, O., May 25-28. Secretary, J. M. Diven, 47 State st, Troy, N. Y.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention in the Second Regiment Armory, Trenton, N. J., May 25-27.

NATIONAL CONFERENCE ON CITY PLANNING will be held in Detroit, Mich., June 7-9. Secretary, Flavel Shurtleff, 19 Congress st, Boston, Mass.

NATIONAL RETAIL HARDWARE ASSOCIATION will hold its annual convention in St. Paul, Minn., June 22-24. Secretary, M. L. Corey, Argos, Ind.

HERBERT ADAMS, 131 West 11th st, has been elected president of the National Sculptors' Society, to succeed Karl Bitter, who died recently as the result of an automobile accident.

NATIONAL DISTRICT HEATING ASSOCIATION will hold its seventh annual convention in Chicago, Ill., June 1-3. Headquarters at the Hotel Sherman. Secretary, D. L. Gaskill, Greenville, O.

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

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the new Willard Hotel, Washington, D. C., September 20-23. E. S. Marlow, Potomac Electric Power Co., Washington, D. C., is the chairman of the convention committee.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G. Purdie, Marbridge Building, New York City.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will hold its fifteenth annual convention in San Francisco, July 21-24. Secretary, George H. Duffield, 41 Martin Bldg., Utica, N. Y.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Cincinnati, O., August 24 to 27. Headquarters will be at the Gibson Hotel. Secretary, Clarence R. George, Houston, Tex.

NATIONAL ASSOCIATION OF MANUFACTURERS will hold its twentieth annual convention at the Waldorf-Astoria, May 25 and 26. Manufacturers will assemble to discuss the effects of the year's political and economic developments, internal and international, on their business. Among those who will address the convention are ex-President Taft and Senator Harding of Ohio. The subject of Mr. Taft's address will be "The Clayton Act and Other Things."

CEMENT PRODUCTS EXHIBITION CO., of Chicago, held its annual meeting Tuesday, May 11, at which the following officers were elected: B. F. Affleck, president; A. Y. Gowen, vice-president; Robt. F. Hall, secretary; J. U. C. McDaniel, treasurer. The directors elected were as follows: B. F. Affleck, J. P. Beck, W. E. Cobean, Wm. Dickinson, A. Y. Gowen, Edward M. Hagar, Robt. F. Hall, D. McCool and J. U. C. McDaniel.

ASSOCIATED MANUFACTURERS OF ELECTRICAL SUPPLIES have appointed a committee to consider and recommend to the Board of Governors a general secretary for the association. The committee consists of D. C. Durland, Sprague Electric Works, New York; W. A. Connor, Standard Underground Cable Company, Perth Amboy, N. J., and J. E. Way, R. Thomas & Sons Company, New York.

HERMAN H. SCHMIDT, chief engineer of the Brooklyn Bureau of Highways, was elected president of the newly-formed New York Civil Service Association at its meeting held in Manhattan Tuesday evening, May 11. The name of the organization was changed to the New York Municipal Club. Moses Altman, secretary of the Charter Revision Committee of the Board of Estimate, was elected vice-president; Robert Farrell, of the Borough of Queens office, secretary, and George Stansfield, of the Department of Public Charities, treasurer.

ASSOCIATED ADVERTISING CLUBS.—Chicago will be the scene of the eleventh annual convention of the Associated Advertising Clubs of the World which meets June 20 to 24. President Wilson, war conditions permitting, will head the list of speakers. Hon. William Jennings Bryan, John H. Fahey, president of the Chamber of Commerce of the United States; Henry Watterson, George Horace Lorimer, director of the Saturday Evening Post, and Arthur Brisbane are among others of national prominence who have promised to address the sessions. On the Sunday preceding the formal opening of the convention, fifty business men of country wide reputation will deliver lay sermons in Chicago churches. New features include a conference of the teachers of advertising and another of the secretaries of advertising clubs. Departmental meetings of men in the several fields of work give opportunity for a discussion of the problems of various phases of advertising, an arrangement which reflects the new freedom in business.



## BUILDING MATERIALS AND SUPPLIES

### MOVEMENT TO LIMIT MANUFACTURERS' SALES TO DEALERS ONLY EXTENDS FROM NEW YORK TO EASTERN PENNSYLVANIA

Common Brick Prices Advance—Cement  
Raise Looked Forward To—Oil Up

FOR the purpose of protecting the building material dealers of New York, New Jersey and Eastern Pennsylvania a movement is on foot to induce manufacturers of building materials not to sell to any one who is not, strictly speaking, a dealer. The latest development in this direction was in the form of a special meeting of the Building Material Dealers of Eastern Pennsylvania at the Hotel Walton, Philadelphia, Tuesday, when the big cement companies not only agreed with the idea, but sent their representatives there to further the plan and to induce their dealer customers to join.

This action followed the movement taken by New Jersey and New York dealers several weeks ago, when a similar call was sent out and the manufacturers at that time did as they did in Philadelphia, this week, endorsed and promised to further the enterprise. The three states are now practically a unit in the matter of protecting the dealer against outside buying to the end that the builder may derive more protection in the matter of quality of materials supplied against the operations of so-called "Shoe string" builders, men who prey upon unsuspecting builders by telling them they can buy material cheap and build cheaper than regular supply men can put the materials in their yards.

In order to fully protect the dealer and the consumer it has been necessary to eliminate all contractors from membership in the association. If a contractor desires to buy cement, for instance, from the manufacturer, he will have to pay the five cents a barrel differential now allowed as commission to the dealer, so that it will not profit him to buy outside of his own home town.

This will not increase in the least the cost of building construction save to those who have been inclined to contract with men who have no rating as dealers. Quality is thus insured to the consumer, whereas under the former conditions he has been attracted by a special bargain price which has resulted, in some cases, in failure of concrete structures of more or less serious character. The plan is now in operation in the metropolitan districts of New York, Newark, Trenton, Philadelphia and Scranton.

Prices of materials in the New York

metropolitan district are somewhat firmer, led by common Hudson brick, which has moved to \$6.50 a thousand, wholesale, N. Y. Portland cement prices are without change, the bottom quotation being \$1.23 and the top \$1.33. Further stiffening is shown in iron and steel for future delivery, and in art metals there is a very firm tone. Sand and gravel is steady at the same quotations ruling at the first of the month. Roofing paper is somewhat firmer because of the difficulty of obtaining Canadian wood pulp and rags and the lack of bottoms for asphaltum freight from South America. Paints are stiffening perceptibly, as the price of colors and linseed oil keeps high. Linseed oil is now at 67 and 68 cents a gallon, an advance of eight cents in the last five weeks. The top is not yet reached, say the distributing trade here.

The condition at the Portland cement mills in the Hudson and Lehigh districts is still of a character to warrant concern regarding the supply three months hence. There are now 188 kilns in operation.

The condition of the Hudson river common brick supply is such as to indicate general resumption of brick manufacture up the river by June 1. Many of the yards started to clear and get ready for brick making today. There is a general belief that the early spring decision to reduce output this year to something like 60 per cent. of capacity will undergo revision in view of the drain on the reserve supply that has developed in the metropolitan district since April 1. Manufacturers say they can make expenses by selling brick at \$6.50, and so, in order to counteract the low price of Portland cement in this market it is not considered probable that the price for this commodity will go higher between now and August 1, when the price of Portland cement is expected to move up to points nearer normal levels.

Following is the summary of new building plan filings in the five boroughs this week. In the corresponding week last year 289 new building plans were filed at a total estimated value of \$2,699,040.

	Week ending	
	May 7.	May 14.
Manhattan.....	6 \$1,016,550	12 \$10,976,375
Bronx.....	40 1,329,600	19 780,200
Brooklyn.....	94 917,750	100 780,800
Queens.....	133 492,130	105 289,080
Richmond.....	43 55,555	14 44,326
Total.....	316 \$3,811,585	250 \$12,870,781

cate a strengthening tone to the foundry iron situation, showing that ornamental iron interests are increasingly active. Steel works are buying more low phosphorus iron. There is a great deal of galvanized iron pipe being bought by speculative interests in anticipation of still further advances in the cost of spelter which affects galvanized products of all kinds. The second half of the year price list reads as follows for tidewater delivery:

	Cents per lb.
No. 1 X foundry northern.....	14.25 and 14.75
No. 2 X foundry northern.....	14.00 and 14.50
No. 2 plain foundry.....	13.75 and 14.25
Gray forge foundry.....	13.25 and 13.75
Basic northern.....	13.00 and 13.50
No. 1 foundry southern.....	14.00 and 14.50
No. 2 foundry southern.....	13.75 and 14.25
No. 1 soft southern.....	14.00 and 14.50
No. 2 soft southern.....	13.50 and 14.00
Gray forge.....	13.00 and 13.25

### JOIN WITH N. Y. DEALERS. Eastern Pennsylvania Interests to Cooperate for Protection.

FOLLOWING a conference held here a few weeks ago when the dealers in building material supplies put up to the manufacturers of Portland cement and other materials the necessity of drawing a tight line between dealers and contractors in the matter of price, the Eastern Pennsylvania dealers at the Hotel Walton in Philadelphia on Tuesday met and received the pledges of co-operation from the Atlas, Lehigh, Coplay, Allentown, Alpha, Vulcanite Eath and other Portland cement companies.

This action does not signify any tendency upon the part of the dealers or manufacturers to advance the price of cement to consumers. It is a movement merely to protect the dealers 5 cents a barrel differential in the price of cement sold to consumers. The plan is to charge builders or users of cement like big concrete contractors the price that dealers ordinarily would charge them. The matter of classifying mail order houses selling cement and building materials was referred to a special committee by President George P. Erich, of Allentown, which will report at the annual meeting to be held in February at Philadelphia. About 128 dealers attended the meeting.

### PORTLAND CEMENT.

#### More Than 188 Kilns Now Reported in Operation.

REPORTS from the cement manufacturers' centers supplying this market are to the effect that there are now probably more than 188 kilns in operation to meet the constantly increasing demand for this material. There are conflicting rumors regarding the maw into which this great quantity of cement is being fed, but it is a settled fact that practically none of this excess output is going into reserve mill bins. It is stated that even the clinker capacity of the leading mills is being taxed to meet the current demand for finished material and there is, in consequence, comparatively little clinker on hand.

April shipments greatly exceeded those for March, which were far in excess of those for any preceding month this year, from the Lehigh district. An unconfirmed report has it that the April shipments were 13 per cent. in excess of those for March, which were, in turn, 30 per cent. in excess of those for March, 1914. The shipments from the Lehigh district in April were slightly above normal for that month. Local dealers have worked off their supplies bought during the crux of the price war in early February and middle March and the indications are that there will be a continued heavy demand for Portland cement in May, especially when pending concrete road contracts are awarded and work begins.

### COMMON BRICK.

#### Some Manufacturers Now Have Kilns Under Way.

SOME manufacturers up the Hudson have kilns under construction for the first 1915 burn. There is sufficient brick up the river to take care of present demands, so most of the manufacturers are building large kilns, indicating that there is a well defined tendency not to rush the local market beyond what the traffic will bear. Prices here at present for the best Hudson brick range between \$6.25 and \$6.50, with small likelihood of there being a further advance.

The movement of brick from the West 52d street wholesale docks in the last week has been exceptionally heavy in view of the retarded movement noticeable heretofore this year, but a week's sale of sixty bargeloads is only normal for this time of the year and has no special significance. An abnormal week of sales would total between 80 and 90 bargeloads. Practically all of the brick being sold is moving direct to jobs, which is an encouraging sign.

New brick cannot arrive in this market before June 5, even with good weather conditions. If there is a spell of bad weather with much rain and little sunshine the arrival of 1915 brick will be postponed accordingly. The Raritan brick market is firm to strong and \$6.50 top is said to be stiff.

Official transactions for Hudson River brick covering the week ending Thursday, May 13, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.		
Open barges, left over, Friday A. M., May 7—0.	Arrived.	Sold.
	7	7
Friday, May 7.....	10	10
Saturday, May 8.....	30	26
Monday, May 10.....	5	6
Tuesday, May 11.....	7	3
Wednesday, May 12.....	10	8
Thursday, May 13.....	69	60

Reported en route, Friday, May 14—7.

Conditions of market, steady. Prices: Hudsons, \$6.25 and \$6.250. Raritans, \$6.25 and \$6.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.00 and \$7.25 (yard). Cargoes left over Friday A. M., May 14—9.

1914.		
Left over, Friday, A. M., May 8—13.	Arrived.	Sold.
	8	9
Friday, May 8.....	13	6
Saturday, May 9.....	14	8
Monday, May 11.....	4	3
Tuesday, May 12.....	10	4
Wednesday, May 13.....	5	10
Thursday, May 14.....	54	40

Condition of market, firm. Price: Hudson, — to \$5.75; Newark, yard, \$7.25 to \$7.50, dull. Left over Friday a. m., May 15—27.

### OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 13, 1915.....	550
Total No. of bargeloads sold Jan. 1 to May 13, 1915.....	541
Total No. bargeloads left over May 14, 1915.....	9
Total No. bargeloads left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over, Jan. 1 to May 14, 1914.....	405
Total No. bargeloads sold Jan. 1 to May 14, 1914.....	378
Total No. bargeloads left over May 15, 1914.....	27

### ART METALS.

#### Advance in Price of Copper and Brass Boosts Quotations.

SHARP advances in the price of copper and sheet brass have led manufacturers of art brass goods, and irons, etc., to consider a further boost in catalogue quotations. The Janusch Manufacturing Company followed the lead last week of the F. H. Graf Manufacturing Company and of the Peerless Manufacturing Company and have jumped their prices 10 per cent.

Iron prices have also stiffened which affects even ordinary wrought iron and irons and fire-plate goods. This includes ornamental iron work, although the average iron worker has been loath to mark his catalogue quotations up because there are still some who desire to shade for new desirable business. Cooper sheets held this week at 24c base as against 18 cents when the art metal manufacturers first advanced their prices and sheet brass was quoted at 20¼ and 20½ as against 17 cents in the first part of April.

### IRON AND STEEL.

#### Small Fabricated Orders Coming Out in This Territory.

IRON and steel orders are developing some strength, primarily, however, in numerous small order quantities, among them an order for about 500 tons for the Equitable building owing to some changes in the interior construction of the building. The fabricating shops are fairly busy as a whole.

Conditions in the metropolitan district indi-