

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JULY 3, 1915

REALTY INTERESTS IN THE CONSTITUTION

A Large Delegation Asks for Limitation on the Dimensions and Character of Buildings in Accordance with the New Zoning Principle

SELDOM has Albany witnessed a more representative delegation appearing in behalf of economic principles vital to real estate than that which advocated restrictions of buildings' heights and zones for all incorporated municipalities in New York State. So much significance was attached to these particular principles that a joint hearing was called of both the Committee on Cities and the Committee of Bill of Rights, of which Seth Low and Louis Marshall, respectively, are chairmen.

In addition to the amendments proposed to restrict buildings' heights and to establish zones, there was a third amendment to the Constitution proposed which provides for the condemnation of unsanitary blocks when public health demands that they be converted into public parks. In this connection the power is also given to the city to condemn excess land which, if not needed for the public park, shall be no more than sufficient to form suitable building sites abutting on the park. This land may be sold or leased with or without restrictions. Five amendments in all, covering all these phases of real estate improvement were submitted to the Constitutional Convention.

Three were introduced by William Bannister, president of the Brooklyn Chapter of the American Institute of Architects. These amendments were drafted by the Advisory Council of Real Estate Interests and the Tenement House Committees of the New York Charities Organization and the Brooklyn Bureau of Charities.

Limit Building Dimensions.

They specifically provide that the Legislature shall have the power to limit the height and dimensions of buildings in cities, towns and villages of the State and likewise the use and character of occupancy of these buildings.

According to these amendments this power may be exercised directly by the Legislature or by authorizing the various municipal corporations to exercise the same in the manner that may be provided by the Legislature.

The third amendment confers upon the Legislature power to take real property which is dangerous to public health or safety and sell or lease the same, subject to such restrictions as may be deemed to be in the public interest. These amendments are the first public step taken by the Three-Family House Committee of the Advisory Council upon which the New York Charities Organization Society and the Brooklyn Bureau of Charities are represented by Alfred T. White and Darwin R. James, Jr., with Paul D. Cravath, ex-officio.

In order to encourage the construction of small-family houses and, if possible, to decrease the construction of 50-ft. tenements and regulate height of office buildings, it was deemed expedient to impress upon the Constitutional Convention the wisdom of incorporating these amendments into the Constitution. The general sentiment among real estate men was said to be that restrictions upon height and zoning would be

able to do much to stabilize property values and simultaneously prevent values from shifting. Experience had conclusively demonstrated that the erection of mammoth buildings caused adjoining property to depreciate in value and deprives smaller buildings of tenants. In many cases, the larger buildings had taken over leases of tenants in other buildings, at great expense, with the result that unrestricted building has been detrimental to both small and large property owners. If real estate owners would not conserve their own interests by moderation, then it was necessary that in the interests of the community as a whole certain restrictions be established.

It was said that the large office building was far from a paying investment, while the avidity with which favorable locations are seized upon, to the depreciation of the value of adjoining property, had been one of the elements in depressing the real estate market. The history of real estate development, in so far as the invasion of residential blocks by industrial and business enterprises was concerned, had been able to illustrate that the zoning principle should prove to be of considerable benefit to a healthy real estate growth.

Would Encourage Property Ownership.

One of the most discouraging features in the real estate world was the decline in the number of property owners. It was estimated that the actual number of owners, including corporations, is approximately 125,000. New York to-day had less percentage of home ownership than any other city in the country, while Boston has a 10 per cent. increase over that of New York. Chicago and Philadelphia had twice as many property owners; Cleveland and Milwaukee, Buffalo, Baltimore and San Francisco had three times as many, while Seattle and Los Angeles had four times as many. It was, of course, understood that there are many families throughout the country that are well able to own homes, but prefer to rent apartments, and this was especially true of New York City. It had been estimated that there are in New York City alone 200,000 families financially able to own \$10,000 homes but prefer to rent apartments or live at hotels. To encourage this class of people to purchase property and also to augment the property owning class generally were among the reasons for submitting these amendments to the Constitutional Convention by the Advisory Council and the Charities Organization Society of New York and the Brooklyn Bureau of Charities.

That the sentiment for restriction of buildings' heights and zoning of the city, likewise condemning of unsanitary areas for park purposes, extended beyond real estate circles, was evidenced by the introduction of similar amendments by other associations. The Fifth Avenue Association, through Mr. Bayes, introduced an amendment giving to cities directly instead of to the Legislature power to establish regulations and restrictions for heights and zones. The Fine Arts Federation and the Citizens'

Union, through Mr. Parsons, introduced an amendment purporting to effect the same results as contemplated by the Bannister and Bayes amendments. In support of all these various amendments the real estate interests were represented by Walter Stabler, of the Metropolitan Life Insurance Co.; F. G. Hobbs, of the firm of Slawson and Hobbs, and the Secretary of the Advisory Council of Real Estate Interests. The Fifth Avenue Association appeared through counsel, Bruce Falconer, while Albert Bard spoke for the Fine Arts Federation. The Charities Organization Society and Brooklyn Board of Charities were represented by Charles Coleman Miller, John C. Gebhart and Lawrence Veiller. Lawson Purdy, president of the Tax Board, discussed the legal aspects of the various amendments, reinforcing the position taken by Walter Lindner, in his letter to Mr. Low. This letter to Mr. Low, read at the commencement of the hearing, was as follows:

"The Advisory Council of Real Estate Interests favors strengthening and increasing these public regulatory powers which are in the nature of an extension of the police power of the State. Arguments upon the social and economic aspects of this subject will be presented to you in such detail that it is unnecessary in this place to add to the discussion. One aspect, however, of this subject the Committee on Legislation of the Advisory Council of Real Estate Interests considers it proper to present. So far as the exercise of the powers now proposed to be specifically granted comes within the recognized police power of the State, it may be argued that it is not necessary to add further expression thereof to the Constitution. But, the question is one which will come up for decision not only in the State Courts, but one upon which appeal may be made to the Federal Courts on the ground that rights guaranteed by the U. S. Constitution might be infringed by the exercise of the powers now sought to be expressed. If it is wise that the State and cities shall have this power, and it is assumed that it is wise, then the solemn declaration of the People of the State of New York contained in their Constitution that they desire to exercise these powers may have a great and even a controlling influence to sustain such action taken under them when the question is presented to the United States Supreme Court.

"It would seem, however, that in framing such constitutional provisions and the legislation to carry it out, care must be taken to remain within the limits of the promotion of the general physical and moral welfare of the people and not to overstep these bounds by seeking to preserve mere property values, as is contemplated in some of the propositions which are before your Committee."

At the conclusion of the hearing a special committee, with Hon. Morgan J. O'Brien as chairman, was appointed by Mr. Low, to confer upon these amendments with the various interests represented.

NATIONAL REAL ESTATE CONVENTION

A Wonderfully Enjoyable Meeting at Los Angeles—Why the Banks, With Plenty of Money, Do Not Lend More on Realty—The New Officers

LOS ANGELES, Cal., devoted last week to the entertainment of the National Real Estate Association. Nothing in the experience of those who have attended the national realty conventions in the past compared with the novel pleasures which the delegates enjoyed there. There was a constant round of garden parties, balls, banquets, receptions, special opera house entertainments, pageants, luncheons and excursions. The delegates were charmed with the beauty and gracious hospitality of the city and the surrounding country. Everything was new to them. Many stayed on into this week and attended special real estate services in the churches last Sunday and a celebration of Real Estate Day on Monday at the exposition. At last accounts most of them were still touring in the State. The Los Angeles Examiner printed special illustrated reports.

The convention opened in Trinity Auditorium on Monday, June 21, and adjourned on Thursday afternoon. Enthusiasm for everything Californian characterized the proceedings. Ninety-one cities were represented. President Thomas Shallcross was in the chair. The Episcopal bishop, the Mayor, the State Senator and the president of the Los Angeles Realty Board extended greetings.

The annual report of President Shallcross, read at the first session by Executive Secretary Ingersoll, said, in part:

"A little less than a year ago we rang down the curtain and bade each other good-bye.

"A few days later the whole world was shocked by the announcement that practically all of the supposedly civilized Europe was at war. Stock Exchanges were closed and business for a time, at least, seemed absolutely paralyzed.

"For a number of months, accordingly, those investing in this class of security were absolutely at sea, but during this entire period our real estate securities were being handled in the usual manner, and, as compared with all other classes of investments, the defaults in payment of interest charges were very few indeed.

"This lesson would appear to entitle us as an organization to take a strong stand before the investors of the country, particularly the large savings institutions and insurance companies, and to show them that we are now prepared to defend the old charge that our securities were non-liquid."

Real Estate Publicity.

Stanley L. McMichael, secretary of the Cleveland Real Estate Board, read a paper at Tuesday's session on "Real Estate Board Publicity," and Samuel Collyer read a paper written by Edwin Selvin of Seattle on "Real Estate as an Investment."

Executive Secretary Ingersoll read the report of the committee on "Advertising," of which L. D. Woodworth of Rochester, N. Y., is chairman. The committee made the following recommendations:

"The work of this committee was begun so recently that it seems quite incomplete. We therefore advise that it is continued.

"The best examples of advertising from all parts of the country should be collected, classified and filed in the office of the executive secretary, to be at all times available for reference or loaning to any member of the association.

"An exhibit of notable work in advertising should form a part of every convention. Quality rather than size of the

display should rule at such exhibitions.

"This association should protect the public as far as possible against fraudulent advertising in any way related to the real estate business. Every broker should be a source of information for any fraudulent or questionable advertising which comes to his attention or is put forth in his vicinity.

"This organization should co-operate with associations of advertisers and others in obtaining the enactment and enforcement of uniform laws prohibiting fraudulent or misleading advertising."

Real Estate and the Banks.

Stoddard Jess, vice-president of the First National Bank of Los Angeles, read a paper in which he said:

"Activity in the real estate business is directly influenced by the supply of loanable funds available for investment purposes. There are men engaged in the real estate business who have been known to severely criticize bankers because they didn't loosen up and loan more freely, not appearing to realize that the banker makes his profit by loaning his money, and for that reason, if for no other, can always be relied upon to loan as freely as conditions will permit, but the banker should know his limitations and recognize them, and if he is a safe banker he will not exceed them, for to do otherwise he might bring ruin upon the real estate man as well as upon himself.

"Some men read bank statements and when they note a large percentage of cash reserve unjustly regard it as an evidence of illiberality on the part of the management of the bank. The truth is that the percentages of reserve are frequently misleading and have no real significance. One bank may be stronger, with a cash reserve of 20 to 25 per cent, than another with a cash reserve of 40 or 50 per cent, as it depends largely on the character of the accounts against which the reserve is kept and on the character of the reserve itself. Some large deposit accounts, which are expected to be drawn or liable to be withdrawn, may make it prudent for a bank to carry a much larger reserve than it otherwise would.

Banker Alone Can Tell.

"Nobody but the banker himself can know the real strength of the reserve carried by his bank. The great plethora of money in the banks at the present time, shown by the large reserves held in excess of legal requirements, and the great demand for short maturity paper, at low rates, while funds for long-time loans are scarce at comparatively high rates, evidences the truth of this, and is due to the fact that certain of the deposits in the banks are recognized by the bankers to be held by the depositors for use to meet exigencies that may arise, or to take advantage of exceptional opportunities that may be offered for investment as the result of the war in Europe. It is what is known as timid money, and the banker dare not make use of it, except in the most temporary way."

Efficient Renting.

Immediately following the opening of Wednesday's session, a paper on "Rentals" was read by George H. Taylor, president of the Chicago Real Estate Board. A discussion followed. The questions raised concerned proper facilities for securing desirable tenants, wise selection of tenants, correct rental basis, equal rates and uniform treatment to all, form of lease ample enough to fully protect both landlord and tenant

and a fixed and well defined policy for dividing the service agreed upon.

"The Possibilities of a Valuation Committee," a discussion assigned to A. C. Danenbaum of Minneapolis, was transferred to Harry Goldstine of Chicago, in the absence of Mr. Danenbaum. Mr. Goldstine stated that Chicago has a very active and highly competent valuation committee which makes appraisals on property that are accepted by the courts, and he gave much information on the subject.

"There should be on such valuation committees men whose judgment will be accepted as accurate and authoritative," he said. "Such a committee has an up lifting influence on the community. The municipality uses it, the school board uses it, great corporations ask its opinion, as do the railroad companies when seeking terminal sites and the like, and the opinions of our board are accepted by the courts and also by the county and State. It is used in estate valuations, by banks, in exchanges of property and in many other ways."

H. J. Evans, Mayor of Monrovia, was introduced, and following his speech hundreds of oranges from the Monrovia district were distributed.

Activity in Public Affairs Urged.

In the resolutions adopted at the last session (Thursday's) realty men are urged to take an active interest in local State and National affairs, that business may not be subject to constant assaults of professional politicians. Equalization of postal rates to secure one-cent postage is urged and the Torrens system of land registration of titles unqualifiedly endorsed.

The convention unanimously adopted a report of the committee of which Vice-president John L. Weaver, of Washington, D. C., was chairman, recommending that the executive committee create a bureau of national publicity in connection with the executive secretary's office.

New Officers.

The following officers were elected: President, Walter C. Piper, of Detroit; secretary, H. R. Ennis, of Kansas City; treasurer, Moorehead Wright, of Little Rock; vice-presidents, Telfair Stockton, of Jacksonville, Fla., James S. Draper, of Boston, H. W. Schinbine, of Winnipeg, W. M. Garland, of Los Angeles, Robert B. Wallace, of Council Bluffs, Iowa, J. M. Dean, of Memphis, George H. Taylor, of Chicago, W. H. Dyer, of Cincinnati, Lee J. Ninde, of Fort Wayne, Ind., E. E. Rogers, of Milwaukee.

The place for the 1916 convention will be chosen by the executive committee at some future meeting.

Following the election of officers and the presentation of gifts, which included a silver teaset to Thomas Shallcross, Jr., the retiring president, and a silver loving cup to W. W. Mines, president of the Los Angeles Realty Board, Rev. C. C. Selecman, pastor of Trinity Methodist Church, South, briefly addressed the convention, which then adjourned sine die.

T. E. Leland, secretary of the Detroit Realty Board, was the successful contestant for the Overland automobile presented to the convention by the Willys-Overland Company of Toledo.

The Chamber of Commerce of various cities provided three hundred automobiles for a tour through the Citrus Belt on Friday. At the Slosson place, where there is a magnificent grove of liveoaks in the center of a celebrated orange grove, a luncheon, sent out from Los Angeles, was served by young women from the various cities in the San Gabriel Valley.

PARTY AND INCLOSURE WALLS

Unique Problems Sometimes Faced When New Work Becomes Necessary—Interesting Situation on Frank Brothers' Building

By SIDNEY DIAMANT, Consulting Engineer

THE question involving the privileges of party walls is one to which, even at the present time, there are numerous and conflicting answers. Various legal authorities differ as to the status concerning the use of such walls by adjoining property owners.

Following are several definitions of a party wall: (1) A wall of which the adjacent owners are tenants in common. (2) A wall divided longitudinally into two strips, one belonging to each of the neighboring owners. (3) A wall which belongs entirely to one of the owners, but is subject to an easement or right in the other to have it maintained as a dividing wall between the two structures. (4) A wall divided longitudinally into two halves, each half being subject to a cross easement in favor of the owner of the other half.

Unless two adjacent buildings, divided by the common party wall, are simultaneously demolished, the common division will always continue to give concern when a new building is to be erected on either side of it.

Frank Brothers' Building.

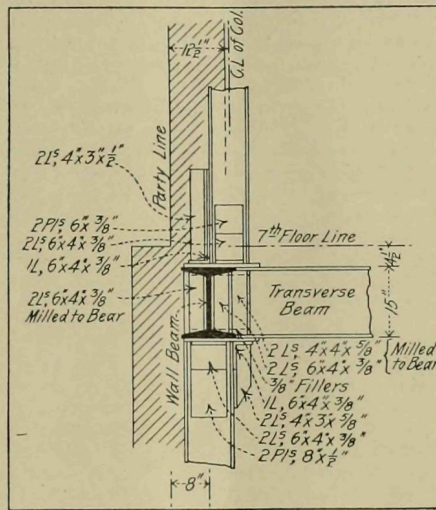
In the case of the new building, at 588 Fifth avenue, for Frank Brothers, shoe dealers, for which the writer is the structural consulting engineer and for which the architect is Alfred Freeman, of 29 West 34th street, an interesting problem is presented. This is an eight-story fire-proof building in which the seventh floor line is about four feet above the roof of the adjoining six-story building on the north, and four feet below the roof of the adjoining six-story building on the south, both of which structures are of comparatively new construction. The division between the new and old buildings is a party wall in each case, the parapet over which is of irregular heights due to roof superstructures. The Hay Foundry and Iron Works, of Newark, N. J., fabricated the structural steel and have co-ordinated their work with Messrs. Fountain & Choate, of 110 East 23rd street, the general contractors.

Burden Reduced.

The previous function of these party walls was to support the floor loads developed from the buildings on either side. With the erection of the new structure, these party walls are incorporated as inclosure walls, thus reducing the burden on them by the elimination of floor loading from the new building.

An inclosure wall is defined as one built between the steel columns and supported wholly or in part on steel members between the columns at each floor. The footings for the old party walls, which continue as party walls between the new and the old structures and which subsequently become inclosure walls for the Frank Building above the level of the adjoining structures, have a substantially increased value in view of the decreased burden of floor load. Except where underpinning is necessitated by the level of the new building basement floor below that of the adjoining buildings, the footings are not disturbed. With rock surface at a level easily available without excessive cost, these walls are normally supported at their bases. Logically, the cost otherwise necessary to support an inclosure wall on steel beams and columns is entirely eliminated.

With the new building two stories higher than the one previously occupying the site, it becomes necessary to extend the old walls vertically. Two methods are permissible for accomplishing this end; they may be increased in



PARTY WALL PROBLEM.

thickness by a lining of brick and then increased in height, or they may be increased in height without altering the thickness provided the added portion does not impose any additional load on the lower portion.

The first method involves the removal from that side of the wall, to which the lining is to be added, all plaster or other coatings. The brick lining, which must have a minimum thickness of eight inches, is bonded into the old wall by header bricks and steel anchors.

By the second method the coping of the walls, together with any of the defective upper portion of same, is removed and the new wall is built on, in line with, and of the same thickness as the present wall. This construction is extended up to the seventh floor line of the new building on the north side, while on the south side the wall break occurs at the roof level of the old building on this side. This additional masonry built on the old wall adds a very small load to it, but because of the removal from this wall of all the floor loads below which previously existed when the wall was supporting the wooden beams, the net effect is a marked diminution of the loading burden.

Money Saved.

Beyond the levels above cited the new wall is carried on steel beams at each tier, spanning between the wall columns. The expense of supporting the vertically increased party wall on steel beams is infinitesimal compared with the cost of labor and material involved in adding the lining to the present wall, aside from which there would result, in the latter case, a reduction of five per cent. in the inside clear width of the building.

Realizing the size of shoe boxes as units constituting the stored material, it can at once be appreciated that with sixteen inches saving in the width totaled vertically through such stories against the walls of which storage room is needed, there results a valuable item in the amount of increased volume available.

To continue the old walls vertically as an inclosure for the new building would necessitate new construction on the adjoining properties. It has been held that this is permissible, provided the adjoining property owners have equal access to its use. However, in order to eliminate any possibility of injunction against the erection of the wall, and consequently the building, above this level, which would incur a heavy loss to the owners because of delay in the seasonal schedule of business, the outside surface of both party walls is brought

in to correspond with the vertical projection of its party line.

The steel columns below this level are centered eight inches from the party line, necessitating a vertical chase in the walls to receive them. In order that the columns above the seventh floor could be lawfully encased with the required eight inches of outside brick covering, it was necessary to center the upper story columns $4\frac{1}{2}$ inches inside the centre of the columns below. Unless some special provisions were made, the sixth story columns would be eccentrically loaded due to this offset. To overcome this, the offset detail, shown in the accompanying cut, was developed.

Transverse Floor Beams.

The transverse floor beams bear on top of the cap plate of the sixth story columns and receive the longitudinal wall beams on either side of the column. The seventh story columns bear directly on the column base-plate rivetted to the top flange of the transverse beams, the webs of which are reinforced with plates on either side and the flanges of which are braced by angle stiffeners milled to bear against the flanges of the beams. Side stiffener angles give additional rigidity to the connection.

In order to further extend the idea of economy of space, the new rear and side rear inclosure walls beyond the rear building line of the old structure is made twelve inches down to and including the first story with sixteen-inch thickness of new wall in the cellar. The usual construction permitted in a building of skeleton type and of height similar to the Frank Building is a twelve-inch wall down to and including the second story, sixteen inches in the first story and twenty inches in the basement. This departure from the usually permitted wall thickness results, for the rear portion of the building, in the basement and the first story, in an increase of two and a half per cent. in the inside clear width of the building, in addition to the saving in cost for the masonry.

Board of Examiners' Ruling.

Based on the following reasons, the Board of Examiners granted the appeal to permit the use of the rear and rear side walls of the thickness above mentioned: (1) The twelve-inch wall being considered as sufficient for the upper seventy-five feet or more of 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 fifteen 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 for this story is considerably less than that which would develop in the use of a twelve-inch bearing wall carried to its lawful height. (3) The 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 sixteen-inch wall in the basement is in conformity with the Building Code which requires that the basement wall be made four inches thicker than the wall above.

In granting the appeal, including the use of sixteen-inch walls in the basement, an important and well-considered question was raised by the Board of Examiners as follows: "Does the basement wall act as a retaining wall to support any of the earth below the cellar lines of the adjoining buildings?" It was answered that the new inclosure walls of the new building are independent of those of the adjoining structures and, consequently, no lateral pressure is brought to bear against them.

PRINCIPAL DEALS CLOSED DURING 1915

Sales and Leases, Aggregating \$1,000,000 or Over, Reviewed
—Comparative Sales Table for Manhattan and the Bronx

FOLLOWING is a resume of the principal sales and leases which have been closed since January 1, together with the issue of the Record and Guide in which the announcement was made. A table has been prepared showing the sales at private treaty, both in Manhattan and The Bronx, together with comparative figures for the corresponding period last year. The total number of conveyances in both boroughs also has been incorporated.

Sales.

Tucker, Speyers & Company, sold for the E. A. L. Construction Company, to Julian T. Davies, 150 East 72d street, a twelve story apartment house at the southeast corner of Lexington avenue, on plot 104.4x80. The Bancroft Building a ten story mercantile structure at 3-7 West 29th street, on plot 74.6x98.9 was given in part payment. The deal involved about \$1,250,000. (R. & G., Jan. 2, 1915.)

Harris and Maurice Mandelbaum sold to the Friedman Construction Company 16 lots in the north side of 161st street, 162 feet east of Riverside Drive, having a frontage of 450 feet. Three six story apartment houses are to be erected. About \$1,000,000 was involved. (R. & G. Jan. 16, 1915.)

Lawrence, Leonard and Bartholomew Jacob bought from the Friedman Construction Company two six-story apartment houses at the southeast and northeast corners of Fort Washington avenue and 161st street each on plot 150x100. In part payment 924 and 926 Broadway, a five-story building on plot 39.10x108 was given. The deal aggregated about \$1,000,000. (R. & G., Jan. 23, 1915.)

Archibald D. Russell and others sold the block front on the west side of Eighth avenue from 33d to 34th streets, comprising about 23,500 square feet to the 461 Eighth Avenue Realty Company, Larkin Bros., and others, for improvement with a 21-story building. The

deal is estimated to involve about \$2,500,000. (R. & G., Jan. 30, 1915.)

The Duke de Mora, of Essex, England, bought from Edward A. Schmidt of Philadelphia, Pa., the Jewelers Court Building, a twelve-story office structure at 51 and 53 Maiden lane, on plot 36.6 x139x irregular held at \$750,000. Three large mansions at Philadelphia and about 150 acres of land was given in part payment. The deal involved about \$1,100,000. (R. & G., Feb. 6, 1915.)

Realty Company of America bought from Frank Bradley, 321 to 327 West End avenue and 303 West 75th street; also from Mrs. Clara Legg Bucknall, 305 West 75th street, and from Mrs. Daisy P. Hodgman, 307 West 75th street, making a plot 85x142 and later resold same to the Charmion Construction Company for improvement with a twelve-story apartment house. The land and improvement represents an investment of about \$1,500,000. (R. & G., Feb. 13, 1915.)

The Hoffman House property and its old neighbor the Albemarle Hotel at Broadway and 24th street was sold by the heirs of the estate of Francis S. Kinney, to Louis J. Horowitz, president of the Thompson-Starrett Construction Company, representing a new corporation. The reported price was \$1,700,000. The building loan of \$1,900,000 was obtained to improve the site with a sixteen-story commercial building. (R. & G., Feb. 27, 1915.)

The Fullerton - Weaver Realty Company sold the twelve story apartment house at 640 Park avenue, on plot 80x100, for a reported price of \$1,200,000. The property was subject to a mortgage of \$750,000. (R. & G., Feb. 27, 1915.)

Oscar Hammerstein sold the Lexington Avenue Opera House property at 567 and 569 Lexington avenue to the Gersten-Cramer Amusement Company. The land and buildings is said to represent an investment of \$1,000,000. (R. & G., Feb. 27, 1915.)

The Gresham Realty Company sold to the Fabian Construction Company the

plot 70x98.9, at 29-33 West 31st street. A twelve-story loft will be built on the site. In exchange the twelve-story loft building at 122-126 West 26th street on plot 67x98.9 was given. The deal, with the proposed building operation will involve about \$1,000,000. (R. & G., Mar. 6, 1915.)

The Chatsworth Apartment House in West 72nd street, facing Riverside Park, was sold by John S. Melcher, to the 59th Street Realty Company, which gave in part payment 153-159 West 27th street, a twelve-story building on plot 100x100. The latter building is reported to be rented at \$50,000 per annum. The considerations involved including the lease aggregate about \$2,000,000. (R. & G., Mar. 6, 1915.)

The Merchants' Central Building Company, bought from the 406 West 31st Street Company, 141-147 Fifth avenue, two eleven and twelve-story mercantile buildings, on plot 94x90. The property was held at \$1,000,000. (R. & G., Mar. 6, 1915.)

William Zeigler, Jr., bought from the E. A. L. Holding Company, 755 Park avenue, a thirteen-story apartment house on plot 102.2x130, held at \$1,600,000. In part payment was given two six-story loft buildings at 2 and 4 West 37th street on plot 43x98.9. (R. & G., Mar. 20, 1915.)

The Presbyterian Hospital obtained an option, from the New York Institute for the Education of the Blind, to buy the blocks bounded by Broadway, 165th street, Fort Washington avenue, and 168th street, measuring 702x536.7x666.8x 674.11. It is understood that \$2,500,000 was involved. (R. & G., Mar. 27, 1915.)

Remark Holding Company sold six apartment houses, three being at 117 to 143 West 141st street, each on lot 125x99.11, and the remaining three abutting 130 to 158 West 142nd street, each on a plot 150x99.11. It was understood that \$1,625,000 was involved. (R. & G., Apr. 3, 1915.)

Bing & Bing bought 1000 and 1002 Park avenue and 63 to 71 East 84th

(Continued on next page.)

COMPARATIVE SALES TABLE.

1915. Week Ending	Manhattan				Bronx		1914. Week Ending				Manhattan		Bronx	
	Total.	Below 59th St.	Above 59th St.	Bronx.	Manhattan Convey- ances.	Bronx Convey- ances.	Total.	Below 59th St.	Above 59th St.	Bronx.	Manhattan Convey- ances.	Bronx Convey- ances.		
Jan. 9.....	15	3	12	8	171	124	Jan. 10.....	16	1	15	2	159	89	
Jan. 16.....	19	4	15	9	120	103	Jan. 17.....	29	8	21	14	129	118	
Jan. 23.....	19	7	12	9	123	122	Jan. 24.....	20	8	12	15	161	111	
Jan. 30.....	24	7	17	9	136	115	Jan. 31.....	27	6	21	15	138	93	
Total.....	77	21	56	35	550	464	Total.....	92	23	69	46	587	411	
Feb. 6.....	27	9	18	8	171	109	Feb. 7.....	22	7	15	11	196	135	
Feb. 13.....	17	7	10	11	110	87	Feb. 14.....	45	7	38	16	114	97	
Feb. 20.....	30	9	21	33	133	112	Feb. 21.....	23	7	16	16	140	115	
Feb. 27.....	21	7	14	20	92	87	Feb. 28.....	17	3	14	15	129	122	
Total.....	95	32	63	72	506	395	Total.....	107	24	83	58	579	469	
Mar. 6.....	26	13	13	23	182	156	Mar. 7.....	25	8	17	9	144	119	
Mar. 13.....	26	10	16	20	131	124	Mar. 14.....	34	13	21	14	115	136	
Mar. 20.....	24	6	18	24	128	111	Mar. 21.....	31	6	25	18	141	103	
Mar. 27.....	32	5	27	10	112	113	Mar. 28.....	28	9	19	18	124	107	
Total.....	108	34	74	77	553	504	Total.....	118	36	82	59	524	465	
April 3.....	28	11	17	20	157	113	April 4.....	26	9	17	19	180	123	
April 10.....	20	6	14	14	143	149	April 11.....	26	10	16	17	146	108	
April 17.....	35	5	30	17	134	108	April 18.....	32	16	16	22	143	101	
April 24.....	30	6	24	9	164	119	April 25.....	28	12	16	18	165	92	
Total.....	113	28	85	60	598	489	Total.....	112	47	65	76	634	424	
May 1.....	35	5	30	21	164	138	May 2.....	30	8	22	24	143	121	
May 8.....	23	11	12	10	159	143	May 9.....	29	14	15	14	184	167	
May 15.....	45	14	31	21	147	119	May 16.....	26	11	15	17	169	142	
May 22.....	19	7	12	15	139	154	May 23.....	19	4	15	13	185	147	
May 29.....	27	12	15	7	137	127	May 30.....	39	11	28	9	155	198	
Total.....	149	49	100	74	746	681	Total.....	143	48	95	77	836	775	
June 5.....	14	6	8	5	129	107	June 6.....	33	3	30	14	171	146	
June 12.....	22	7	15	11	117	119	June 13.....	25	12	13	15	167	171	
June 19.....	17	8	9	10	112	112	June 20.....	20	7	13	13	187	129	
June 26.....	21	10	11	11	128	117	June 27.....	27	12	15	14	145	140	
Total.....	74	31	43	37	586	455	Total.....	105	34	71	56	670	586	
Grand total...616		195	421	355	3539	2988	Grand total...677		212	465	372	3430	3130	

WOULD HELP STATEN ISLAND REALTY

A Plan for Transfers Between the Ferries and the Dual System at Commutation Rates Equivalent to a Five-Cent Fare

THE Real Estate Board of New York has brought to the attention of the Mayor and the Board of Estimate certain phases of the situation with respect to the transfer system between the Municipal Ferry to Staten Island and the cars of the New York Railways Company, terminating at South Ferry, by which transportation is furnished for a single five-cent fare. Under this arrangement recently renewed it appears that there is an annual loss to the city of more than \$100,000.

In a report by Dock Commissioner R. A. C. Smith, dated June 1, 1915, it is stated "that the transfer privileges serves an insignificant need of persons living in the Borough of Richmond, but is largely availed of for excursion purposes."

Net Loss to City.

In that report the Dock Commissioner also states: "The net loss to the City of New York for the first six months during which the transfer agreement was in force amounted to \$42,016.68, from September 15, 1914, to May 14, 1915, the loss amounted to \$58,202.67.

Under the existing agreement the New York Railways Company receives 3c. of each 5c. fare and the city 2c. The city, in other words, not only stands the loss of \$100,000 but also carries passengers on the ferryboats for 2c. Most of these transported at this cheap rate are not residents of the Borough of Richmond.

To quote again from the report of the Dock Commissioner:

"It has been found that the transfer agreement is apparently not serving a serious need of any large percentage of the regular traffic between Manhattan and Richmond. The number of transfers issued by the New York Railways Company and collected by the Municipal

Ferry ranged from a daily minimum average of 3,352 during the month of December, 1914, to a maximum average of 4,425 for the first half of the month of May, 1915. The transfers issued by the Municipal Ferry and collected by the New York Railways Company varied from a minimum average of 3,886 during the month of December, 1914, to a maximum average of 5,093 for the first half of May, 1915. It has been observed, moreover, that despite the fact that there is considerably less 'commuting' traffic on Saturdays, Sundays and holidays than on other days, that nevertheless the transfer privilege was made use of much more on those days than during days of normal traffic.

Transfers Collected.

"During the entire period during which the agreement has been in operation the transfers collected by the New York Railways Company on clear Sundays have varied from a minimum of 5,832 per day to a maximum of 6,284 per day, and the number of transfers issued by the New York Railways Company and collected by the Municipal Ferry has varied from a minimum of 4,550 per day to a maximum of 6,279 per day. The number of transfers collected by both parties to the agreement on clear Sundays during this period has exceeded by a thousand a day the number of transfers collected on days of normal traffic.

"The desirability of continuing the transfer arrangement depends partly upon the financial results shown from operation to date, but more especially upon the effect which it has upon expeditious and convenient handling of passenger traffic between Richmond and Manhattan. From the standpoint of the people of the Borough of Richmond the second consideration is certainly the more important. It has been the ob-

ject of this department to provide the best and most convenient ferry service for the accommodation of what may be called the routine travel between the two boroughs. Owing to the cheapness and length of the sail it has been found that the ferry had attracted during the summer months a very heavy excursion traffic, a large percentage of which makes the trip without leaving the boats.

"From the standpoint of the people of Richmond, this excursion traffic is undesirable; it results in the overcrowding of the boats and occasionally delays the service. The Superintendent of Ferries reports to me that during the summer season of 1914 he operated every available boat on Saturdays, Sundays and holidays, and that on all trips between 5 P.M. and 11 P. M. the boats were loaded to capacity."

Realty Board's Suggestion.

The Real Estate Board, in consideration of these facts, makes the following suggestion:

The people of Richmond should be properly served and should have adequate transit facilities.

There is at present no practical way to do this except by continuing the existing transfer system, or by substituting a commutation system as herein-after outlined. Therefore, either the transfer system must be renewed at the end of the next six months and the city made to stand a loss for that period of more than \$50,000, or else the proposed commutation system must be adopted. In the interests of economy the Real Estate Board respectfully urges immediate consideration of this matter, and recommend that there be substituted for this expensive transfer system the following commutation plan:

Let the city sell, at its St. George ticket office only, 60 monthly commutation tickets for \$3, each ticket to be good for transportation one way on the ferry and one way on the surface lines of the New York Railways Company.

Transfers to the Dual System.

If these tickets could be used on the elevated and subway lines the result would be still more beneficial to the Borough of Richmond. In this way the borough would, in a measure, receive the benefit of the dual subway system for which it is helping to pay, and would have, in common with the other suburban boroughs, a 5c. fare to any part of Manhattan.

Further, as this cheap fare would be limited practically to commuters, not more than 5,000 persons would avail themselves of it and the city would save money. Of even greater importance to Staten Island would be the fact that traffic facilities would be improved. There would be no overcrowding of boats and the Borough, for whose people the ferry service was provided, would be adequately served.

New Telephone Rates.

On July 1, the new five cent telephone rate went into effect, which extends the present five cent zone. The new maximum rate for the public telephone between points anywhere in the five boroughs is five cents. Private phones have this rate, except as between a few of the outlying sections.

The subscriber for a private telephone pays a contract rate for all calls, and enjoys immunity from any additional charge except between lower Manhattan and the end of Staten Island, between Harlem and the Rockaways and Staten Island, and between the upper Bronx and South Brooklyn.

(Sales Continued.)

street; also the adjoining plot 55x82, making a combined area of 16,000 square feet. A fifteen-story apartment house is projected and about \$1,000,000 involved. (R. & G., May 1, 1915.)

Edgar A. Levy bought 58 to 64 East 81st street, 100.2x80 for improvement, with a twelve-story apartment house. The operation will represent about \$1,000,000. (R. & G., May 1, 1915.)

James A. Burden and Cornelius Vanderbilt sold the south corner of Fifth avenue and 72nd street and the adjoining property, respectively, for improvement with a twelve-story apartment house. The entire investment will involve about \$3,000,000. (R. & G., May 22, 1915.)

The southwest corner of Madison avenue and 38th street was purchased by Arnstein & Levy, and George Backer, who announced their intention of improving the property with a tall mercantile structure. The plot measures 98.9 x 95. About \$650,000 was paid for the land and with the improvement the sum should total more than \$1,000,000. (R. & G., May 29, 1915.)

McMorrow Engineering & Construction Company bought seven dwellings, 110x100, at the southwest corner of West End avenue and 99th street, for improvement with a twelve-story apartment. More than a million dollars was involved. (R. & G., May 29, 1915.)

William Ziegler, Jr., bought the twelve-story apartment house, now in course of construction at 525 Park avenue, 100x100, for a reported price of \$1,000,000. Several properties were given in part payment. (R. & G., June 19, 1915.)

Leases.

Brokaw Brothers leased the one-time Cafe de l'Opera site on the west side of Broadway, between 41st and 42nd streets, through to Seventh avenue, for 21 years with two renewals. A new structure is being erected. The rental for the land and building for the first period approximates \$3,000,000. (R. & G., Jan. 9, 1915.)

Revillon Freres leased the new six-story building at the southwest corner of Fifth avenue and 53rd street for 21 years, at an aggregate rental of \$1,000,000. (R. & G., Feb. 6, 1915.)

The newly formed 727 Seventh Avenue Realty Company, leased the two-story building at the southeast corner of Seventh avenue and 49th street, 100.5x100 for a long term at a rental aggregating \$1,750,000. A sixteen-story building will be erected. (R. & G., April 24, 1915.)

The block front on the west side of Broadway between 35th and 36th streets, including a twelve-story commercial structure, now in course of construction, was leased to the Old School Realty Company, for a term of 20 years from completion of building. The entire deal, according to the record involved about \$6,500,000. (R. & G., May 15, 1915.)

The 420 Park Avenue Company, S. Fullerton Weaver, president, leased the block front on the west side of Park avenue, from 55th to 56th streets, 200x66.8, for a term of 21 years with renewal privileges. The rentals for the first term will exceed \$1,000,000 and with the renewal privileges will aggregate nearly \$4,000,000. A seventeen-story apartment house is to be erected at an estimated cost of \$1,600,000. (R. & G., June 26, 1915.)

REAL ESTATE BUILDERS RECORD AND GUIDE

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Building Construction and Building Management
in the Metropolitan District

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Judge McCall says the Public Service Commission will not with his consent exceed by so much as one dollar the appropriation for subway construction. Sounds strange to hear such remarks from a public official of New York City. Verily we are living in a new era.

Extravagance is the besetting sin of New York City in both official and private life. Other cities obtain public buildings quite as handsome as some of ours at a price much less per cubic foot than can be accounted for by any difference in wages. True, they don't contain as much marble, bronze and carved oak, but they serve the same purpose as ours reasonably well.

Many a building syndicate limits itself to a small return on the investment by unnecessary extravagance in selecting a site, and drawing the building plans. Many a side street site which has been passed over for a prominent avenue frontage has afterward been so improved as to produce a larger return than the expensive avenue site ever will in proportion. Many a commercial firm in this town has crippled itself by building too big.

High costs make high rents, and high rents cause vacancies in business buildings in dull times. Where there has been a waste of material in the construction, a waste of money in obtaining a site, and too many commissions paid for maintenance supplies the building will not yield the ten per cent which it ought in competition with buildings less comfortable and well equipped but which cost a great deal less money, are economically run and rent for less money.

Building Code Revision.

The adjournment of the Board of Aldermen for the summer vacation will find the work of revising the Building Code well along toward completion. Three ordinances which were reported out of the Building Committee this week are expected to pass the board at its next meeting. The main portion of the new code will then have been finished, and the main structural parts of the building from the foundations to the roof line will then have been covered by new ordinances which will eventually be embodied in one code. There will remain to be considered such subjects as structures on the roof, building projections, safeguards during construction, light and ventilation, and the perplexing elevator ordinance, all of which will now go over until the fall.

The three pending measures about to be passed relate to masonry construction, fireproof construction and reinforced concrete construction; these with the six already passed will make nine new ordinances so far this year, in addition to three other chapters of the code which became laws last year. The provisions in the ordinance relating to light and ventilation will depend upon the final form of the heights of buildings ordinance which has been the subject of two hearings before the Board of Estimate and the Building Committee of the Board of Aldermen jointly, and is now under consideration by the City Plan Committee, which is expected to report amendments that will form the subject of another public hearing in the fall.

For nine or ten years the Board of Aldermen through its Building Committee tried in vain with the aid of large expert commissions to frame an acceptable building code. When it was found impossible to revise the code as a whole because of the massed hostility which each tentative draft encountered when completed, the plan was adopted by the present board of carrying forward a revision chapter by chapter and consulting public opinion and the interests affected as each step was about to be taken. Instead of consulting an organized body of expert advisers, the board determined to consult directly with the people and hear their suggestions at every stage of the work. Supt. Rudolph P. Miller was taken from his duties in the Bureau of Buildings in Manhattan and assigned to the work of preparing the tentative drafts. The new chapters have since come in orderly sequence from the Building Committee after the fullest consultation with the public and an earnest endeavor to be fair and reasonable as between property and business interests, on the one hand, and the safety of the general public on the other.

Most important among the problems remaining to be solved are, first, the question of limiting the heights of buildings; second, the problem of light and ventilation, and third, as to the need of having safety devices on elevators. A provision in the City Charter places the final responsibility of determining the heights of buildings upon the Board of Estimate, which explains the consideration the City Plan Committee of that body is now giving to the subject.

The city will, however, have in operation the most substantial portions of a new building code before the Board of Aldermen suspends its duties for the summer, and in the fall the rest will be completed. This has all come about without warfare between rival interests or outcries from the public, and the expense will be represented merely by the pay of Mr. Miller and his stenographer. It is another instance of a simple and direct method of public procedure accomplishing its purpose efficiently and economically. A previous instance was when the local ordinances were recodified by Counselor MacNulty. It is better to give a work into the hands of one man who knows than into the hands of fifty.

In general effect the code has thus far not added to the cost of construction appreciably. The extension of the fire limits, for which the interested public was fully prepared, makes the principal difference. With the exception of the three main problems yet to be solved

builders and city developers can deal with certainties and have peace of mind regarding the future. So far as property interests are concerned a long time will elapse before they will be disturbed by any further local legislation, and the probabilities are now strong that they will be protected by constitutional amendments from further oppressive interference of the State authorities as well.

Important Discoveries.

The present municipal administration has been singularly fortunate in making discoveries. It discovered awhile ago that the ground which had been obtained at heavy cost on which to build a court house offered an insecure foundation for the building and that the site would have to be shifted to new ground, which is now the subject of condemnation proceedings. A second discovery which the administration made was that the city owned far more of the right-of-way covered by the tracks of the New York Central Railroad along Riverside Drive than its committee on Terminal Improvements had calculated on when negotiating with the railroad company for betterments. A third discovery has just been made that the city already owns in partnership with the State of New York, as is claimed, lands which are at the present time the subject of condemnation proceedings on the South Brooklyn waterfront and which are required as the site for a municipal marine freight terminal.

All were very lucky discoveries, especially the last one, because it was made before the city had paid over any money. A really efficient city management would of course have had knowledge of all the circumstances in each of these cases. In the case of the court house site it would have known about the filled-in pond before purchasing the new-made land. It would have known about the city's ownership of four-fifths of the railroad company's right-of-way before the beginning to bargain for the West Side improvements. It would have learned from a timely reference to the Cornbury and Montgomerie charters and the official maps if it is true, as plaintiffs are now claiming in the Supreme Court, that the city and the State together already own nearly all the lands required for the terminal.

If instead of holding off the real estate and building interests the administration had taken them into its councils on these and other matters, as a frank and democratic management would have done, it would have had timely information of its rights; it would not have been indirectly censured by the Court of Appeals, and it would not have wasted money on the court house site. The present administration early in its career asked for the co-operation of real estate and business men and subsequently refused it when a question arose whether the people or the beneficiaries of the government should control. Real estate and business organizations would like to cooperate with the city managers for the prosperous up-building of the city in a material way, but the co-operation should be mutual and not come all from one side.

The Possibilities of the South Bronx. Editor of the RECORD AND GUIDE:

The territory in the southerly end of the Bronx, fronting on the Harlem River from the Bronx Kills to Highbridge is less developed than the territory either south or north of it. Here is one of the first settled parts of the Bronx, yet it does not match in land values other sections of much later development. The reason is that the value of this territory lies in the possibilities of its waterfront, and they have not been developed. The tonnage of the Harlem River is greater than that of the Mississippi, so there is every reason for development here. A waterfront is valuable only when its facilities are co-ordinated both with one another and with the upland back of it. A railroad terminal on a waterfront at which goods are discharged, which must be trucked away, does not add much to that terri-

tory, but the same terminal connected with half a dozen others and with docks and piers by a common utility such as an industrial railroad, becomes a nucleus of ever-spreading values. Between the Bronx Kills and Highbridge are six car float terminals, the New York, New Haven and Hartford at 133d street and Lincoln avenue, the Central Railroad of New Jersey at 133d street and Third avenue, the Delaware, Lackawanna & Western Railroad, the Baltimore & Ohio and the Erie at 135th street and the Lehigh Valley at 149th street, not to mention the main lines of the New York New Haven & Hartford and the New York Central roads.

It is proposed to connect them by an industrial railway beginning at Highbridge and running eastwardly parallel with the waterfront, but back far enough to leave room on the waterfront for terminal warehouses and factories. This railroad will connect with the New Haven road in the east Bronx and the Pennsylvania Road coming into the Bronx over the Hell Gate Bridge. It will give perfect flexibility in the handling of raw materials coming in and manufactured goods going out of the borough. Spurs from the railroad can be run into the terminals and waterfront buildings. It is easy to see at a glance that such a co-ordination of the waterfront and railroad facilities must result in great increases of values in the section named, because the district would receive rail freight from the east by the New Haven Road and from the west by the New York Central, and water freight from everywhere. Being so near to the populous centers of Manhattan and Bronx, what more ideal sites could be found for factories and for distributing depots for flour, sugar, automobiles and the like? Fortunately, the building of such a railroad will be comparatively cheap because of the absence of grades and obstructions.

To enlarge the traffic handled by this waterfront property, facilities must be furnished for the waterborne freight coming through the Barge Canal down the Hudson River and into the Harlem. The river must be straightened at Spuyten Duyvil and at least two piers must be removed from High Bridge. We must enlist the aid of our Congressmen, our State Senators, our Assemblymen, as well as the members of the Board of Estimate and Apportionment, because the Federal Government, the State and city must unite in the work.

The Board of Estimate and Apportionment can order the changes in High Bridge.

A great help to the traffic through the Harlem will be given by the dredging of the Bronx Kills, thereby furnishing a through channel from the East River to the Sound.

The question of an appropriation by Congress for this work will come up at the next session of that body, and our Congressmen must be ready to take action.

The intensive development of the waterfront will have an immediate effect on the values of the surrounding properties. We shall see this section covered with up-to-date buildings and contributing mightily to the industries of the Bronx.

CYRUS C. MILLER.

55 Liberty street.

Some Questions.

Editor of the RECORD AND GUIDE:

Isn't it about time some one put a stop to the "calamity howlers?" Why blame the city administration for things they never did? Why this continual cry about the insolvency of the city? Are these things going to help real estate? Don't you know that the ones who are doing the greatest harm to real estate are the very people who have for years grown fat on it? Suppose you had invested your funds years ago in stocks or bonds instead of in real estate, what would have been the result now? Why did the speculative builders build and build and build when those who knew advised against it, as the demand had not equaled the existing accommodations? Why did the real estate inter-

ests insist on costly public improvements if they were not prepared to pay the bills?

Why have not the reputable real estate papers, as well as brokers' and others, long ago combined to expose and prosecute real estate fraud? Why permit the selling of \$100 lots to the unwary at \$1,000 each, terms \$1 down and \$1 a week? Why have certain lending institutions whose very life blood is dependent on real estate security harassed and oppressed owners, raising rates of interest and calling loans at a time when the banks and trust companies were extending every courtesy and accommodation to brokers and customers?

Don't you know that when this country is prosperous the fortunate ones from all over the country come to New York and buy real estate? Don't you know that 1915 crops are to be the greatest ever? Don't you know that this war is sending millions of dollars to America for foodstuffs and munitions? Don't you know that the amount Americans won't spend in Europe this summer is over \$200,000,000? Don't you know that after the war there is to be the greatest immigration of the better class of Europeans to these shores we have ever known? Don't you know that there is now almost no building being done here, and that as supply and demand regulate all things, when the visible supply is assimilated rents must go up; ergo, prices, too?

Don't you know that right now the banks have so much money on hand that they don't know what to do with it, and that this condition is the forerunner of low mortgage money? Don't you know that right now is the time to buy real estate, when prices are at bargain level? Don't you know that New York is New York and that it is destined to be the money center of the world? Don't you know that, irrespective of the amount of your taxes, you get a greater percentage of return here than any other city in this country can give? Don't you know that you'd rather live in a five-room flat here than in a ten-room villa elsewhere? If you do, why not say so!

I am free to acknowledge that the changes of trade centers in New York have at times created consternation in the ranks of those owners who were most affected, but these conditions were not permanent, nor will present locality depressions become permanent; rather will history repeat itself. J. P. Morgan's office was once the site of New York's dry goods trade, as was also the Woolworth Building, and in neither case would it be desirable to bring back the old conditions.

A REAL ESTATE MANAGER.

In Advocacy of Home Rule.

Editor of the RECORD AND GUIDE:

New York City, the recognized metropolis of the new world, with its various activities, immense wealth, and overgrowing population, is a slave to the upper State, and is not permitted to govern itself, but must take orders in the form of mandatory legislation from ruralists, many of whom have no further knowledge of New York City than is gained by reading the Sunday press.

New York City gives much to the State and receives but little in return. It has seemed a difficult matter to pass laws at Albany which are obviously to our interests, even though in nowise hostile to the State.

Our school system, which is peculiarly our own, is a striking illustration of the evil effects of mandatory legislation. We were ordered to equalize the pay of school teachers regardless of where the money was to come from. Similar obnoxious laws have been frequently passed, ordering us to make excessive improvements regardless of their necessity, or our desires. These continued assaults on our treasury must be minimized or abolished, otherwise the body politic now diseased will die of anemia.

So long as the rural members outnumber us in the Legislature there is little hope for home rule, for the impression prevails that any bill which benefits the

city must be detrimental to the rest of the State, and so but few crumbs of comfort are thrown in our direction.

The city legislators should be elected on a distinct home rule platform, and their energies directed towards securing lasting results. A combination of city representatives should be had, independent of party or politics, who should cast their vote and influence, against the dominant party, and thus deprive them of legislative power, or favor, except on condition that they permit us to govern ourselves, in all local matters.

The allied real estate interests and the many civic institutions abounding in New York City should unitedly concentrate their efforts to secure from the Constitutional Convention a promise to recommend the incorporation of a clause in the new constitution guaranteeing to New York City a measure permitting it to regulate its own local affairs free from all outside interference. This is the time and opportunity, and the convention is the place, for the securing of results which ultimately will benefit the millions."

JOHN FINCK.

198 Broadway.

Activities of "Tax Reducers."

Editor of the RECORD AND GUIDE:

The Board of Taxes and Assessments wishes to direct public attention to the menace of the increasing activities of the professional "tax reducer." It is the practice of some of these persons to procure fees for alleged "services" which are never rendered. One of their methods is to select properties in districts in which values are receding, and where they know the Tax Department will make reductions of its own motion in the ordinary course of its work. The property owner is then approached and is often given to understand, mostly by insinuation, that the "reducer" either because of some special ability, or through some acquaintance or influence with the tax authorities, will be able to obtain a reduction in the assessed valuation, for a contingent fee.

The board has been doing its utmost to convince realty owners that they are throwing their money away by employing these "reducers," and that the commissioners are not only willing at all times to receive taxpayers and hear their complaints and criticisms, but that they invite them.

The property owner rarely needs any technical assistance in the presentation of his protest. It is the common experience of the Board that the most intelligent and convincing arguments are made by the owners themselves, or their managing agents. The owner who appears before the board is given its best attention, and receives the help of the commissioners who hear his case, while on the other hand, the board has so often had ground for suspecting the good faith of the professional "reducer" that it is naturally skeptical of his statements of fact and arguments.

It has been found difficult to get the taxpayer to realize that the Tax Board is as anxious to avoid over-assessment as the taxpayer can be, and that the owner's co-operation and criticism is at all times welcome. It is only through the press that this information can be spread, and the board requests that as much publicity as possible be given to this matter by your newspaper.

BOARD OF TAXES AND ASSESSMENTS, C. Rockland Tyng, Sec'y.

Standardization of Forms.

A conference was held June 25 at the New York County Register's Office for the purpose of putting into practical effect the provisions of the bill (not signed by Governor Whitman) amending Section 258 of the Real Property Law, providing for the simplification and standardization of certain forms of instruments affecting real property.

The conference was called at the suggestion of Register Hopper. Among those present were Walter Lindner of the Title Guarantee & Trust Company, and Joseph Lilly, representing the New York County Lawyers' Association.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits
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A REMARKABLE RECORD.

Resale of 135 Lots on Washington Heights Closes Series of Operations.

THE resale of a large Riverside Drive corner by Harris and Maurice Mandelbaum this week to apartment house builders brings to the last stage another of the remarkable operations or rather series of operations that have marked the city's growth. The plot is the last of 135 lots in the section acquired by these operators from the executors of the Loyal L. Smith estate, within the last three years, all of which have been resold for high-class apartment house improvement. Within this comparatively short space of time a wild strip of woodland and rock has been transformed into a flourishing residential community, where apartment houses have been built that embody the most modern details of construction, and where the rentals range as high as \$15 per room.

Maurice Mandelbaum discussed the transactions this week and expressed his faith in the future of Washington Heights. He said: "We recognized the possibilities of the upper end of Manhattan Island for apartment house purposes some years ago, but during the lifetime of Loyal L. Smith it became apparent that the acquisition of any part of his holdings was an impossibility. Even after his death we obtained our first parcel from the executors only after negotiations which lasted for more than a year. This deal involved a large plot-tage on the east and west sides of Fort Washington avenue, between 160th and 161st streets.

Location a Factor.

"Outside of the unusual advantages which the high location of the property affords, another factor that influenced us to some degree was its proximity to the 157th street subway station, which does not require an elevator for passengers to reach the street. On a number of the stations to the north the tunnel is so deep that this means is required for discharge of traffic.

"The special inducement that we offered and what probably proved the decisive move toward the consummation of the deals was the payment of cash and that element characterized all our dealings with the estate. We were required in our resales to builders to arrange a building loan and finance each project. All told, we acquired and resold 135 lots. I should say that the transactions in their entirety, including the cost of the land and the cost of building construction, involved approximately \$5,000,000. The sale of this parcel, the last available one for immediate improvement, will not mean the end of activity in that immediate neighborhood. There are a number of operations under way at present at Riverside Drive and in the side streets and more are contemplated. It will not be very long before other important deals will be closed involving similar developments that may mean almost as much to Washington Heights as has the disposition of the Loyal L. Smith property."

Success Conceded.

The success of those houses that have been erected within recent years is generally being conceded. From the point of view of rentability of the apartments and the consequent strengthening of values the Heights may compare favorably with any other section of the city. Several of the recently erected properties have been resold to investors, the buyers including W. Bourke Cochran,

Fifth Avenue Bond & Mortgage Company, George W. Walker, of Virginia, and Leonard, Bartholomew and Lawrence Jacob, of Lake George, N. Y.

The Loyal L. Smith estate owned most of the land between Fort Washington avenue and Riverside Drive between 160th and 163d streets, and still controls a plot at 162d street and Riverside Drive, where streets have not been opened. Several blocks north the recent sale of the one-time grounds of the New York Club of the American League to the Presbyterian Hospital took a whole block out of the market, which many thought would eventually become the center of another building movement similar to those in the immediate neighborhood.

ON THE NORTH SHORE.

Beechhurst Colony, Splendidly Located at Whitestone Landing, L. I.—A Thoroughly Improved Community.

ALTHOUGH the city has not yet leased the Whitestone Landing branch of the Long Island Railroad as a rapid transit route to the north shore of Queens, the real estate movement at the terminus of the route has suffered no setback as a consequence. At Beechhurst, overlooking the sound, at Cryder's Point, seven dwellings are in course of construction and twenty-eight more will be in frame in this shore front home colony before the summer is over. Beechhurst is directly at the terminus of the projected rapid transit route which is now operated by the third rail electric system of the Long Island company.

Laid out as a home colony seven years ago, Beechhurst embraces 134 acres of waterfront, woodland and rolling country. There are two thousand feet of shore front overlooking Fort Schuyler military reservation on the point of Throggs Neck in the Bronx. Beechhurst and Throggs Neck are the only parts of Queens and the Bronx that are adjacent. They mark the point where the East river and Sound meet and they indicate the scope of each borough.

Already improved with 160 detached dwellings that are occupied by their owners. Beechhurst is also an important yachting rendezvous, the Beechhurst Yacht Club being a busy nautical and social center. The entire shore front is given over to yachting and bathing facilities, the bathing beach being reserved to the residents of Beechhurst and the yacht club members.

Many of the homes and home sites at Beechhurst overlook the shore and it is one of the few parts of the city of New York where waterfront plots are available for home purposes. The result is that fee values there are steadily increasing. Numerous large plots are being held for improvement by private contract.

Activity at Mineola.

During the month of June the real estate market at Mineola, central Nassau county, was fruitful of numerous sales of home sites for improvement; and, especially was this true of the Boulevard section which skirts the principal highway of the place. April and May are usually banner months in suburban real estate dealing, but because of the unusually cool and rainy weather that characterized this spring the activity that then should have been evident is now appearing, with the probabilities that July and August will be brisker in real estate sales than is usu-

ally the case at that season of the year. Mineola assumes substantial form as a general center of activity in 1900, when the County Court House of Nassau county was built there. Office buildings, banks and trust companies soon followed as well as stores. Real estate values showed a strong upward trend and the sections adjacent to the business and civic center were improved with substantial homes.

The house building movement gained rapid impetus when Mineola was incorporated in 1906 and it has subsided only momentarily since. Municipal improvements were installed, among them being an adequate fire department, paved and macadamized streets, modern public school buildings and curriculum, gas, electric lights and a complete system of water supply.

Government records show that the pure water supply of central Nassau county is inexhaustible and with the growth of Mineola its water facilities have been developed to meet the demands of a busy suburban community.

The demand for houses at Mineola is for those that range in cost from \$5,000 to \$10,000 each. Building operations are easy at Mineola and vicinity inasmuch as the soil is entirely free from rock and excavating is cheaper too, for that reason.

Quick transportation facilities by rail and trolley have made fee values in Mineola standard. The residential area is steadily expanding. Business and residential growth are accompanying each other.

\$1,350,000 Loan.

Douglas Robinson, Charles S. Brown Company, has placed a mortgage of \$1,350,000 on the Murray Hill Hotel property, covering the block front on the west side of Park avenue, between 40th and 41st streets, 197.6 on Park avenue x 130 in 41st street x 230 in 40th street, and also including the small building in 41st street adjoining the hotel, 16.8x98.9. The Metropolitan Life Insurance Company made the loan.

Brokers Win Ball Game.

The Brooklyn Board of Real Estate Brokers baseball nine won a hard-fought contest from the team of the Lawyers Title and Trust Company last Saturday afternoon on the R. E. B. field at Ocean Parkway and Avenue "S," by the score of 10 to 3. The game was won in the first inning when the brokers piled up four runs by timely hitting. For the winners Magee pitched a good game, striking out eleven batters and being especially effective in the pinches. He was opposed by May, who struck out ten men. The brokers play the Rutland Field Club of Flatbush this afternoon on the same field.

New Chamber of Commerce.

The Chamber of Commerce of College Point, L. I., was organized this week, for the purpose of encouraging civic improvements and local welfare work; also to promote local trading and to induce industrial concerns to locate in the vicinity. H. B. Gray, M.D., was elected president, and C. Grand Pierre, secretary.

The Murray Hill Association.

The Murray Hill Association, which was incorporated about a year ago, met this week in the library of J. Pierpont Morgan, 33 East 36th street, following which the announcement was made that Mr. Morgan had been elected president of the association, and the annual report was issued.

The association decided to urge upon the Park Commissioner to open the park areas, on Park avenue, between 34th and 40th streets, so that the children of the neighborhood might have access to them. It was contended that the children would show every consideration for the property of the city, and would not damage the park. It was not urged that the railings be removed, but rather that a path, with benches, be provided, which should relieve the congestion on the sidewalk.

Once again the question of apartment house construction on Murray Hill came up for discussion, and steps will be taken

to prevent the erection of such a building on the one-time site of the Old South Church, at the southeast corner of Madison avenue and 38th street. The property was reported to have been sold some time ago, to a syndicate, but at the present time is in court, and it is understood that the fee is still vested in the wardens of the church.

The association plans to extend its influence over the district east of Lexington avenue, according to statements made after the meeting. There are now 128 members of the association, of whom 37 are women.

Other officers elected at the annual meeting of the association are: Warren Delano, vice-president; A. Murray Young, secretary; George R. Sheldon, treasurer; and William Church Osborn, William D. Guthrie and Dr. W. K. Draper, as additional directors.

LOCAL IMPROVEMENTS.

The following resolutions have been adopted by the Local Boards:

Greenwich District.

Construction of receiving basin in Chambers street adjacent to the northeast corner of Broadway, and receiving basin with inlet adjacent to the southeast corner of Reade street and Broadway.

Washington Heights District.

To regulate and pave with a permanent sheet asphalt pavement on concrete foundation, curb and recurb West 178th street, from the west side of Northern avenue to the east side of Haven avenue, and do all other necessary work incidental thereto.

Paving with asphalt block pavement 179th street from Northern avenue to Haven avenue. Petition filed by the Degenhardt Construction Company and others. A resolution for paving this street with asphalt block between the limits mentioned in the petition was adopted by the Local Board of the Washington Heights District on July 16, 1912. A preliminary authorization was obtained on October 3, 1912, and a final on May 1, 1913. The work has never been placed under contract for the reason that the department engineers desired to have the resolutions amended so as to provide sheet asphalt instead of asphalt block. To do this it will be necessary to amend the original resolution of the Local Board as well as both authorizations received from the Board of Estimate and Apportionment. The cost of sheet asphalt will be about \$782, less than that of asphalt block.

To regulate and pave with a permanent sheet asphalt pavement, curb and recurb West 151st street from the west side of Seventh avenue to the east side of Macomb's Place, and do all other necessary work incidental thereto. The cost is estimated at about \$6,098, and the assessed valuation at \$285,500.

Alteration and improvement to outlet sewer at Dyckman street and the Hudson River, at an estimated cost of about \$62,000 and an assessed valuation of about \$36,000,000. This matter originally appeared upon the calendar on December 8, 1914, and on that date was laid over pending a change in the layout at the foot of Dyckman street and the acquisition of property which at that time was considered necessary. Since that time it has developed that the city is the owner of the necessary property, and that no title proceedings will be required. The necessary change in the city map has been made so that there is nothing now to interfere with the extension of the sewer outward. The assessment for this improvement covers an unusually large area and includes about 4,000 lots in all.

New Bureau Formed.

Fire Commissioner Robert Adamson created this week a new bureau in the Fire Department to be known as the Bureau of Fire Investigation. This Bureau succeeds the old division of Fire Marshals which has been a part of the Bureau of Fire Prevention. The Division of Fire Marshals is detached by the Commissioner from the Bureau of Fire Prevention and is made into a separate Bureau.

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HOWARD H. FORD FREDERIC C FORD
WALTER H. FORD, C. E. HAROLD S. FORD**PRIVATE REALTY SALES.**

THE current week continued to show improvement in the real estate market, though along somewhat different lines than during the last few preceding ones. The sales and leases were distributed better, and while some transactions of size were closed, still in the main the budget included more small parcels. This, in view of the large offerings at auction, was most encouraging. It seems as though the man with comparatively small means was coming into the field again.

Builders acquired several parcels on the upper West Side, for improvement with apartment houses, and included in these transactions was the deal, reported elsewhere, of the re-sale of the last of the property recently acquired from the Loyal L. Smith estate, by a prominent operating firm.

Following the preliminary announcement in the Record and Guide last week of the leasing of the block front on the west side of Park avenue, between 50th and 51st streets, it was learned that the deal had been closed, the consideration being reported as approximately \$1,000,000.

The lack of exchanges was another striking feature of the dealings of the week, and argues well for the future. Money has loosened up somewhat, a loan of \$1,350,000 having been obtained on the old Murray Hill Hotel property, on the west side of Park avenue, between 40th and 41st streets.

Negotiations are pending for the leasing, by a syndicate, of the property owned by the estate of Samuel Sloan, including a plot in 38th street, and the abutting property in 39th street, adjoining the Craftsman Building on the east. The deal has not been closed, but the details are well advanced.

The total number of sales reported and not recorded in Manhattan this week was 28, as against 21 last week and 32 a year ago.

The number of sales south of 59th street was 6, as compared with 10 last week and 11 a year ago.

The sales north of 59th street aggregated 22, as compared with 11 last week and 21 a year ago.

The total number of conveyances in Manhattan was 132 as against 128 last week, 24 having stated considerations totaling \$1,519,250. Mortgages recorded this week numbered 72 involving \$2,487,770 as against 66 last week, totaling \$1,444,210.

From the Bronx, 25 sales at private contract were recorded, as against 11 last week, and 25 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$488,151, compared with \$505,875 last week, making a total for the year of \$40,112,814. The figures for the corresponding week last year were \$217,802, and the total from January 1, 1914, to July 4, 1914, was \$22,250,377.

Riverside Drive Corner Deal.

Harris and Maurice Mandelbaum have resold, through the J. Romaine Brown Company, to the Melvin Construction Company, Henry Friedman, president, the large triangular plot at the southeast corner of Riverside Drive and 160th street which they recently purchased from the estate of Loyal L. Smith. The plot extends along the drive 212 feet on a curve and 144 feet in 160th street. The easterly line measures 154 feet. The buyer will improve with a six-story apartment house similar to those which the same company is erecting at the opposite northeast corner and at the southeast and northeast corners of Riverside Drive and 161st street. The transaction will represent an outlay of about \$600,000. This sale disposes of the last of 135 lots acquired by the Messrs. Mandelbaum from the executors of the Loyal L. Smith Estate and resold by them to apartment house builders.

Trust Company in \$700,000 Deal.

The Hudson Trust Company has purchased from the Tilman Construction

Company the two six-story elevator apartment houses occupying the block front on the east side of Fort Washington avenue between 171st and 172nd streets, on a plot 200x122. The houses are completely rented, and were held at \$500,000. In part payment, the buyer gave nineteen lots in Morris Park, free and clear, also the three-story dwelling, 558 West 161st street, on lot 16x99.11; three two-family houses at 2817-2819-2821 Creston avenue, Bronx, each on lot 25x100 and twenty free and clear lots at Riveredge, N. J. The deal involved about \$700,000 and was negotiated by Calder, Nassoit & Lanning, who have been appointed agents for the apartment houses.

Big Brooklyn Deal.

Douglas Robinson, Charles S. Brown Company and Ghegan and Levine sold for "Phipps Houses" the entire block front on the east side of Utica avenue, from St. Johns place to Sterling place, size 240.7 on Utica avenue by 100 in Sterling place and St. Johns place. This plot, with the adjoining property, 431 feet in St. Johns place, and 379 feet in Sterling place, was purchased in 1908 by the "Phipps Houses" to be improved with a model apartment, but this plan was not carried out, and now the balance of the property is to be offered for sale. The purchaser, The Novelty Building Company, Joseph I. Aaron, president, will immediately begin the erection of four-story flats with stores.

Heights Plot Resold.

Samuel and Henry A. Blumenthal have resold through the F. R. Wood, W. H. Dolson Company and Joseph Silverman, the east half of the 11½ plot in the south side of West 171st street, 117 feet west of Broadway, recently acquired from Robert S. Clark. The original purchase involved the entire block front in the south side of the street between Broadway and Fort Washington avenue. The plot just sold, 143x95, has been bought by the newly formed 171st Street Building Company which will erect two five-story apartment houses. It is reported that negotiations are under way for the release of the westerly half of the plot for a similar operation.

"Lansdowne" in Trade.

D. H. Jackson has resold through J. P. Finneran and P. J. Ryan, the Lansdowne, a six-story elevator apartment house on plot 75x100 at 352 to 356 West 46th street. The properties surrounding the building are owned by the Astor estate. The purchaser is an investor who gave in part payment the loft building at 448 Broome street, leased to Spaulding & Sons for a term of years at a net rental; also the private dwelling 22 West 120th street, facing Mount Morris Park, which Mr. Jackson will occupy as his city residence. The owner of record of these houses is Robert Weber. Messrs. Finneran & Ryan have been appointed agents for the apartment house.

Resells 300 Edgemere Lots.

F. Newman has sold to W. A. Reinhart 300 lots at Edgemere, L. I., with a frontage on the Boulevard, running south to the Atlantic Ocean and west from Beach 45th street along Ocean Beach about 1,000 feet. The buyer has been for many years the lessee of the property where he maintained a colony known as Ocean Breeze Camp. He intends to further develop the plot by dividing it into four blocks running east and west and then subdividing into building lots. The property has been held at \$200,000, and forms part of a larger tract recently purchased by Mr. Newman. The brokers were A. E. & D. A. Karselen.

Will Build Near Station.

Louis E. Kleban has purchased through William J. Gabel from the Thomas Realty Company, L. W. Minford, president, the plot 62.6x130x irregular on the east side of Crotona Park East, 450 feet north of 173rd street. This is the first plot sold from what

was originally the Minford homestead and has been in the family of the sellers for more than fifty years. The purchaser will erect an apartment house on the plot which is directly in the rear of the 174th street subway station. He was represented in the transaction by Philip E. Shapiro, as attorney.

Acquires Loft Site.

Dr. William M. Carr has sold through Pease & Elliman two old dwellings at 33 and 35 West 46th street on a plot 41.8x100.5, to an investor who will build a twelve-story store and loft structure. John Katz was reported last month to have taken an option on this property but the announcement is made that he is not the purchaser in the present transaction. Last May plans were filed by the C. M. R. Realty Company for the improvement of the site with an eight-story loft building to cost about \$110,000.

Heights Apartment Sold.

Hall-Berwin Corporation has sold for the Medford Realty Company the six-story apartment house "Medford South," at the northeast corner of Broadway and 163rd street on plot 100x100; also for the estate of Elizabeth M. Barry the six story apartment house "Barryhome" on plot 100x100, at the southeast corner of Broadway and 164th street. These two houses occupy the entire block front on the east side of Broadway between 163rd and 164th streets. The brokers report it an all-cash transaction.

Sale and Lease in 23d Street.

The General Theological Seminary of the Protestant Episcopal Church in the United States has sold to the Airmor Company the six-story loft building 403 to 407 East 23d street. The buyers are said to have paid cash over a mortgage of \$54,000. The property has been held at \$100,000. The brokers were the Cruikshank Company and Gibson, Raymond & Green. The latter firm later leased to a manufacturing concern the property at an aggregate rental of about \$200,000.

To Enlarge Building Site.

Negotiations are reported to be pending for the sale by the Karl M. Wallach estate, of the two four-story dwellings, 162-164 East 79th street, on plot 40 x 100; to Julius Tishman & Sons. The same buyers recently acquired the three adjoining dwellings, 156-160, and now control a plot 100 x 100, which will be improved with a thirteen-story apartment house.

Apartment House in Trade.

The Rivoli Realty Co., Judson S. Todd, president, has sold 27 East 62d street, a nine-story apartment house on plot 57 x 100.5, to Isabella C. Forbes and others, who gave in part payment the 6-story commercial building, 226 Fifth avenue, on lot 22.6 x 100, adjoining the new Victoria Building. The brokers were Harris & Vaughan.

Manhattan—South of 59th St.

RIVINGTON ST.—Rosa Mintz sold to Morris Graf, 126 Rivington st, a 3-sty tenement, on lot 20x75.

28TH ST.—J. Romaine Brown Co. has sold for Mrs. Norah Russell, to the Esthold Realty Co., 441 and 443 West 28th st, on plot 50x98.9. It will be improved with model apartments. There are two small dwellings on the property.

40TH ST.—Rice & Hill have sold for Mrs. Edith McK. Miller the 4-sty dwelling 122 East 40th st, a lot 20x98.9, which has been held at \$50,000. The purchaser is an out of town investor who will make extensive alterations, converting it into 2-room bachelor apartments.

Manhattan—North of 59th St.

81ST ST.—John J. Kavanagh has sold for Jacob W. Rubin to Stephen Duncan Marshall 150 East 81st st, a 3-sty dwelling, on lot 19.6x 104.4.

81ST ST.—O'Reilly & Dahn sold for Albert Arnstein 117 East 81st st, a 3-sty dwelling, on lot 20x102.2, to Bernard Feifer, who last week acquired the adjoining plot, 80x102.2, at Nos. 109-115, for an apartment house operation. This additional frontage will probably be incorporated in the site.

98TH ST.—Lawyers Mortgage Co. sold 58 East 98th st, 5-sty flat, with stores, on lot 25x100.

103D ST.—City Real Estate Co. sold to a client of Louis Hutter, 159 East 103d st, a 4-sty tenement on plot 30x100.11.

125TH ST.—Lawyers Mortgage Co. sold to a client of the Charles R. L. Huston Co. the 5-sty flat 532 West 125th st, on plot 26x100.11.

142D ST.—Slawson & Hobbs sold for William Gamble the 3-sty dwelling 537 West 142d st, 30x100xan "L". The building is arranged for the use of two families with a garage in the rear. This is the first sale of the property in over 25 years.

142D ST.—Harry H. Cohen and J. Heller sold to Mrs. Hedwig Fibel the 5-sty flat, 151 West 142d st, on plot 27x99.11.

143D ST.—The Normal Construction Co., Brown & Lapin, has sold 256 West 143d st, a 6-sty apartment house on lot 25x99.11. The sellers recently purchased the property in exchange for a 6-sty apartment house at the southeast corner of Av St. John and Fox st.

156TH ST.—Ennis & Sinnott purchased from the estate of Edward Crawley the plot 50x100 in the north side of 156th st, 125 ft. west of Amsterdam av. This property has not changed hands for about 40 years. Arnold, Byrne & Baumann were the brokers.

191ST ST.—Lewine & Kempner bought from the Jacob estate, through Joseph Silverson, the plot 150x100, in the north side of 191st st, 100 ft. east of St. Nicholas av.

HAVEN AV.—The vacant plot on the southeast corner of Haven av and 171st st, 51.8x 108.11, has been sold by Hattie P. Weber to a builder for improvement with an apartment house.

LEXINGTON AV.—Frederick Brown has resold 1795 Lexington av, 5-sty flat on plot 27x 95, to Dr. G. B. Mawson, who gave in part payment 188 Bay 44th st, Edgemere, L. I., a 3-sty cottage on plot 40x100. James A. Dowd negotiated the deal.

1ST AV.—Pepe & Bro. resold for Joseph Malaspina, 1120 1st av, a 5-sty tenement, on lot 25x95, to Luguni Realty Co.

Bronx.

FOX ST.—Paul A. McGolrick bought from Esther L. Stone, 835 Fox st; a 4-sty flat on a plot 33x100.

HEWITT PL.—Nicholas Lopard has sold for Lawrence P. Decker, 760 Hewitt pl, a 2-fam dwelling on lot 25x100, to M. M. Klein.

153D ST.—Charles A. Weber sold for William Rohrbach 380 East 153d st, a 4-sty flat, on lot 25x100.

164TH ST.—Eugene J. Busher has sold for Katherine B. Smith her residence at 655 East 164th st, on lot 25x100.

164TH ST.—Eugene J. Busher has resold for cash for the Daly Realty Co. No. 655 East 164th st, 3-sty residence, on lot 25x100, to Fritz and Anna Koch.

BELMONT AV.—Cahn & Pittman sold to G. Vasopolio 2304-2306 Belmont av, two 1-family dwellings.

BRIGGS AV.—Harry H. Cohen has sold the plot 53x104, on the east side of Briggs av, 70 ft. north of Coles la and through to Coe pl.

BROOK AV.—The Valhalla Corporation has resold through Oliver E. Davis, 418 Brook av, a 4-sty flat, with stores, on lot 24.9x100.

BROOK AV.—Charles Kuntze sold for Mrs. Ernestine Sturm 1526 Brook av, a 4-sty flat, with stores, on a lot 25x100. The purchaser, Gerthie Halpin, gave in part payment a 2-family house, 30 41st st, Bayonne, N. J.

CROTONA PARKWAY.—S. B. Building Corporation sold the new 5-sty apartment house at the northeast corner of Crotona Parkway and 176th st, on plot 111x44.5x irreg., to Alexander D. Duff and J. L. Van Sant, who gave in part payment, the vacant plot 39.10x100, on the east side of St. Nicholas av 100 ft north of 186th st. The Bronx house is fully rented and has been held at \$100,000. The brokers were M. I. Strunsky & Co.

ELTON AV.—Kurz & Uren, Inc., sold for the Benenson Realty Co. the 6-sty flat at the northwest corner of Elton av and 156th st to Edward Robertz, who gave in part payment 1331 Franklin av, a 2-sty dwelling, on plot 50x208. This plot was later resold to Louis E. Kleban, who will build a 5-sty apartment house.

GRAND BOULEVARD.—H. A. Douglas & Co. sold a lot 25x61, on the east side of Grand Boulevard and Concourse, 115 ft. south of 187th st.

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NEW YORK

INTERVALE AV.—Grossman & Phillips sold for Henry Greenbaum, 393 and 395 Intervale av, a 6-sty apartment house, plot 100x100, to the Klein estate, which gave in exchange 528 East 113th st, a 6-sty tenement, on lot 25x103.

HORNADAY AV.—Kurz & Uren, Inc., sold for Frazer & Berau, Inc., the plot, 50x100, on the north side of Hornaday av, formerly West st, between Crotona Parkway and Mohegan av.

MAPES AV.—Joseph A. Wasserman sold for Miss Sarah Langan to Samuel Horowitz the four 2-fam houses at 2064 to 2070 Mapes av.

MELROSE AV.—Benenson Realty Co. sold the 1-sty taxpayer and open-air moving picture theatre on the east side of Melrose av, 100 ft. south of 157th st, 80x120.

PARK AV.—Lewis H. May Co. sold for the National Bank of Far Rockaway the property 2954 Park av, on a plot 50x130. This property was recently purchased at foreclosure by the bank and was sold to the adjoining owner, M. Martinilione, who will improve with a 5-sty building to conform with his present holdings.

RIVERDALE.—Cammann, Voorhees & Floyd have sold a portion of the estate of Miss Julia Livingston Delafield at Riverdale, N. Y., to the Stadacona Co. The property consists of 116,580 sq. ft., fronting on both side of Palisade av and extending to the tracks of the New York Central Railroad, and 64,751 sq. ft. under water west of the tracks.

STEBBINS AV.—Grossman & Phillips sold for Grossman Bros. & Rosenbaum, to Henry Greenbaum, 909 Stebbins av, a 6-sty apartment house, plot 47x115.

UNION AV.—Crisculo Realty Co. sold 509-511 Union av, a 5-sty flat, on plot 39.3x100.

UNIVERSITY AV.—Boyne Bridge Realty Co. sold the 5-sty apartment, 58.4x92x112x irreg., on the west side of University av, just south of the Washington Bridge plaza and 350 ft. south of Boscobel av. This is the most southerly of 3 houses being erected at this point and has been held at \$75,000. Matthew C. Kervan was the broker.

Brooklyn.

DEAN ST.—Bulkeley & Horton Co. sold for Donald Duson and Mrs. Van Wuert the 3-sty dwelling 1320 Dean st.

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

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DECATUR ST, ETC.—Friday & Lehmann sold to Louise Frankel the 2-sty dwelling 592 Decatur st, and for Annie Usterdaet the 4-sty flat 459 Chauncey st.

ST. JOHNS PL.—John H. Eckhoff purchased the building at the southeast corner of St. Johns pl and Troy av and resold it to J. H. Katz.

KINGS HIGHWAY, ETC.—Louis Gold has purchased the plot, 60x100, at the southwest corner of Kings highway and East 13th st and two parcels at the southeast corner of Jamaica av and Chester st; also a plot on the south side of St. Marks av, west of Franklin av, as a site for an apartment house, and with Samuel Tepplitz the property at 1815 Beverly rd for a similar operation. Mr. Gold sold to Sarah Edelest the two buildings at 1660 and 1662 Myrtle av.

QUINCY ST.—Harry A. Crosby sold 347 Quincy st for the Bond and Mortgage Co.; also 97 Quincy st for Frederick Lockwood to Elizabeth Boise; 291 Taaffe pl for the estate of Geronimo Mantilla to John Ennis; 241 Greene av for Mary E. Pyburn to John J. Gibbons, and 408 Clason av for Margaret Hall.

77TH ST.—Samuel Galitzka Co. sold for John H. Bahrenburg the 2-sty cottage 477 77th st.

77TH ST.—Samuel Galitzka Co. sold for Joseph Karasik to M. Fick, the 1-fam house, 547 77th St.

82D ST.—William H. Bonyng sold the plot 100x109.4, on the north side of 82d st, 140 ft west of Colonial rd, Bay Ridge.

83D ST, ETC.—E. K. Ramee sold 2044 83d st to Wilhelmine Kelting, 1440 Park pl to Giuseppe Jameli; 2039 45th st for C. J. Myers; 284 Cooper st for Henry E. Knight; 262 Cooper st for O. J. Myers; and resold the same to Joseph H. Betz.

FLATBUSH AV.—Louis F. Seitz has sold to a Brooklyn builder a vacant plot known as 346 to 352 Flatbush av, running through to St. Johns pl, 80x100. The plot contains about 9,800 sq ft and will be improved on the Flatbush av front with stores. The consideration was about \$45,000. Charles E. Rickerson was the broker.

GREENE AV.—James M. Hawley sold for Anna Boehme to the Island Holding Co., the southwest corner of Greene and Onderdonk avs.

5TH AV.—Samuel Galitzka Co. sold for John H. Bahrenburg the plot 107x123 at the northwest corner of 5th av and 77th st to Simon Abels, who will build five 3-sty store properties. The plot was held at \$40,000.

Queens.

ARVERNE.—The Lewis H. May Co. resold for D. Welsh the Story property facing Jessica av and Story pl to J. Kohn, on a plot 90x140, improve with a 30-room house. The property was held at \$25,000.

ROSEDALE.—New York Suburban Land Co. sold 100x100 in Oxford pl to R. Samson and 40x100 on Kinsey av to C. Maybie.

Richmond.

ARROCHAR.—Cornelius G. Kolff has sold for the Charles H. Downing estate the cottage at 15 Madison av, on a plot 54x126 to L. Laimo.

Nearby Cities.

NEWARK, N. J.—Feist & Feist, Inc., sold for Charles C. Stevenson the vacant plot 989-991 Prelinghuysen av, 50x100, to John Schrieber, who will build a 4-sty apartment house.

Rural and Suburban.

ENGLEWOOD, N. J.—The Englewood Real Estate Co. has sold for Demarest Cole his cottage on Tenafly rd to C. L. E. Wolff, of New York.

FARMINGDALE, L. I.—James M. Hawley sold for Catherine Weigert, a 2-acre farm to Conrad Barth.

GARWOOD, N. J.—N. Y. Suburban Land Co. sold 40x100 on Hazel av to H. Beardsley and 40x100 in Center st to M. E. Yale.

PLANDOME, L. I.—L'Elcuse, Washburn & Co. have sold on Manhasset Bay a plot on the south side of Shore dr to George H. Morrill.

LEASES.

New \$1,000,000 Operation.

Following a preliminary announcement in the Record & Guide last Saturday, of the formation of the Park Avenue Improvement Company, it was learned that this corporation had leased for a term of twenty-one years with a privilege of two renewals the block front on the west side of Park avenue from 50th to 51st streets, with a frontage of 200.10 feet on the avenue, 75 feet in 50th street and 90 feet in 51st street. During the first term the rental will approximate \$1,000,000. The directors of the company are Harry Fischel, David Kraus, and Herbert S. Goldstein. The brokers were L. J. Du Mahaut & Company. The owner of the property is the New York Central Railroad Company which retains an easement underneath it. The announcement that a twelve-story apartment house from plans by Warren & Wetmore would be built on this site assumes an additional importance when it is considered that last week a company headed by S. Fullerton Weaver acquired from the same owners another Park avenue block front for a similar improvement.

Big Lease Pending.

Negotiations are reported to be pending for the leasing by a syndicate headed by Leslie R. Palmer, from the estate of Samuel Sloan of the properties 7 East 38th street through to 12 East 39th street, a plot 37.6 in each street with a depth of 197 feet. The property adjoins the Craftsman Building at 5 East 38th street. According to a report the lease if closed will cover a period of twenty-one years with renewals, and will involve construction of a twelve-story mercantile building on the plot. At the office of Mr. Palmer, it was said that no deal had, as yet, been consummated.

New Savarin Restaurant.

The Equitable Building Restaurant, Inc., controlled by Merry & Boomer, manager of the McAlpin and Claridge Hotels, has taken a lease for twenty-one years of the entire Broadway half, about 28,000 square feet, of the first basement of the new Equitable Building. A new Cafe Savarin will be opened to take the place of the one burned in the Equitable Building fire of January 2, 1912, which for more than twenty-three years was a popular restaurant in the financial district.

New Blyn Store.

I. Blyn & Sons, shoe dealers, have leased for a long term from the Smith estate, at an aggregate rental of about \$500,000, the building at 442-444 Fulton street, Brooklyn, formerly occupied by the Milkman Millinery Co. The brokers were Meruk & May.

Broadway Central Changes Hands.

Jay G. Wilbraham has leased from the estate of E. S. Higgins, the old Broadway Central Hotel, at 667-677 Broadway, for five years at a reported rental of about \$350,000. The lessee is an old hotel man and will continue to operate it.

Manhattan.

AMOS & CO. leased the store in 128 West 34th st to Michael Newman; the store in 130 West 34th st to Leonard J. Cohen, and the store in 132 West 34th st to Golden & Sugerman, of 121 West 125th st.

AMES & CO leased to Schwartz Art Leather Co. a store 153 West 34th st; to Schubers Theatrical Co. a storehouse 451 7th av; to Elizabeth Maerlander a loft in 6 West 29th st; the dwelling at 148 East 33d st to N. Leonard; 74 West 12th st to E. Mouraille, and 112 East 31st to A. Morgan; and in conjunction with Pease & Elliman sublet for Emerson Shoe Co. to Kaufman Shoe Co. of 106 East 14th st the store in 307 Broadway.

BASTINE & CO. leased space at 235-237 5th av to Meyer Singer and at 112 East 19th st to Selig & Winter.

CARSTEIN & LINNEKIN, INC., leased space at 221 4th av to Cornelius P. Toomey, of 225 4th av; and for M. & L. Hess space in 360 4th av to Max Mebnick, and an office at 239 4th av to Joseph J. Kearin and James H. Gahan; office at 315 4th av to H. A. James & Co.; offices at 347 5th av to Amco Glazed Block Co., of 15 East 40th st; Martin C. Ready, Max P. Lynar-Lardon; space at 320 5th av to Charles Negger-smith; space at 1161 Broadway to Joseph Hechtman, Buid F. Hill and Michael E. Jacobs; and for Cross & Brown part of the 6th floor at 14-16 East 33d st to Hartman & Schwartz.

CROSS & BROWN CO. leased space in 136 to 146 West 52d st to A. Elliott Ranney Co. of 1920 Broadway; offices in the Vanderbilt Concourse Bldg., Vanderbilt av, and 45th st to the Ink Association; offices in 1790 Broadway to M. E. Appelbaum, Inc.; 7th floor 12-14 West 37th st to Thomas J. Simpson; and in conjunction with William D. Bloodgood & Co. the 4th floor in 22 East 41st st to Finger and Brotman of 10 West 29th st; and in conjunction with Carstein & Linnekin space on the 6th floor in 14-16 East 33d st to Sydney M. Schwartz & S. Louise Hartman and an apartment in 25 and 27 West 36th st to Olga Treskoff.

DUROSS CO. has leased the store and basement in 109 Reade st to Topper & Berger for 2 years; store at 49 Church st to John Karagianis and Harry Carabianis for 10 years; store and basement at 63 Beach st and 394 Greenwich st to Sirota & Lieb.

THE DUROSS CO. leased the store and basement at 109 Reade st to Topper & Berger, wholesale shoe dealers, of 109 West Broadway; the store at 49 Church st for the Schulte Realty Co. to John Karagianis, of 6 Madison st, and Harry Carabianis, and the store and basement at 63 Beach st and 394 Greenwich st for the Empire State Surety Co. to Sirota & Lieb.

DOUGLAS L. ELLIMAN & CO. leased an apartment in the new building under construction at 114 East 84th st for the Surrey Realty Co. to de Courcy Browne; and renewed the lease for Mrs. Moses Hopkins of 16 East 70th st, a 5-sty house, to Myron C. Taylor.

DOUGLAS L. ELLIMAN & CO. have leased apartments for the 62d St. Co., E. C. Potter

president, in 45 East 62d st, to Arthur K. Bourne; also apartment in 114 East 84th st for Samuel A. Herzog to William M. Barnard and in 122 East 82d st for Dwight E. Robinson to Ephraim Williams.

BENJAMIN ENGLANDER has leased for the Cassidy's Limited of Montreal, Can., to Harris & Blanck the 7th and 8th floors in 20-28 West 33d st, 12,500 sq. ft.; also in 164-166 West 25th st 10th floor to Hershfield & Cohen.

J. B. ENGLISH leased for John H. Martin to a client the store and basement in 751 7th av. The premises will be renovated and occupied as a lunch room.

EWING, BACON & HENRY and Rice & Hill leased the 6th floor of 8 West 40th st to the Stuyvesant Co., publishers of Town and Country.

FORD & SHAW are reported to have leased the Hotel Ennis, at 152-154 East 42d st, a 5-sty building, built several years ago by George Ehret.

FREDERICK FOX & CO. leased a loft in 832-4 Broadway to Light & Marks; the 3d and top lofts in 54-8 East 9th st to the Superior Wash Suit Co. and John Bruschi, of 9 Bond st, respectively; the 4th loft in 34 East 12th st to the Princely Novelty Co.; the 5th loft in 127 Madison av to Linker & Klein; and the 4th loft in 88 University pl, running through to 24-6 East 12th st, to Jacob Hurowitz, of 56 East 13th st.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC., leased for Robert Lee Morrell and others, space on the 10th floor at 470 4th av to the Ernemann Photo-Kino Works, now at 163 West 48th st. This lease completes the leasing of the building.

M. & L. HESS, INC. leased the 10th loft in 35-37 West 31st st to the Rex Talking Machine Co. for their executive offices and recording laboratories; 2d loft in 120-2 West 18th st to Lempert Bros. of 77 Greene st; 2d loft in 22-4 West 27th st to Rosing & Cohen of 6 West 20th st; 3d loft in 32 West 31st st to Jacob Thaler & Bro. of 106 7th av; and space in 17-21 East 22d st to Edward Phillips and Frederick Strauss.

EDWARD J. HOGAN leased the top floor in 746-750 Broadway to Voget & Saltzman.

THE HOUGHTON CO. leased for Samuel Eisman the 4-sty dwelling at 41 West 89th st to Mrs. I. Oppenheimer.

HOUGHTON CO. has rented for the estate of Dickson G. Watts, the 4-sty dwelling, 140 West 75th st., to Eugene F. Loveland.

LOUIS KEMPNER & SON have leased the bakery at 472 Columbus av for W. Schedko to C. Wolf.

LOUIS KEMPNER & SON leased for William Waldorf Astor estate, store in 2484 Broadway for 5 years to Frechem's, Inc., who have four stores on the west side.

EDGAR A. MANNING leased the 4-sty dwelling at 31 East 57th st for the estate of Mathias Rock to Maison Mella, now at 47 West 39th st; and in conjunction with Royal Scott Gulden the 2d floor in 12 West 47th st for Irving Post to M. Pitot.

SAMUEL H. MARTIN leased the store in 33 Columbus av for Nathan Ottinger to Francois de Sasso, of 107 West 84th st.

J. S. MAXWELL leased for Edwin L. and Arthur Beaumont, the private house, 604 West 138th st.

MOORE & WYCKOFF have leased apartments in 123 East 53d st to Miss Mary Dolores, Miss Margaret W. Keck and John Neilson.

CHARLES F. NOYES CO. leased space in 15-19 East 26th st for the Jacob Ruppert Realty Corporation to Samuel Cutler; offices on the 16th floor, 71 West 22d st, to James V. Ritchey of 540 West 21st st; offices in 130-132 Pearl st to P. P. Alvere, of 96 Water st; floor at 102 John st to Kelly & Fuller of 55 John st; a portion of the 3d floor in 47-9 West st to the Jaeger Engine Co.; and space in 67-9 Front st for the preferred City Real Estate Co. to Wolf, Sayer & Heller of 57 Front st.

PEASE & ELLIMAN leased the 5-sty house of J. F. D. Lanier at 123 East 35th st to R. H. Williams of Williams & Peters; and for James Anderson Hawes in the southwest corner of 68th st and Madison av, the entire top floor to Miss Christian Herter.

PEASE & ELLIMAN leased apartments for Bing & Bing in 1155 Park av to A. V. Frost of Black, Starr & Frost; in 875 Park av to Mrs. T. H. Lowerre; in 60 West 39th st to Mrs. A. C. Matton; in 105 East 15th st to Miss Helen T. Quigg; and in 960 Park av 14 rooms and 4 baths to John R. Suydam, who recently sold his residence at 414 Madison av.

PEASE & ELLIMAN have rented for the Park Av. E. A. L. Co., controlled by Edgar A. Levy, in the southeast corner of Park av and 61st st an apartment of 9 rooms and 3 baths to Mrs. R. Colfelt, of Pennsylvania; also apartments in 27 East 62d st to W. Gordon Fellowes; in 119 West 71st st for A. L. Mordecai Co. to Miss Dana Galpin; and in 15 East 10th st for Goodale, Perry & Dwight to Herman Livingston, Jr.

PEASE & ELLIMAN have leased for Keith P. Walker an apartment in 103 East 86th st, to Emil Schwartz; also made the following renewals of apartment leases: in 411 West 114th st to Mrs. E. N. Shepherd; in 25 Fort Washington av to Henry A. Dows; in 27 East 62d st to G. Dickson Raine, Jr.; and to Frank D. Thomas, in 45 5th av to Mrs. Charlotte L. Wilkins; in 133 West 11th st to A. E. Marks; in 110 Riverside dr to Charles Olenford; in 150 West 80th st to F. E. Stern; and in 285 Central Park West, to A. Baer.

PEASE & ELLIMAN leased apartments in 607 West 136th st to Isaac M. Pearson; in 145 East 35th st to Mrs. M. J. O'Connor; in 43 East 27th st to Miss C. Ostrander, and to Miss C. V. Moore; and in 105 East 15th st to Miss Amee W. Fink; and made the following renewals of apartment leases: in 510 Park av to Mrs. F. T. Lentillon; in 146 East 49th st to Miss Lucy Henderson; in 202 West 81st st to Mrs. E. B. Cleaver; in 25 Fort Washington av to Henry

G. Loeber; in 27 East 62d st to Mrs. Helen W. Hayes; in 565 Park av to J. H. Williams; in 146 East 49th st to W. W. Hunt; in 157 East 81st st to A. W. Leffler; in 43 East 27th st to Henry Preble; in 60 West 58th st to J. L. Jaughin; in 960 Park av to I. V. McGlane; in 59 West 76th st to Mrs. Lillian Grant; in 150 West 80th st to Randolph Marshall; in 27 East 62d st to J. P. Knight; and in 150 West 80th st to Mrs. E. J. Recker; and renewed the lease of the store in 24 West 59th st to Alexander N. Saab.

PORTER & CO. rented for Edith Adams Jackson to Salvatore De Maio the store in 255 Av A.

SAMUEL H. MARTIN has leased the store and basement at 803 9th av to Nicolò Marzulli.

SHAW & CO. leased for Evelena Dunning, the 3-sty dwelling, 10 East 129th st, to John Vogel.

SHAW & CO. have leased for the F. F. Freehold Estates, Inc. the 3-sty dwelling 114 East 127th st to Emma Manning.

SLAWSON & HOBBS rented for W. E. D. Stokes, the 4-sty dwelling, 238 West 73d st.

TUCKER, SPEYERS & CO. have leased the 9th floor in 20-28 West 33d st to Max Solomon; at 38-42 East 32d st the 11th floor to Levy & Looker; in conjunction with Burton, Thompson & Co. store in the "Standard Arcade," 50 Broadway, to Kaiser & Co.; the 3d floor at 26 West 38th st to Louis Strauss & Son, and the 2d floor at 19 West 38th st to Lipper Manufacturing Co.

UNGER & WATSON, INC. leased the parlor floor store at 645 Lexington av to Feur & Friedman for Philibert Combier.

WM. A. WHITE & SONS rented through Benjamin Bernstein to the National Cloak and Suit Co.; approximately 7,000 sq. ft. of space in the 12-sty fireproof building at the north-

east corner of 24th st and 7th av; the 4th loft at 32 West 22d st to Isidor H. Shapoff, 450 6th av; 4th loft at 130 Bleecker st to Kromeisen & Greenfield; 1st loft at 832 and 834 Broadway through Frederick Fox & Co. to Light & Marks; the 4th loft at 208 and 210 Wooster st to Alba & Koloditsky; 3 lofts in 179 Broome st to Madams Bros. of 382 Lafayette st; and 4th loft at 179 Greene st to Isidor Moskowitz.

WM. A. WHITE & SONS, rented the building 49 Front st to Max Mangold; also the store and basement in 110 Bleecker st to S. Weisman & Brothers of 46 Howard.

E. S. WILLARD & CO leased the 8th floor in the southeast corner of 14th st and 7th av to Henry Zuckerman, of 360 7th av.

ARTHUR E. WOOD leased the store and 3d and 4th floors in 2005 7th av, for Dr. H. D. Burnham, to Braun & Neustadt.

F. R. WOOD, W. H. DOLSON CO. leased dwellings at 315 West 77th st to J. S. Seymour; at 331 West 85th st to Benjamin F. Bowerman and at 106 West 77th st to Mrs. W. A. Levy.

Queens.

LEWIS H. MAY CO. leased cottages at Arverne for Mrs. M. M. Standish on S. Vernam av to I. Scherr; for E. A. Karelson on Gaston av to I. Metzler; for M. J. Kramer 1 Kramer court to M. Jaffe; for Suburban Realty Co on Boulevard to D. Hollander.

Suburban.

ANGELL & CO. have leased the Thomas R. Fisher house on Inwood av, Hartsdale, N. Y., to William F. Wall, for the season, furnished.

JOHN HARPER BONNELL has rented the Mark C. Meagher place at East Williston, L. I. Cocks & Willetts were the brokers.

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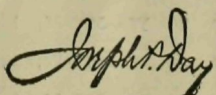
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141ST ST, W, ns, 40.3 e of St Nicholas av—2051-3, vacant, 22.11x100x irreg, \$6,468.
 ST NICOLAS AV, es, 101.3 n of W 141st st—2051-16, vacant, 25.4x80x irreg, \$7,260.
 ST NICOLAS AV, es, 233.1 n 141st st—2051-25, vacant, 30.5x100x irreg, \$9,408.
 ST NICOLAS AV, es, 363.6 n 141st st—2051-26, vacant, 75.11x100.6x irreg, \$30,497.
 150TH ST W, ss, 75 e Broadway—2081-60, vacant, 25x99.11, \$18,000.
 150TH ST, sec Broadway—2081-61, vacant, 24.11x75, \$46,000.
 BROADWAY, es, 24.11 s 150th st—2081-62, vacant, 25x75, \$23,000.
 BROADWAY, es, 49.11 s 150th st—2081-63, vacant, 25x75, \$21,000.
 BROADWAY, es, 64.11 s 150th st—2081-64, 25x75, \$21,000.
 AMSTERDAM AV, es, 86.1 n 167th st—2112-6, 7, 8, 9, 10, 11, vacant, 150x100, \$60,000.
 168TH ST W, ss, 100 w Audubon av—2124-33, vacant, 50x100x irreg, \$20,350.
 BROADWAY, nec 172d st—2141-29, vacant, 20.7x88.6x irreg, \$14,800.
 BROADWAY, es, 20.7 n 172d st—2141-30, vacant, 26.5x95.3x irreg, \$11,000.
 BROADWAY, es, 47 n 172d—2141-31, vacant, 26.5x103.11x irreg, \$10,420.
 BROADWAY, es, 73.5 n 172d st—2141-32, vacant, 26.5x112.7x irreg, \$10,920.
 ST NICOLAS AV, nec 168th st—2125-1, vacant, 26.2x78.8x irreg, \$26,700.
 ST NICOLAS AV, es, 26.2 n 168th st—2125-2, vacant, 26.2x86.7x irreg, \$20,680.
 ST NICOLAS AV, es, 52.4 n 168th st—2125-3, vacant, 26.2x94.5x irreg, \$19,600.
 ST NICOLAS AV, es, 78.6 n 168th st—2125-4, vacant, 26.2x102.4x irreg, \$20,600.
 ST NICOLAS AV, es, 54.4 s 169th st—2125-5, vacant, 26.2x85.2x irreg, \$18,500.
 ST NICOLAS AV, es, 26.2 s 169th st—2125-6, vacant, 26.2x93x irreg, \$21,340.
 ST NICOLAS AV, nec 169th st—2125-7, vacant, 31.5x100.11x irreg, \$37,500.
 169TH ST W, ss, 110.3 e St Nicholas av—2125-9, vacant, 25x80, \$10,440.
 169TH ST W, ss, 135.3 e St Nicholas av—2125-10, vacant, 25x85, \$10,800.
 169TH ST W, ss, 160.3 e St Nicholas av—2125-11, vacant, 25x85, \$10,800.
 168TH ST W, ns, 103.8 e St Nicholas av—2125-24, vacant, 25x95, \$11,740.
 168TH ST W, ns, 78 e St Nicholas av—2125-25, 25x95, \$11,740.
 202D ST W, ns, 100 w 9 av—2199-30, vacant, 100x99.11, \$15,500.
 203D ST W, ss, 100 w 9 av—2199-18, vacant, 100x99.11, \$13,000.
 9TH AV, swc 206th st—2202-21, vacant, 100x99.11, \$25,000.
 5TH AV, 1069—1499-69, 6-sty dw., 27x102.2, \$250,000.

OBITUARY

MRS. ANNIE BISHOP, real estate operator and builder, died on Sunday at her home, 3915 Syossett st, Woodhaven, aged fifty-three.
 ALBERT E. DE MOTT, real estate and corporation lawyer, died on Sunday, aged sixty, at his home, 347 Lafayette av, Brooklyn. He was a graduate of New York University Law School.
 WILLIAM F. GAFFKEN, aged thirty-two, formerly in the real estate business in Flatbush, died this week at his home, 583A 6th st, Brooklyn.
 CHARLES F. KILBURN, for many years in the real estate business, died on Sunday in St. Barnabas Hospital, Newark, aged seventy-one. His residence was at 20 East Park st, in that city.
 MRS. SARAH E. SEAMON, widow of Sidney L. Seamon, and one of the largest owners of real estate in Babylon, L. I., died on Thursday, June 24, at her home there.
 WILLIAM M. THOMAS, a pioneer dealer in Long Island real estate and until recently a member of the real estate firm of Thomas & Eckerson, well-known in the mid-town section, died of pneumonia on Friday at his home, in Belle Harbor, L. I., aged sixty-six. He was born in Belvidere, Pa., and came to this city about thirty-five years ago, when he formed the partnership with Mr. Eckerson. He later became the proprietor of the Mineola Stables and the Mineola Garage. A widow and four sons survive him.
 ARTHUR J. TURNER, president of the Eastman Realty Co., with offices in the Marbridge Building, died Sunday night in St. Luke's Hospital, following an operation for appendicitis. He was thirty-eight years old and lived at 54 West 94th st.

REAL ESTATE NOTES.

MARTIN F. HUBERTH is the buyer of 1045-1047 Lexington av, recently reported sold.
 GOODALE, PERRY & DWIGHT have been appointed agents for 154-156 West 32d st.
 J. S. MAXWELL has been appointed agent for 511 West 139th st.
 SHAW & CO. have been appointed agents for 210 West 127th st, 75 East 121st st, 15-21 West 133d st and 810 Elton av.
 SHAW & CO. have been appointed agents for 259 West 136th st; 449-51 East 123d st, 200 Lenox av and 168-174 East 116th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have been appointed managing agents for the 12-sty Craftsman Building at 6 East 39th st, through to 5 East 38th st.
 L. A. KERNGOOD CO. has been appointed Eastern Branch agent of the Riverside-Bay Gardens development at Point Huron, on Lake St. Clair.
 BANKERS' CLUB OF AMERICA opened its new home in the Equitable Building, 120 Broadway, last Thursday. On Wednesday the Board of Governors held a reception, at which time was given private view of the new quarters.
 PEASE & ELLIMAN have been appointed agents by Dow, Jones & Co., for the 8-sty Wall Street Journal Building at 42-4 Broad st, through to 38-40 New st. Extensive alterations will be made.
 SCHINDLER & LIEBLER have been appointed agents for 2413-2419 1st av, 2143-2145 2d av, 253-255 East 110th st, 438 East 81st st, 233-237 East 88th st, 1703-1705 2d av, and 203 East 74th st.
 J. P. FINNERAN and P. J. Ryan were the brokers in the recently recorded sales of 69-71 Greene st for Robert Weber to the D. H. Jack-

son Realty Co.; also of the 4-sty dwelling 242 West 25th st to the same buyer.
 CROSS & BROWN CO. was the broker in the lease recently reported for the erection of a 4-sty factory for the Studebaker Corporation to be located on the Degnon terminal property at Anable av and Meadow st, Long Island City. The same firm negotiated the recent lease for the erection of the Sterling Gum Co.'s building on Harris av, William st and Ely av, and the building to be erected for Kozak & McLoughlin, shoe manufacturers, at the corner of 14th st, Governor pl and Van Alst av, Long Island City.
 THE UNITED REAL ESTATE OWNERS' ASSOCIATION OF NEW YORK has brought suit against Eugene M. Travis, Comptroller of the State of New York, The United States Trust Company of New York, The Farmers' Loan and Trust Company, The New York Trust Company, the president and directors of the Manhattan Company, otherwise known as The Bank of the Manhattan Company, Bankers Trust Company and the General Trust Company of New York, to prevent payment of six millions of bonds, issued by the Comptroller in violation of the Constitution of the State of New York. There has been no decision in this case on its merits; the prior decisions were in preliminary motions.

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(Bronx Auction Sales Continued.)

Croes av, ws, 375 n Ludlow av, 25.7x100x
irreg; Meyer Aronowitz. 300
Croes av, ws, 350 n Ludlow av, 25x100;
Frank Levy Inc. 350
Croes av, ws, 325 n Ludlow av, 50x100x
irreg; Frank Levy Inc. 700
Croes av, ws, abt 300 n Ludlow av, 25x
100; Wm C Ball. 350
Croes av, ws, abt 250.2 n Ludlow av, 50
x100x irreg; Mrs E Fisher. 800
Croes av, ws, 200 n Ludlow av, 50.2x100
x irreg; Jos E Levine. 900
Croes av, ws, — n Ludlow av, 25x16.11x
30.6; gore; Mary A Meagher. 25
Leland av, es, 223.11 n Randall av, 19.4x
100x irreg; Fred Horling. 325
Leland av, es, 248.11 n Randall av, 22.6x
83.6x irreg; Fred Horling. 225
Leland av, es, 217.11 n Randall av, 19.4x
22.10x irreg; Fred Horling. 225
Ludlow av, ss, 25 n Rose dale av, 25x
100; E D Ambrosio. 350
Ludlow av, nwc Noble av, 25x100; Adolph
S Meyer. 775
Ludlow av, ns, 25 w Noble av, 25x100;
Adolph S Meyer. 475
Ludlow av, ns, 50 w Noble av, 25x100;
Jno A Voorhies. 425
Ludlow av, ns, 75 w Noble av, 50x100;
W Parsons Todd. 1,050
Ludlow av, ns, 31.9 e Croes av, 43.3x100
x57.5x101; W Parson Todd. 800
Ludlow av, ss, 50 e St Lawrence av, 50x
100; Gatine Daino. 450

Ludlow av, ns, 75 w Commonwealth av,
23.8x100; S Ashill. 525
Ludlow av, ns, 50 e Rosedale av, 48.8x
100; G Sully. 950
Ludlow av, nec Rosedale av, 25x100; Le-
vine & Posner. 550
Ludlow av, nwc Commonwealth av, 25x
100; H F Mendelsohn. 625
Ludlow av, ns, 25 w Commonwealth av,
25x100; H F Mendelsohn. 550
Ludlow av, ns, 50 w Commonwealth av,
25x100; H F Mendelsohn. 575
Ludlow av, ss, 25 e Commonwealth av,
25x100; K A Chalermaklian. 275
Ludlow av, ns, 25 e Rosedale av, 25x100;
Levine & Posner. 475
Ludlow av, ss, 50 e Commonwealth av,
50x100; Saml J Goldberg. 500
Ludlow av, swc St Lawrence av, 25x100;
Martin Garone. 475
Ludlow av, ss, 50 w St Lawrence av, 50
x100; Thos J Hartnett. 500
Ludlow av, ss, 25 w St Lawrence av, 25
x100; Martin Garone. 275
Ludlow av, nec St Lawrence av, 25x100;
Chas L Delehanty. 550
Ludlow av, nwc Commonwealth av, 25x
100; Isaac Hecht. 425
Ludlow av, ns, 25 e St Lawrence av, 25
x100; Chas L Delehanty. 275
Ludlow av, ns, 50 e St Lawrence av, 25
x100; E J Stempler. 250
Ludlow av, ns, 25 w Commonwealth av,
50x100; Louis Luria. 500
Ludlow av, ns, 75 e St Lawrence av, 25x
100; Helen Glaesel. 225
Ludlow av, ns, 100 e St Lawrence av, 25x
100; Emma Kleinbrenz. 250
Ludlow av, nwc Beach av, 25x100; Mar-
tine Garone. 425
Ludlow av, ns, 50 w Beach av, 50x100;
Michl M Hanley. 400
Ludlow av, ns, 25 w Beach av, 25x100;
Martin Garone. 300
Ludlow av, ns, 150 w Beach av, 25x100;
R Meyer. 150
Ludlow av, ns, 125 w Beach av, 25x100;
R W Hendrickson. 175
Ludlow av, ss, 50 w Rosedale av, runs w
75xs74.8xse53.4xe25xn100 to beg; Isidore
Boardman. 800
Ludlow av, ns, 50 w Beach av, 50x100;
Nathan Braunstein. 550
Ludlow av, nwc Beach av, 50x100; Wm
H Sahn. 750
Ludlow av, ns, 75 e St Lawrence av, 25x
100; Hans Kaader. 275
Ludlow av, ns, 50 e St Lawrence av, 25
x100; Eugenie De Rosa. 300
Ludlow av, ns, 25 e St Lawrence av, 25
x100; Hy Muscello. 350
Ludlow av, ns, 100 e Beach av, 25x100;
Hy Sandrock. 225
Ludlow av, ss, 75 w Beach av, 25x100;
Margaret Iorio. 225
Ludlow av, swc Beach av, 25x100; Joseph
N Roth. 525
Ludlow av, ss, 25 w Beach av, 50x100;
B W Hendrickson. 475
Ludlow av, ss, 50 e Commonwealth av,
50x100; Saml Goldberg. 550
Ludlow av, ss, 100 e Commonwealth av,
25x100; Geo W Barnes. 250
Ludlow av, ss, 25 w Rosedale av, 25x100;
Grace E Butler. 325
Ludlow av, swc Rosedale av, 25x100;
Morris Corn. 450
Ludlow av, nwc Rosedaele av, 25x100;
Frank Infortanio. 625
Ludlow av, ss, 50 w Rosedale av, 25x100;
Wm R Peifer. 275
Ludlow av, sec St Lawrence, 50x100;
Fischel Friedman. 725
Ludlow av, ns, 25 w Rosedale av, 25x
100; Jacob Arbeit. 450
Ludlow av, —, 50 w Rosedale av, 50x
100; I Hyams. 800
Ludlow av, sec St Lawrence av, 50x100;
M Fox. 700
Ludlow av, nec Noble av, 100x125; Otto
Gentsch. 2,975
Ludlow av, swc Rosedale av, 25x100;
Neshan Boyazian. 575
Ludlow av, sec Noble av, 75x74.8x84x
34.5; Paul Ostnick. 1,125
Ludlow av, swc Noble av, 129x5.10x127.1
x2.4; Patk J Haughley. 400
Newman av, ws, 450 n Randall av, 50x
111.7; Vincent Walters. 300
Newman av, ws, 400 n Randall av, 50x
111.7; Ferdinand Christen. 300
Newman av, ws, 150 n Randall av, 50x
111.7; Abram Sobel. 200
Newman av, ws, 114.3 n Randall av, runs
n35.10xw111.7xs75xe36.8xne82.9 to beg; T
A Beeman. 300
Newman av, ws, 325 n Randall av, 25x
111.7; Jno M Dahl. 100
Newman av, ws, 350 n Randall av, 50x
111.7; Max Ramrus. 250
Newman av, es, 146.4 n Randall av, 28.5x
53.1x60.3; Martin Garone. 25
Newman av, es, 200 n Randall av, 75x
111.6x—x99.7; Martin Garone. 300
Newman av, es, 275 n Randall av, 25x
111.6; J M Dahl. 100
Newman av, es, 300 n Randall av, 25x
111.6; Bibina Tesar. 75
Newman av, es, 325 n Randall av, 25x
111.6; Otto D Frank. 75
Newman av, es, 350 n Randall av, 50x
111.6; Fischel Frishman. 100
Newman av, es, 400 n Randall av, 25x
111.6; Martin Garone. 75
Newman av, es, 425 n Randall av, 25x
111.6; E Curry. 50
Newman av, es, 450 n Randall av, 25x
107x—x172.4; Martin Garone. 100
Newman av, es, 475 n Randall av, 21x
109.1x107, gore; E Curry. 25
Newman av, es, 175 n Randall av, 25x
99.7x52.9x53.1; Martin Garone. 50
Newman av, ws, 500 n Randall av, 6.3x
112.8x21.11x111.6; Raffael Bruno. 50
Newman av, ws, 200 n Randall av, 50x
111.6; A Lapedes. 200
Newman av, ws, 250 n Randall av, 75x
111.6; Harry Winter. 300

Noble av, es, 150 n Ludlow av, 50x100;
Guiseppa Moraci. 1,000
Noble av, es, 200 n Ludlow av, 50x100;
Paul S Perazzone. 950
Noble av, es, 125 n Ludlow av, 25x100;
Domenico De Nigus. 500
Noble av, es, 250 n Ludlow av, 50x100;
Albert De Canio. 950
Noble av, es, 300 n Ludlow av, 75x100;
Munziala Fiorenza. 1,350
Noble av, ws, 175 n Ludlow av, 25x100;
Alex Anderson. 425
Noble av, es, 375 n Ludlow av, 39.4x100;
Jas J Moore. 700
Noble av, ws, 100 n Ludlow av, 50x100;
John Lohman. 950
Noble av, ws, 150 n Ludlow av, 25x100;
Bradish Johnson. 425
Noble av, ws, 200 n Ludlow av, 50.2x
100; M J Picinich. 850
Noble av, es, 350 n Ludlow av, 25x100;
Frank Levy. 325
Noble av, es, 375 n Ludlow av, 45.8x100;
Wm J Carey. 650
Noble av, es, 250 n Ludlow av, 50x100;
Jacob Fawes. 925
Noble av, es, 300 n Ludlow av, 50x100;
Cecelia Propopowitz. 750
Randall av, ss, 50 e Bolton av, 112x
127.2x60.2, gore; Michl M Hanley. 300
Randall av, ss, 25 e Bolton av, 25x60.2x
28.5x73.8; Markus Kohon. 100
Randall av, ns, 50 e Bolton av, 25x100;
Michl J A Hickey. 150
Randall av, nec Underhill av, 25x100;
Eradih Johnson. 400
Randall av, ns, 75 e Bolton av, 25x100;
Frank D Mugal. 150
Randall av, sec Bolton av, 25x73.8x28.4x
87; Martin Garone. 200
Randall av, ns, 50 w Bolton av, 50x100;
W J Murray. 400
Randall av, nwc Bolton av, 50x100; B
W Hendrickson. 550
Randall av, ns, 75 e Underhill av, 25x
100; Annie S Lawson. 200
Randall av, ss, 25 w Underhill av, 25.7x
55.8x49.4; Fred Horling. 50
Randall av, ns, 25 e Underhill av, 50x
100; W J Murray. 550
Randall av, nec Bolton av, 50x100; Jno
Miller. 375
Randall av, nwc Underhill av, 25x100;
Max Aubanger. 600
Randall av, ns, 75 w Underhill av, 12.11x
100x68.10x91; Fred Horling. 250
Randall av, swc Bolton av, 50x100;
Adolph S Meyer. 700
Randall av, ss, 50 w Bolton av, 50x100;
Jos G Abramson. 550
Randall av, sec Underhill av, 100x100;
Nathan B Levenson. 1,375
Rosedale av, es, 200 n Story av, 50x100;
Max Steiger & H S Scharf. 450
Rosedale av, es, 100 n Story av, 50x100;
Sancee Bergen. 500
Rosedale av, ws, 94.10 n Story av, runs n
57.1xsw56.3xse50xne29 to beg; Edgar B
Leon. 350
Rosedale av, ws, 155.11 n Story av, runs
n28.6xsw69.9xse25 to beg; Umberto De
Falco. 325
Rosedale av, ns, 143.2 s Story av, 50x
100; P C Duffy. 950
Rosedale av, swc Story av, 25x100; G
Zarrilli. 550
Rosedale av, ws, 25 s Story av, 75x100;
F Korendowich. 1,275
Rosedale av, ws, 100 s Story av, 43.2x
100; A Maffoni. 850
Rosedale av, ws, 218.2 s Story av, 25x
109x irreg; Rachael C Russell. 550
Rosedale av, ws, 193.2 s Story av, 25x
100; Wm Nielzer. 500
Rosedale av, ws, 150 n Ludlow av, 50x
100; Wm V Stone. 750
Rosedale av, ws, 350 n Ludlow av, 58.8x
100; Jas J Moore. 1,000
Rosedale av, ws, 275 n Ludlow av, 75x
100; S T Unger. 1,075
Rosedale av, ns, 100 n Ludlow av, 50x
100; Frank Riesler. 800
Rosedale av, ns, 200 n Ludlow av, 50x
100; Paul S Perazzone. 750
Rosedale av, ws, 100 s Ludlow av, 50x
100; Max Ramens. 450
Rosedale av, ws, 150 s Ludlow av, 25x
100; Abr Hegert. 225
Rosedale av, ws, 175 s Ludlow av, runs s
9.5xsw113.5xn62.11xe100 to beg; W Spring-
er. 250
Rosedale av, ws, 150 n Story av, 50x100;
Saml J Goldberg. 450
Rosedale av, ws, 250 n Story av, runs n
6.8xsw38.5xw66.5xse25xe100 to beg; Henry
Chasbrooke. 350
Rosedale av, ws, 250 n Ludlow av, 25x
100; S T Nuger. 350
Rosedale av, ws, 208.9 n Story av, 28.6x
97x25x83.5; Emma Klunberg. 350
Rosedale av, ws, 100 s Ludlow av, 25x
30.11x—x75; E D Embrosio. 125
Rosedale av, ws, 180.3 n Story av, 28.6x
83.5x25x69.10; Umberto De Falco. 325
Rosedale av, ws, 125 s Ludlow av, 16.6x
35.10x30.11, gore; Nathan Braunstein. 50
Rosedale av, es, 200 n Ludlow av, 25x
98.9; Henry Cash. 350
Rosedale av, es, 325 n Ludlow av, 50x
98.11; Jno E Fox. 650
Rosedale av, es, 100 n Ludlow av, 100x
98.9; A Prokapiowicz. 1,580
Rosedale av, es, 275 n Ludlow av, 50x
98.10x irreg; Saml Horowitz. 700
Rosedale av, es, 250 n Ludlow av, 25x
98.10; Emily Black. 325
Rosedale av, es, 375 n Ludlow av, 26.11x
99.2x irreg; Jno E Fox. 300
St Lawrence av, es, 275 n Story av, 50x
100; Louis Fisher. 350
St Lawrence av, ws, 175 n Story av, 75x
100; Abram Samuels. 450
St Lawrence av, ws, 158.4 s Ludlow av,
25x100; Julius Ormos. 175
St Lawrence av, ws, 183.4 s Ludlow av,
50x100; John Harvie. 300
St Lawrence av, ws, 233 s Ludlow av, 50
x100; Saml Berger. 300

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Brooklyn Auction Sales Continued:

Table listing auction sales with columns for property address, description, and price. Includes entries for WILLIAM J. McPHILLIAMY & CO., NATHANIEL SHUTER, JAMES L. BRUMLEY, and JOSEPH P. DAY.

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:

Table listing legal sales in Manhattan with columns for date, property address, and description. Includes entries for JULY 3 & 5, JULY 6, JULY 7, and JULY 8.

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:

Table listing legal sales in the Bronx with columns for date, property address, and description. Includes entries for JULY 3 & 5, JULY 6, JULY 7, and JULY 8.

Table listing legal sales in the Bronx (continued) with columns for date, property address, and description. Includes entries for JULY 9, JULY 10, and JULY 12.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 180 Montague Street, unless otherwise stated:

Table listing legal sales in Brooklyn with columns for date, property address, and description. Includes entries for JULY 3 & 5, JULY 6, JULY 7, JULY 8, JULY 9, JULY 10, and JULY 12.

Table listing property owners and addresses in Manhattan, including HENRY ST, 690; NELSON ST, 68; Thomas J Caulfield—Annie M Caulfield et al; partition; L O'Reilly (A).

Table listing property owners and addresses in Manhattan, including KINSELLA ST, 827; Patk J Twomey—Michl Brennan, Inc; Michl J Brennan (40)..... 55.00

Table listing property owners and addresses in Manhattan, including BROADWAY, 2182-86; also 77TH ST, 225-31 W; Carroll Mulliken—Eva J Coe et al; May11'15..... 1,185.66

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.

Brooklyn.

Table listing property owners and addresses in Brooklyn, including ST JOHNS PL, ss, 200 e Underhill av, 50x100; L Brook—Rex Bldg Co.... 33.78

Table listing property owners and addresses in Brooklyn, including No Satisfied Mechanics' Liens filed this day. JULY 1. 72D ST, 118 W; Bernard Greenwood Co—Edw W Browning et al; May 22'15..... 34.12

Table listing property owners and addresses in Manhattan, including JUNE 26. 7TH ST, 31 E; Morris Hochberg—Michl Pasvolsky & S Amchanitzky (87).... 40.00

Table listing property owners and addresses in Brooklyn, including JUNE 24. AMHERST ST, 30; C Clarke—Gussie Moran & Jas Moran..... 20.52

Table listing property owners and addresses in Brooklyn, including JUNE 25. No Satisfied Mechanics' Liens filed this day. JUNE 26. No Satisfied Mechanics' Liens filed this day.

Table listing property owners and addresses in Manhattan, including JUNE 28. 27TH ST, 138 E; Edw Leis—Jno Martin; Benj B Davenport (89)..... 856.23

Table listing property owners and addresses in Brooklyn, including JUNE 25. AMHERST ST, 30; C Clarke—Gussie Moran & Jas Moran..... 20.52

Table listing property owners and addresses in Brooklyn, including JUNE 29. KINGSBIDGE TER, es, 1508.4 n Kingsbridge rd, 75x100; Glokner & Blue Co—Arlington Constn Co et al; Apr28'15..... 227.50

Table listing property owners and addresses in Manhattan, including JULY 1. 85TH ST, 234-36 E; Sam Silz—Amelia Bldg Corp; Jno K Emerich (1).... 140.00

Table listing property owners and addresses in Brooklyn, including JUNE 28. BAINBRIDGE ST, 613; P J Murphy—Rebecca & Henry Kutzman..... 12.00

Table listing property owners and addresses in Brooklyn, including JULY 1. No Satisfied Mechanics' Liens filed this day. BROOKLYN. EAST NEW YORK AV, syc Douglass, 132x123.4; Max J Periman—Saml Katz; May11'15..... 1,600.00

Table listing property owners and addresses in Manhattan, including JUNE 25. 169TH ST, 918-20 E; Morris & Louis Marks—May Holding Co (37)..... 101.48

Table listing property owners and addresses in Brooklyn, including JUNE 29. BARBEY ST, 529-31; D Kratenstein—Solomon Agress..... 164.00

Table listing property owners and addresses in Brooklyn, including JUNE 28. BAY 17TH ST, ws, 50 n Benson av, 50 x96.8; Shostack Bros—Chas Askin & Wm C Ritter; Jan9'15..... 1,400.00

Table listing property owners and addresses in Brooklyn, including JUNE 30. CARROLL ST, ss, 20 e Albany av, 140x100; M Jonas—Heights Bldg Corp & Wm H Fleming..... 224.00

Table listing property owners and addresses in Brooklyn, including WILLIAMS AV, es, 100 n Livonia av, 100x100; Klein Material Co—Wallan & Hoffman Constn Co, Saml Abramson & Abr Rose..... 576.29

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.

Table listing property owners and addresses in Manhattan, including JUNE 26. No Satisfied Mechanics' Liens filed this day. JUNE 28. 116TH ST, 7-9 E; Pinkas Klahr—Benkay Realty Co et al; June4'15..... 63.60

Satisfied Mechanics' Liens, B'klyn (Continued)

Table with 2 columns: Description of lien (address and amount) and Amount. Includes entries like E 22D ST, es, 99 s Newkirk av, -x-; Metropolitan Painting & Decorating Co (Inc)-same; June 26'15..... 381.00

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

ATTACHMENTS.

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

Manhattan.

- JUNE 24. No Attachments filed this day.
JUNE 25. LEHMANN, Anna M; Paul A Zache; \$8,717.38; S Goodman.
WOBURN DEGREASING CO; Morita Eichner, \$6,001.71; M C Ansorge.
JUNE 26. VOOLEVER, Geo C; Albert E Smith; \$648.80; G H Jamison.
JUNE 28. No Attachments filed this day.
JUNE 29. HODGENS, Thos M; Ben Blossom; \$10,500; Fletcher, McCutchen & Brown.
JUNE 30. No Attachments filed this day.

CHATEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

- JUNE 25, 26, 28, 29, 30 & JULY 1. Bayefsky, Rose to Leah Balefsky. 7th av, 277 Bill of sale restaurant..... 145.00
Meryash, Louis. 156th st, 533 W. Rothberg & Rosenblitt. Electrical Fix..... 195.00
Vincignerra, Andrea. 3d av, 1517. E Esposito. Barber Fix..... 280.00
Vondrann, Paul. Morningside Inn, Manhattan av, 363. Rothberg & Rosenblitt. Electrical Fix..... 550.00

Bronx.

- JUNE 24, 25, 26, 28, 29, 30. Flar Bldg Corpn. Jackson av, ws, 26.11 s 147th, -x-. Matthew D Kennedy. Plumbing Fixtures..... 5,150.00
Mochohu Garage, Inc. 2800 Webster av. Strauss & Co, Inc. Electric Sign.. 65.00

Brooklyn.

- JUNE 24, 25, 26, 28, 29, 30. Milford Constn Co. Dumont av, nr Elton st. Columbia Gas Fix Co. (R) 107.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

- JUNE 28. EDGEcombe AV, sec 139th, 72.11x85; Germania Life Ins Co loans 114th St & 7th Av Constn Co to erect -sty apartment house; ten payments.....92,500.00
EDGEcombe AV, es, 18.11 n 138th, same loans same to erect -sty apartment; 12 payments.....92,500.00
JUNE 29. 171ST ST, ss, 339.6 e Ft Washington av, 71.6x95; Sams Blumenthal loans One Seventy-One Bldg Co, Inc, to erect -sty building; 11 payments.....40,000.00
171ST ST, ss, 268 e Ft Washington av, 71.6x85; same loans same to erect -sty building; - payments.....40,000.00
JULY 2. AUDUBON AV, ssw 179th, 25x100; Rexton Realty Co loans Aldus Constn Co, Inc, to erect 6-sty flat; 11 payments.....23,600.00

Bronx.

- JUNE 25. STEBBINS AV, ws, 104.7 n 163d, 78.1x136.8; Jennie Brown loans Sinai Congregation of the Bronx to erect 2-sty bldg; 4 payments.....20,000.00
BRIGGS AV, ns, 250 e Bedford Park Blvd, 50x105; City Mtg Co loans Briggis Bldg Co, Inc, to erect 5-sty apartment; 11 payments.....29,000.00
BRIGGS AV, ns, 300 e Bedford Park Blvd, 50x105; City Mtg Co loans Briggis Bldg Co, Inc, to erect 5-sty apartment; 11 payments.....29,000.00

- JUNE 28. GRAND BLVD & CONCOURSE, ws, 232.3 n 184th, 50x78.6; Title G & T Co loans Nista Constn Co, Inc, to erect -sty apartment; 5 payments.....25,000.00
INTERVALE AV, es, 250.8 n Westchester av, 50x100; Manhattan Mtg Co loans Daveck Bldg Co, Inc, to erect 5-sty apartment; 5 payments.....35,000.00
JUNE 29. 182D ST, ssw Creston av, 52.8x100; City Mtg Co loans Paltz Realty Co, Inc, to erect 5-sty apartment; 11 payments.....40,000.00
RANDALL AV, ss, 50 w Seton av, 50x100; Eastchester Savgs Bank loans Troed Person to erect 1-sty apartment; 3 payments.....4,000.00
JUNE 30. MONTGOMERY AV, nwc Popham av, 18.1x118.7; Van Dyck Estate loans Mellwin Realty & Constn Co to erect 5-sty apartment; 13 payments.....40,000.00
POPHAM AV, ns, 18.1 w Montgomery av, 43x100; Van Dyck Estate loans Mellwin Realty & Constn Co to erect

ORDERS

Brooklyn.

- JUNE 29. E 40TH ST, es, 120 s Overbaugh pl, 40x100; Getabone Bldg Co on Home Title Ins Co to pay Geo J Kay..... 580.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. Municipal Building.

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 numbered 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.
*FiltSy.....Approved Filtering and Distilling Systems.
*OS.....Oil Separator.
RO.....Reduce Quantities.
*StSys.....Storage System.

*NOTE-The symbols-A-Fe-Fp-Spr-St-Stp-Tel-Wss-FiltSy-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

MANHATTAN ORDERS SERVED.

Week Ending June 26.

Named Streets.

- Attorney st, 54-A Pomerantz & Bros.....FA
Beekman st, 92-Dr Philip Chapelle..D&R-FP
Bond st, 43-Louis Weintraub.....FP
Centre st, 255-Royal Polishing Works, 244 Centre.....FA
Chambers st, 88-United Auto Supply Co..FA
Cherry st, 360-Barnet Goldberg.....FP
Church st, 327-Monarch Leather Goods Co.El
Columbia st, 81-Max Speiser, 68 W 117.....O
Duane st, 44-46-Est Michael H Lane, care Chas A Ridgewood, N J.....FP-WSS(R)
East Broadway, 53-Est Robert R Crosby, care 160 Bway.....WSS(R)
East Broadway, 146-S Rubin.....FA-Rec
Elizabeth st, 124-Lauria Bros.....FA-Rub
Elizabeth st, 304-312-George A Lippman, FP-D&R-Rec
Ferry st, 30-Montross & Clarke Co.....FA
Fulton st, 75-79-Louisville Varnish Co, 380 Pearl st.....NoS-FA
Gansevoort st, 86-88-James B. Woltman ExS-FA-FP-D&R
Goerck st, 35-H F & H Cloak Co.....FD
Goerck st, 35-Samuel Freeman.....FD
Goerck st, 35-Goodman Bros.....FD
Goerck st, 35-Harris Schainman.....FD
Goerck st, 35-Bernstein & Roof.....FD
Goerck st, 35-Herman Goldman.....FD
Goerck st, 35-Louis Green.....FD
Goerck st, 35-Feur & Hassman.....FD
Goerck st, 35-Abraham Strasburg.....FD
Goerck st, 35-Drier Iron Works.....FD

- Goerck st, 35-Roff & Marcus.....FD
Goerck st, 35-Rubin Cohen.....FD
Greene st, 57-Veit Son & Co, 48 W 38 D&R-CF
Henry st, 197-Congregation Toris Chressed FA-ExS-Ex
Henry st, 197-Ben Soc of Sons of Aaron FA-ExS-Ex
Henry st, 336-Ida Berger.....FA-WSS-GE
Houston st, 123 W-Charles Schoener & Co FA
John st, 95-J & H Berge.....NoS-FA
Lafayette st, 179-Trenkmann Bros.....FA
Leonard st, 155-Simmons Realty & Construction Co, c-o Jno Simmons Co, 110 Centre.....A-FD
Lewis st, 11-B Kaplan.....Ex-NoS-FA-FP
Madison st, 176-Borenstein & Mochan D&R-FA-Rec-GE
Mercer st, 229-Louis Karlin.....FA
New Chambers st, 68-Max Zinkeisen, 135 William.....FA
Pearl st, 250-John Maxwell's Son.....Rec
Pearl st, 296-Rodier & Fitzgerald.....D&R
Pearl st, 306-Cook & Cokfair.....Rec
Pearl st, 327-335-Harper & Bros, 325 Pearl.....FD-A
Pearl st, 361-363-Kress & Owen Co.....FA
Pearl st, 409-415-Est Samuel W Bowne, Care Mrs S W, 35 W 57.....FP
Pitt st, 24-26-Jay J Ballin, 25 Broad.....WSS
Rose st, 17-23-Charles Blades.....Rec-FA
Rose st, 45-51-Thomas E Greacen, 200 Bway.....A-FD
South st, 68-Hicks & Bell.....NoS
South st, 70-Edward S Savage, 10 Wall FE(R)-Ex
South st, 280-Est of Mary Bell, 7 W 73...FP
Stanton st, 188-Joseph Stern.....Rec-FP-FA
Stanton st, 188-Pshendzer & Schwartz.GE-Rec
Stanton st, 188-Bernard Kleinman.....GE
Stanton st, 188-Phillip A Eitelstein.....Rec-GE
Stanton st, 188-Wolf Singler.....FP-FA
Vesey st, 30-32-Metropolitan Hardware Co, Rec(R)
Washington st, 316-Samuel L Laderer Est, Care Eugene S L Moses, 105 W 40.....SA
Washington st, 373-C Rosenstein Co..FP-Rec
Water st, 740-744-Crane Co, 490 Cherry FP-NoS-FA-Rec-D&R-EL
Waverly pl, 28-30..Greenwich Savings Bank 246 6 av.....Stp
West st, 383-Welch, Hohme & Clark Co, 381 West.....FA
West Broadway, 232-Michael Pascarella Nos-FA-RQ-Ex
William st, 170-172-Schieffelin & Co..CF-FA
Wooster st, 115-117-Frank & Lambert, Inc, Rec
Wooster st, 129-133-N Y Public Library A-FD
Numbered Streets.
4 st, 25 E-Biggart Solar Print Co...Rec-FA
5 st, 810 E-Isidor Sauer.....FA-Rec
7 st, 127-Nathan Plotkin.....FA-Rec
8 st, 16 E-Sailors Snug Harbor, 61 Bway.SA
8 st, 62 E-Isaac Weinberg.....FP
8 st, 337 E-A Epstein & Son.....D&R
9 st, 234 E-Fred Dohrmann.....D&R
10 st, 1 E-W Starr Miller, 141 E 40 D&R-FA-Rec
11 st, 35 W-Josiah Dodge Est, Care Geo Place, 16 S av.....FP-Rub
14 st, 8 E-Moskowitz Bros.....Rec-FA
14 st, 37 W-Est Henry Spingler, Care Van Buren Est, 21 W 114.....WSS(R)
14 st, 144 E-Chen Lin.....FA
14 st, 144 E-Brown's Restaurant.....FP-FA
14 st, 210 W-Charles Rubinger, 220 Bway.FP
15 st, 31-35 W-Augusta Katz, 655 Bway, Paterson, N J.....WSS(R)
17 st, 230-234 W-Drug Products Co...Rec-FA
17 st, 227-239 W-West Side Trucking Co..FD
17 st, 227-239 W-Jos L Rossman & Co.....FD
18 st, 154-158 W-Pahlow Reed & Willow Mfg Co.....D&R
20 st, 216 W-Berni Organ Co.....Rec
20 st, 227-229 E-Mason-Seaman Trans Co, 622 W 57.....FA-NoS
22 st, 51 W-Cath L Lowther Est, Greenwich, Conn.....FP
23 st, 131 E-Dow & Smith.....Nos-F-Rec
23 st, 235-243 E-Kranich & Bach.....FP
24 st, 117-119 E-117 East 24th St Co..Stp(R)
24 st, 324 E-J M Horton Ice Cream Co EL-OS(R)
26 st, 48 W-Appelbaum Cloak House....FD
26 st, 48 W-Louis Brimberg.....FD
26 st, 48 W-Kramer Bros.....FD
26 st, 48 W-Julius Leifer.....FD
26 st, 48 W-Spector & Lichter.....FD
27 st, 34-48 W-Lutz & Horwitz.....FP
28 st, 36 E-Eliza D Pfender, 140 E 9, Plainfield, N J.....FP
28 st, 219 W-Charles Israel.....FA-EL
31 st, 136-140 W-Orange Co.....FA-EL
34 st, 124 W-Samuel Kupferman.....FA-Rub
36 st, 19-21 W-William M Sperry, 2 W 45 A-FD
37 st, 222-224 E-F Vogel & Co, 214 E 37 Rec-FP
43 st, 305-309 E-Friedman Bros.....FA-Rec
43 st, 354 W-Rabinowitz Co.....Nos-FA
49 st, 142-146 W-Catherine Ahearn, 371 Edgecombe av.....Stp(R)
49 st, 244 W-Robert W Post.....FP
53 st, 141 W-Metropolitan Life Insurance Co, 1 Madison av.....FP
53 st, 146 E-John W Aitken.....FP-Nos-Rec
57 st, 103 W-Herts Bros Co, 20 W 57 Nos-FA-Rec
57 st, 224 W-Columbia Weighing Machine Co.....FP
58 st, 44 E-Mrs C Vanderbilt, Care Cornelius Est, Grand Central Terminal Nos-D&R-FP
59 st, 437 W-College of Physicians & Surgeons, 435 W 59.....Nos-FA
60 st, 20 W-Hotchkiss Garage Co.....OS
60 st, 22 W-Samuel R West.....EL-Rub-ExS-FA-TD
61 st, 3 W-Marmon N Y Co.....Nos-FA-WSS
62 st, 252 W-William Baxton.....D&R
66 st, 40 W-West Side Y M C A School..D&R
67 st, 21 W-Theodore M Leonard.D&R-FA-Rec
72 st, 303-507 E-Godfrey Knoche, 516 E 72.Stp
74 st, 345 E-Mollie Mahlers.....Nos-FA-Rec
74 st, 352 E-Mrs Elizabeth Fries, 356 E 69.A
74 st, 451 W-Mrs Elizabeth Fries, 356 E 69 A-FP-Ex-WSS(R)
74 st, 401 1/2 E-William Kouba.FA-Rec-D&R-FA
75 st, 170 E-Felix F Warburg, 52 William D&R

BUILDING MANAGEMENT

PLAYING FAIR WITH THE TENANT

By EDWIN S. JEWELL

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

THERE are two schools in the building management profession. One school bases all its actions on the principle that title to a building gives the owner and the manager the legal right to squeeze money out of the pockets of such members of the community as may innocently or ignorantly accept its hospitality. The other school regards a building in the nature of a privately owned public service institution whose function is to provide safe habitation, comfortable environment and painstaking personal service.

It is not necessary to go to the trouble of conducting a question and answer campaign among managers to determine the classification of each individual manager. The physical condition of the building and the spirit that pervades the building is the answer.

Two Schools.

A building, plus its contents, plus its inhabitants, is the realized ideal of the owner and the architect and the builder and the manager. The institution as a whole is the fruitage of the best endeavor of one or more persons and is the key to the private mind of its creators. The general public is not yet fully conscious of the difference that exists in buildings and building management, but it is slowly learning the difference through observation and from experience.

The renting public ordinarily thinks of a building in the terms of a framework of steel covered with masonry and glass, containing elevators, corridors, toilets and rooms for living or business purposes, with free heat and free service, and in some instances, free light.

The renting public has reached a point where it is willing to compare relative locations, lobby embellishments, elevator service and price per room or per square foot, but the public still believes that all buildings are about alike in other respects and refuses to take time for the consideration of many items of equal or greater importance.

The lack of large interest on the part of the renting public may be due to the fact that buildings are given to basing their claim for patronage on such things as a circulating ice-water system or a room set aside as an emergency hospital, or an observation tower. Perhaps it is not strange that the public is not more discriminating since pamphlets issued by new buildings do not put forth any more important reason for people renting than the fact that the building is of great height or peculiar in shape or enormous in size. It will be necessary to travel far and look closely to find a building that is making safety a feature. It would be a noteworthy event if some building manager should point out the fire-escapes or exhibit the fire-fighting apparatus or ask the privilege of demonstrating a fire drill. The building that is making comfort a feature is almost as rare as Diogenes' honest man. The buildings that would be willing and eager to be examined for cleanliness could be counted on the fingers of a man who had lost one arm in the war. Very few buildings are specializing on light and air and good ventilation and sweet smells. How many buildings can you name that consider the interest of tenants to the extent of providing space free from interruption by janitors sixteen consecutive hours of each business day? How many building managers have you visited who urged you to examine the storage and working quarters of the building and opened

every closet and out of the way place for your inspection as a demonstration of the fact that the building is kept clean and orderly?

The building manager who sees his duty and derives satisfaction in the use of the power to assess rents for the production of abnormal profits is certain to regard tenants in the nature of necessary nuisances who never pay quite enough and always want altogether too much. He will be inclined to feel it his duty to administer some lessons in proper submission to the tenants under his charge through the practice of studied indifference and the promotion of occasional discomforts.

Must Give Full Value.

Victims of injustice eventually acquire knowledge from some source and when tenants wake up to the fact that they are being cheated or mistreated they do not fight back, but quietly slip away, and the space that they vacate must be filled by others who are ignorant or indifferent. Any building that accepts money from tenants or accepts service from employees without giving full value in return simply because it has the power to do so, or because people do not know what is their due, is headed toward certain degeneracy.

The opportunities for improvement and competition that I refer to belong under the general heading of "service." When referring to service I do not limit myself to heat, elevators, sweeping, dusting, decorating, etc., but have in mind a hundred thoughtful things that some managers do for tenants just because they enjoy seeing the expression of appreciation break out on the human countenance, and because they derive more satisfaction when the measure is heaping full and running over than when the scales exactly balance.

The kind of service I am talking about seldom costs much money. In the main, it merely requires thought and takes a little time. The kind of service that I refer to is the thing that produces a pleasing atmosphere and a rich flavor throughout a structure. The kind of service I am hinting at develops what is sometimes called "a fine spirit."

Unity Necessary.

Some of the evidences that a fine spirit exists in a building will be absence of irritation, absence of discord, absence of hatred, absence of dirt, absence of disorder, and just smiles and smiles all the time and everywhere that seem to bubble from an ocean of satisfaction and contentment.

There is another class of buildings that reminds us of the man who selects ready-made clothing because it has the appearance of being good and does not cost much. In this class of buildings, cheap marble is ordinarily installed in the public places and the woodwork is nearly always stained to represent something which it is not.

The owners of buildings of this class are frequently so greedy that they insist upon covering the entire ground area, which makes it necessary to construct dark and court rooms that appeal only to the grade of tenants who are flirting with the jails and the prisons. The "box stall" arrangement of this class of buildings permits of their being converted into lodging houses or storage warehouses on short notice with practically no expense.

There is another class of buildings which corresponds to the individual who insists upon having tailor-made garments at any cost. Buildings of this class radi-

ate quality, comfort, character, as well as refinement. Instead of deteriorating they seem to grow richer in atmosphere and more dignified in appearance with age.

They stand out prominently and command respect and admiration as does a thoroughbred. This is the class of building that refuses to permit makeshifts and shoddy construction.

This is the class of building that soon passes beyond competition with other buildings and becomes the standard by which the imperfections of other buildings are recognized and measured.

It makes little difference who holds title to a building, but it makes a tremendous lot of difference who manages the building.

The manager may not determine the policy of the building, but he can at least influence it; therefore he has within his power the lifting or the pulling down of the quality of the building. It is the manager who is responsible for the physical condition of the premises. It is the manager who selects the inhabitants of the building. It is the manager who sets the standards for those who render service. It is the manager who generates the spirit that pervades the building.

When all the facts are known it will probably be discovered that the big things in building management are achieved in the same way that big things are achieved in other lines. When responsibility is placed with individuals who, besides having legs and arms, possess a deep philosophy of life and see things from a broad point of view, something unusual is certain to happen and a new standard will inevitably result.

A Remarkable Transformation.

There is a story told of an artist who painted a picture of a pair of cows that were feeding in an ordinary pasture under trees such as are common everywhere, and beside a brook that would not attract special attention. At the time the picture was painted the cows would sell in the market for about \$75.00. After the picture was completed, it sold in the market for \$75,000.00.

A few recent achievements in building management lead us to believe that men are being drawn into this new profession who possess some of the secrets that entered into the transformation of \$75.00 worth of real cows to \$75,000.00 worth of cow picture. The time has arrived when building managers are discovering that pay envelopes which come from building owners are filled by building tenants, and that is equivalent to saying that building managers are beginning to realize that they are employees of the tenants as well as the employees of the owners.

The time has arrived when building managers are beginning to wake up to the fact that the way to develop the interest of the employees in their work and in the building is for the manager to develop a very sincere and a very real interest in the employees under his charge.

In the building management of the future, greater skill will be required in the selection and grouping of tenants, and the quality of service rendered must rise to the level of the service rendered in the best homes and in the best clubs. The most successful building managers of the future will be the ones who have an appreciation of beauty, who can generate enough loving kindness to go around, and who radiate optimism and good cheer as the sun radiates light and heat.

In the building management of the future all rules must square with the Golden Rule.

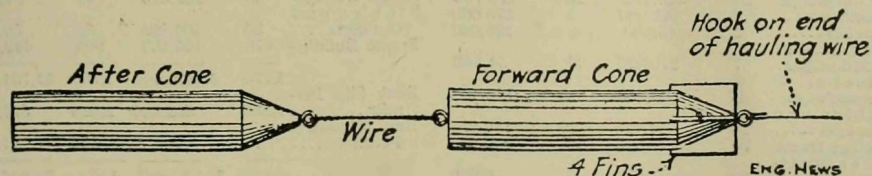
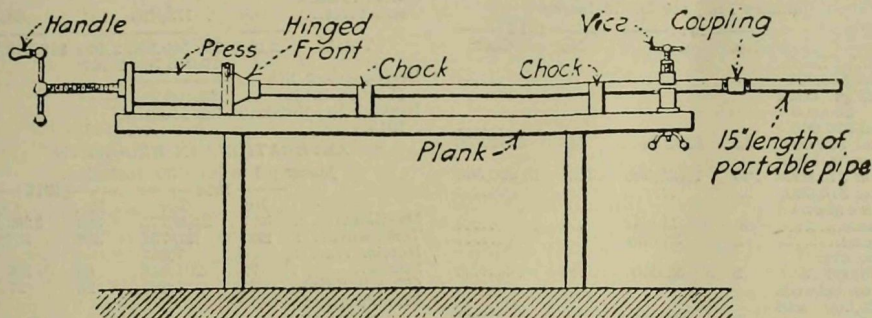
USEFUL APPLIANCES

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.

Lining Pipe with Cement.

THERE was recently described in the Engineering News a new system for lining pipe already laid with cement. The cement lining cannot corrode and microisms cannot retain as destructive a grip upon a concrete surface as upon a metal one. The process of doing this work is as follows:

A screw-piston press 5 inches in diameter and about 18 long, mounted on one end of a 19-foot plank, is used to force the mortar into the pipe. The forward head of the press cylinder is hinged to swing open; it has a central hole threaded for 2-inch pipe, and other sizes are accommodated by use of bushings. The cylinder head is swung open, the cylinder filled with mortar, and the head closed and locked. The pipe to be lined is then screwed into the hole in the cylinder head, and by forcing the piston forward the pipe is filled with cement. After this the pipe is unscrewed and moved ahead into a vise at the front end of the plank. A coupling is set up on



the forward end, with a portable length of pipe about 15 inches long screwed into it as far as another pipe would be fitted, usually about six threads; this keeps the threads clear of mortar for connecting the pipe to another length.

A stiff wire is now pushed through the cement in the pipe, from the front end, and a pair of tapered mandrels pulled through the pipe by this wire, to core out the bore of the pipe. The mandrels are short lengths of brass pipe with tapered front ends, fastened together with a loose wire. The outside diameter of the mandrels is one-quarter inch less than the inside diameter of the pipe. The forward mandrel has four longitudinal fins, at 90-degree intervals, to center it in the pipe, while the rear mandrel is smooth and, following through the bore made by the first mandrel, finishes it to shape and surface. The result is a smooth one-eighth inch lining of cement mortar. After inspection the pipe is laid away for the mortar to harden. The short length of pipe at the point is unscrewed, but the coupling is left on.

All tees, elbows and other fittings are also lined with cement mortar, so applied as to give an interior surface continuous with that of the lined pipe and minimum friction at the joints.

Sawdust in New Uses.

SOME new ways of using sawdust are explained in the Woodworker that may interest the building manager who has particular problems to solve in putting up partitions or in relaying floors.

In concrete walls, and with the harder material for partition walls, it softens

the mass, and makes it possible to drive nails into it and attach other work more readily. Mixed with concrete in floors, it makes it easier to attach a covering of heavy linoleum. It is not good to mix sawdust and concrete for factory floors, because sawdust will take in moisture. Its main use is where the floor is to be finished with a top covering.

In making hollow clay tile for partitions there is a porous and semi-porous product made by mixing sawdust with the clay, 20 per cent. of sawdust being used in the semi-porous and 25 per cent. to 35 per cent. in the porous. The sawdust burns out in the process of burning the clay, and this leaves a product that can be cut with a saw and into which nails can be driven.

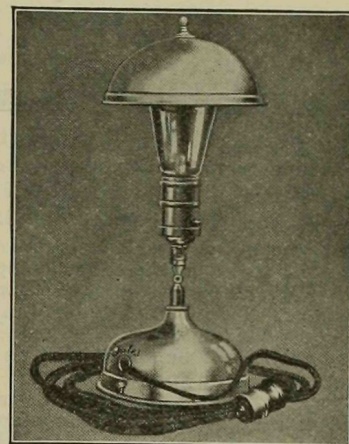
It can be mixed with gypsum, and with concrete for the same purpose in the making of composition tile for partitions. Most of these efforts are still in a somewhat experimental stage, but they are being spoken of with enough favor to suggest considerable development in the near future.

Lamp Cord Cannot Kink.

AMONG the latest novelties to be introduced in this market is one manufactured by a local concern that has sought to cure the many inconveniences attendant upon the cord connecting the table lamp with the source of supply.

up will always remain stationary, while pulling out the length of cord desired for connecting onto the lamp socket.

The lamp shade with its patented clamp attachment, which fits snug on any size bulb, is made of four point spring, which prevents the shade after being put into one position from falling back into another position, which over-



comes the alleged faults of many shades on the market.

This lamp is equipped with a quarter turn attachment plug, which prevents the cord from twisting while inserting into the socket, and also a C. H. push-button socket. The lamp itself stands 11½ inches high. It can be folded into a 5-inch square box.

Double Heating Grate.

THERE is being introduced into this market a double heating grate that has especial merits. In principle it is a combination of the open fireplace or grate, and the modern hot air furnace. In practical application it burns and heats by radiation just as the old style grate on the front side; but on the back side discharges a constant, large volume of superheated purified air like a furnace. This air is taken from out doors, pure and fresh, heated to any degree desired, and is then poured continuously into the house.

The principle also involves the application of enforced circulation, so that the air in the rooms where this fireplace is installed never becomes stale or impregnated with impure germs. The grate itself is of unique design, scientifically constructed to generate and disseminate the largest possible volume of hygienic heat. It contains about five times the heating surface usually found in the old style grate, consequently it will generate about five times as much heat.

It is estimated that the ordinary grate loses about 90 per cent of the heat it generates. It goes up the chimney without warming the room. For every \$10

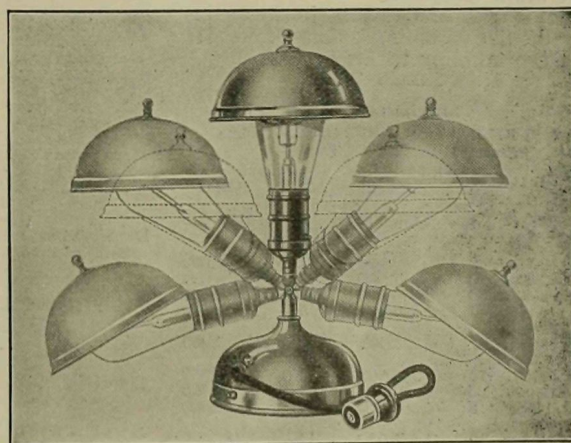
There are two illustrations shown revealing the universality of this portable lamp.

It stands, clamps or hangs anywhere. There is no cord visible when the lamp itself is not in actual use and this is made possible by the employment of a self winding coil situated within its base that permits only as much cord as actually required to be withdrawn from the lamp, thus preventing accidents arising from having the cord laying loose about the floor.

Ten feet of extension cord is provided under normal circumstances. This cord can be pulled out to its full length, or if only two feet of connecting line is needed, the remainder is conveniently tucked away out of sight in the self coiling apparatus within the base. The touch of a finger on the rewinding button on the base takes care of the slack.

The clamp that holds the lamp to any surface is made of piano wire, rubber covered, and the base itself is highly polished to prevent scratching of the most delicate surfaces.

The main patented feature provides for swinging the lamp in any direction and on its pivot at will, but it is impossible to twist the cord, no matter in which position the lamp is turned. The base and section from the swing joint



worth of coal used only \$1 worth is utilized in giving comfort. The remainder is pure waste. The grate is complete with an ash dump that releases the ashes into the cellar, thus doing away with dirt and dust in cleaning the grate. There is no external appearance in the grate other than that of an ordinary fireplace, the heat distributing feature being contained in the chimney, where in ordinary grates the heat escapes.

Carpenters' Delegates Summoned.

Isaac W. Stock, fifty-two years old, of 312 Eighth avenue, Long Island City, and John Quinn, forty-five years old, of 54 Seventh avenue, Whitestone, have been summoned in Brooklyn with two other alleged agents of the United Brotherhood of Carpenters and Joiners of America on the charge of having threatened builders.

The complainant is John Bossert, representing a lumber firm at 1335 Grand street, Brooklyn, who charges that the men "unlawfully conspired" to restrain competition and trade by trying to prevent the employment of non-union carpenters by the firm.

The other men charged with Quinn and Stock are Charles H. Bauscher, of the Bronx, and William O'Grady, of Brooklyn.

Two hundred pages of evidence and charges took up the complaint filed by the company.

It was alleged that the agents tried to stop the use of open shop window sashes in the construction of buildings, that they tried to keep non-union workmen from being employed by the company, and that they threatened the builders.

The result, according to the complaint, was that the erection of the buildings was delayed, at a loss to the companies connected with their construction.

Two Contracts for Whitney Company.

Two building contracts of considerable importance were recently awarded to the Whitney Company, general contractor, 1 Liberty street. Both projects are owned by the Young Women's Christian Association. The Central Club for Nurses to be erected at 132-138 East Forty-fifth street costing about \$400,000, has been planned by Parish & Schroeder, architects, 12 West Thirty-first street. The Central Y. W. C. A. Building, to be located at the southwest corner of Lexington avenue and Fifty-third street, has been designed by Donn Barber, architect, of 101 Park avenue. This structure will be ten stories in height, 100x103 feet, and will cost about \$350,000.

Proposed Brooklyn Elevator Apartment.

Clarence L. Seifert, architect, of 110 West Fortieth street, Manhattan, has been retained by the Taggart Building Company, care of George W. Martin, of 1405 Carroll street, Brooklyn, to prepare the plans for a six-story elevator apartment to be erected on the north side of Eastern Parkway, opposite the museum of the Brooklyn Institute of Arts and Sciences. The property upon which this building will be erected has a frontage on the Parkway of 79 feet and is 225 feet deep, running through to Lincoln place. While Eastern Parkway has lately been the scene of much high-class apartment house construction, this project is the first elevator apartment to be erected on this thoroughfare.

Strauss Square Apartment.

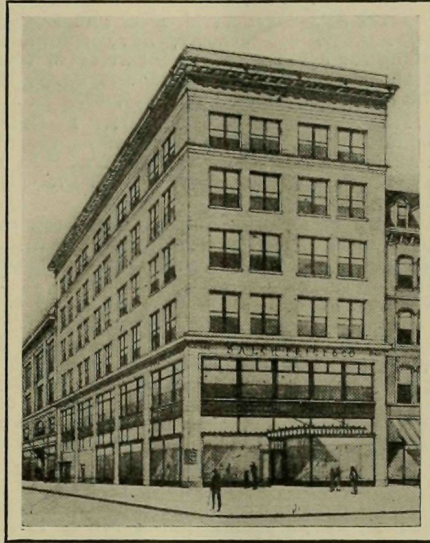
Plans are being prepared in the office of Schwartz, Gross & Marcus, architects, 347 Fifth avenue, for a twelve-story apartment house to be erected on a plot 75x100 feet on West End avenue between 106th and 107th streets. The structure will occupy the site of the old Bloomingdale Reformed Church. The owner of this project is the Schuyler Square Realty Co., Inc., Harry Schiff, president, 355 West End avenue. According to present plans the building will be modern in every respect, absolutely fireproof, and will have floors divided into three and four suites. Further details will be announced later.

Pending Building Code Ordinances.

The Building Committee of the Board of Aldermen reported at this week's meeting of the board in favor of adopting three substitute ordinances to form part of the Building Code. The ordinances are printed in full in the City Record of Thursday, July 1. They are relative to Masonry Construction, Fireproof Construction and Reinforced Concrete Construction. The next week the three will come up for final passage.

New Building for Balch, Price & Co.

At the southwest corner of Fulton and Smith streets, Brooklyn, a modern store and factory building will soon be started, which, on completion, will be occupied by Balch Price & Co., furriers and clothiers, now located at 376 Fulton street. The plans for the new project, which will cost in the neighborhood of \$150,000, have been prepared by Seymour & Schoenwald, architects, Grand Central Terminal, Manhattan. The building will be a fireproof structure, six stories in height, with walls of



Seymour & Schoenwald, Arch'ts.
380-382 FULTON STREET.

brick with limestone trimmings, and floor construction of reinforced concrete. The first two floors will be utilized as sales and showrooms, and the upper floors as workrooms and storage rooms. The new structure will have a frontage in Fulton street of 50 feet, occupying numbers 380 and 382 Fulton street, and will be 125 feet deep. The building will be completely equipped with a sprinkler system and other modern fire protective appliances. Estimates for the construction of this building under a general contract are now being taken.

NO ARCHITECTS SELECTED.

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

WHITE PLAINS, N. Y.—Asa Young, 78 Croton av, Mt. Kisco, contemplates the erection of a 2½-sty frame residence on North Broadway, to cost about \$15,000. No architect selected.

BUFFALO, N. Y.—The Bank of Buffalo, Elliott C. McDougal, president, contemplates the erection of a 3-sty bank here. No site or architect have been selected.

RENSSELAER, N. Y.—The Board of Education of the City of Rensselaer, Arthur Lucas, president, contemplates the erection of an addition and alterations to School No. 1, at Washington st and 3d av. Cost, about \$40,000.

ROCHESTER, N. Y.—St. Andrews R. C. Church, Rev. Father George Eckle, Portland av, contemplates the erection of a 2-sty brick parish house and convent on Portland av. No architect selected.

TRIBES HILL, N. Y.—The Village of Tribes Hill contemplates the erection of a 2-sty brick school to cost about \$15,000. P. J. Gordon, James McKibbin, John Goring, John Curry, all of Tribes Hill, trustees, are considering architects' sketches.

ALLEGHANY, N. Y.—H. Bonaventure College, Rev. Father Fidelis, at site, in charge, is receiving competitive sketches for a college building here. Project will probably go ahead in the fall. Cost, about \$100,000.

CORNING, N. Y.—The German Order of Harguari, Garfield Lodge No. 450, D. O. H., Otto F. Vollgraf, interested, contemplates the erection of a lodge building here. No architect selected.

PLANS FIGURING.**DWELLINGS.**

STAMFORD, CONN.—Bids will close July 6 for the 2½-sty hollow tile and stucco residence for Louis H. Porter, 140

Nassau st, Manhattan. Aymar Embury, 2nd, 132 Madison av, Manhattan, architect. Cost, \$25,000 to \$30,000.

MUNICIPAL WORK.

BROOKLYN.—Bids close at 2 P. M., July 12, for alterations and improvements at New Utrecht pumping station, converting same into a distribution station at the northeast corner of Av V and East 14th st, for the Department of Water Supply, Gas & Electricity. The work will include mason work, steel and iron, sheet metal, carpenter work, roofing, painting, glazing and electrical work, plumbing and gas fittings and steam heating work.

PUBLIC BUILDINGS.

TOMPKINSVILLE, S. I.—The U. S. Government, J. T. Yates, Lighthouse Inspector, is taking bids to close July 9 at 2 P. M., for the 2-sty reinforced concrete carpenter shop here, to cost about \$23,000.

TOMS RIVER, N. J.—The Board of Chosen Freeholders of Ocean County is taking bids to close July 6 at 12 M., for the 1-sty hollow tile and stucco county building, 40x60 ft, from plans by J. C. & G. A. Delatash, 70 Broad st, Red Bank, N. J. Cost, about \$30,000.

ALBANY, N. Y.—The State of New York, Trustees of Public Buildings, is taking bids to close July 27 at 12 M., for remodelling the State House, in Eagle st, from plans by Lewis F. Pilcher, Capitol, Albany. Cost, about \$350,000.

SCHOOLS AND COLLEGES.

HARRIMAN, N. Y.—The Board of Education of the Village of Harriman is taking bids to close July 10 at 3 p. m., for the high and grade school in the south side of Macon st, west of the railroad station, from plans by Peabody, Wilson & Brown, 389 5th av, Manhattan. Louis E. Eden, 1 Madison av, Manhattan, electrical engineer, Nygren, Tenney & Ohmes, 101 Park av, Manhattan, steam and ventilating engineers. Bids call for general construction, plumbing, wiring, heating and ventilating equipment. Cost, about \$40,000.

UTICA, N. Y.—The Board of Education, Frank P. Winant, president, is taking bids to close at 8 P. M., July 13, for a 2-sty brick and stone grade school, 200x128 ft, at Warren and Court sts, from plans by Gouge & Ames, 70 Genessee st. Cost, about \$120,000.

CONTEMPLATED CONSTRUCTION.**Manhattan.**

APARTMENTS, FLATS & TENEMENTS.
5TH AV.—J. F. Musselman, 101 Park av, has been selected as steam and electrical engineer for the 12-sty apartment house, 115x115 ft, at the southeast corner of 5th av and 72d st, for the 907 Fifth Av Co., Robert B. Knowles, president, 165 Broadway. J. E. R. Carpenter, 66 East 66th st, architect. Wells Bros. Co., 53 West Jackson st, Chicago, Ill., and 366 5th av, Manhattan, general contractor. Cost, about \$1,500,000.

PARK AV.—Schwartz & Gross, 347 5th av, are preparing plans for a 12-sty apartment at the southwest corner of Park av and 81st st, for Edgar A. Levy, 505 5th av, owner and builder. Cost, about \$500,000.

PARK AV.—Warren & Wetmore, Grand Central Terminal, are preparing plans for a 17-sty apartment on the west side of Park av, 55th to 56th sts, for S. Fullerton Weaver Co., 30 East 42d st. Figures will be received about August 5th.

ST. NICHOLAS AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty apartment at the southwest corner of St. Nicholas av and 157th st, for the Lehigh Building Corp., Irving Judis, 7 East 42d st, president. Cost, about \$250,000.

WEST END AV.—Paul J. Piatti, 47 West 34th st, has been selected steam engineer for the 12-sty apartment house, 105x142 ft, at 321-329 West End av, for the Charmion Construction Co., 2309 Broadway, owner and builder. Neville & Bagge, 105 West 40th st, architects. Robert E. Moss, 126 Liberty st, steel engineer. Cost, about \$500,000.

SEAMAN AV.—Plans have been prepared by Samuel Katz, 405 Lexington av, for two 5-sty apartments on the south side of Seaman av, 100 ft east of Academy st, for the Frank Wilson Con. Co., 405 Lexington av. Cost, about \$70,000.

188TH ST.—George F. Pelham, 30 East 42d st, has completed plans for two 6-sty apartments at 552-8 West 188th st, for the Moses Goodman Corp., 117 West 119th st. Cost, about \$90,000.

19TH ST.—Samuel K. Hasbrouck, 345-7 West 18th st, has completed plans for the 6-sty apartment at 264-8 West 19th st, for the Rehcanis Realty Co., 245-7 West 18th st. Cost, about \$55,000.

Plans Figuring—Continued.

11TH ST.—Plans have been prepared by Gronenberg & Leuchtag, 303 5th av, for the 6-sty apartment at the southeast corner of 11th st and 6th av, for the Leonard Weill Construction Co., 128 Broadway. Cost, about \$35,000.

EDGEcombe AV.—Gronenberg & Leuchtag, 303 5th av, have prepared plans for the 5-sty apartment on the east side of Edgcombe av, 18.11 ft north of 138th st, for the 114th St & 7th Av Construction Co., 1884 7th av. Cost, about \$65,000. Also for a 5-sty apartment at the southeast corner of 139th st and Edgcombe av, to cost about \$60,000, for same owner.

28TH ST.—Herbert M. Baer and Eugene H. Klaber, 665 5th av, have completed plans for a 6-sty apartment at 441-3 West 28th st, for the Chelsea Homes Corp., 119 West 40th st. Cost, about \$30,000.

2D AV.—Chas. B. Meyers, 1 Union Square West, has prepared plans for alterations to the 4-sty tenement at 2218 2d av, for Samuel Behrman, 503 5th av. Cost, about \$6,000.

BROADWAY.—Plans have been prepared by Robert J. Reiley, 477 5th av, for alterations to the 6-sty apartment at 1736-48 Broadway, for A. J. Shipman and E. L. Mooney, 37 Wall st. Cost, about \$18,000.

FACTORIES & WAREHOUSES.

PLEASANT AV.—Alfred Freeman, 29 West 34th st, has completed plans for a 3-sty brick stable, garage and factory, 40x85 ft, at 371½ to 373 Pleasant av, for Morris Weinstein, care of architect, who will soon take bids from a selected list of contractors.

STORES, OFFICES & LOFTS.

38TH ST.—Herman Lee Meader, 2 West 33d st, is preparing plans for a 12-sty store, office and loft building at 7 East 38th st, for a syndicate, of which Leslie R. Palmer, 68 William st, is interested. Architect is ready for bids on steel work.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

207TH ST.—John Hauser, 360 West 125th st, has completed plans for two 5-sty apartments, 50x88 ft each, in the east side of 207th st, 100 ft south of Vermilvea av, for Gustavus L. Lawrence, 2228 Broadway, owner and builder. Total cost, about \$90,000.

POPHAM AV.—Neville & Bagge, 105 West 40th st, are preparing plans for two 5-sty apartments at the northwest corner of Popham and Montgomery av, for the Mellwin Realty & Construction Co., 1680 Clay av, owner and builder. Cost, about \$100,000.

WEEKS AV.—C. B. Meyers, 1 Union sq, has been commissioned to prepare plans for a 5-sty apartment, 84x95 ft, at the southwest corner of Weeks av and 173d st, for Adelstein & Avrutine, 71 Nassau st.

CROTONA PARK EAST.—Maximilian Zipkes, 405 Lexington av, has been commissioned to prepare plans for a 5-sty apartment on the east side of Crotona Park East, 450 ft north of 174th st, for Louis E. Kleban, 1714 Crotona Park East. Cost, about \$60,000.

CRESTON AV.—Andrew J. Thomas, 2526 Webster av, has been commissioned to prepare plans for a 6-sty apartment at the southeast corner of Creston av and 188th st, for William H. Picken, 457 West 144th st.

CHURCHES.

COSTER ST.—Crow, Lewis & Wickenhoefer, 200 5th av, are preparing preliminary plans for a brick church, 50x90 ft, at the corner of Coster st and Spoffard av, for the Church Extension Society, 156 5th av. Cost, about \$25,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

MONTROSE AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty tenement on the north side of Montrose av, 79 ft west of South 5th st, for the Montrose Av Co., Inc., Ralph J. F. Gerstle, 103 Park av, Manhattan, owner and builder. Cost, about \$50,000.

AV T.—Dorfmann & Norelli, Orange National Bank Building, Orange, are preparing plans for a 4-sty apartment, 80x88 ft, on Av T, for Waldema Dorfmann, 69 West 113th st, Manhattan. Architects will have entire charge and will take bids on subs from local contractors. Cost, about \$50,000.

SARATOGA AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment, 50x88 ft, on Saratoga av, near Sutter av, for the Export Building Co., Max Neufel, 1476 Pitkin av, owner and builder. Cost, about \$25,000.

FLATBUSH AV.—William H. Ludwig, 801 Eastern Parkway, has completed plans for a 4-sty brick tenement, 20x61 ft, at the northeast corner of Flatbush av

and Av D, for Michael M. Nolan, 113 Kenilworth pl, owner and builder. Cost, about \$10,000.

BEDFORD AV.—Young & Wagner, Inc., 347 5th av, Manhattan, have completed plans for three 4-sty apartments at the northwest corner of Bedford av and Lenox rd, for the Fort Realty Co., Inc., 35 Nassau st, Manhattan, owner and builder. Cost, about \$145,000. Tar and gravel roofing, steam heating, electric wiring.

DWELLINGS.

AMBOY ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 3-sty brick residence and store, 25x50 ft, in the west side of Amboy st, 140 ft south of Pitkin av, for Sam Meisler, 1614 Pitkin av, owner and builder. Cost, about \$10,000.

HENDRIX ST.—Joseph W. Weiss, 16 Court st, is preparing plans for two 2-sty brick residences, 24x60 ft, in the west side of Hendrix st, between Fulton st and Atlantic av, for A. Feinstein, 16 Court st, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, tile work, dumbwaiters. Cost, about \$15,000.

10TH AV.—M. A. Cantor, 373 Fulton st, has completed plans for a 2-sty brick residence, 20x55 ft, on the east side of 10th av, 20 ft north of 58th st, for the Carwood Building Co., 1011 58th st, owner and builder. Cost, about \$12,000.

SHEEPSHEAD BAY.—Laspia & Salvati, 525 Grand st, are preparing plans for two 2½-sty frame and stucco residences at Sheepshead Bay, for Joseph Gritto, Sea Gate Inn Hotel, 37th st, owner and builder. Total cost, about \$7,000.

HINSDALE ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for six 2-sty residences with stores, 20x52 ft, in the west side of Hinsdale st, north of Hegeman av, for Max Rosenberg and Isadore Rosenstein, 645 Hinsdale st, owners and builders. Cost, about \$25,000.

FACTORIES & WAREHOUSES.

STEINWAY AV.—Dodge & Morrison, 135 Front st, Manhattan, have nearly completed plans for additions and alterations to the factory at 501-503 Steinway av, for Richard Hellman, premises. Cost, about \$10,000.

BRIDGE ST.—G. A. Moore, care of owners, is preparing plans for a 7-sty storage, 75x100 ft, at Bridge and Plymouth sts, for Kirkman & Son, 215 Water st. Bids will be received about July 10. Cost, about \$100,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

WHITESTONE, L. I.—J. Peter Hansen, this place, is preparing plans for a 3-sty apartment at 18th st near 8th av, for M. Blum, this place. Cost, about \$18,000. Owner is ready to take bids.

RIDGEWOOD, L. I.—Louis Allmendinger, 926 Broadway, Brooklyn, is preparing plans for a 3-sty tenement, 28x85 ft, at the southeast corner of Forest and Woodbine sts, for Mrs. K. Eisenhauer, on premises, owner and builder. Cost, about \$10,000.

WOODHAVEN, L. I.—Jas. D. Geddes, 4 Lexington st, Richmond Hill, L. I., has completed plans for a 4-sty tenement on the west side of Woodland av, 90 ft south of Jamaica av, for Michael Lummo, Russell st, owner and builder. Cost, about \$22,000.

GLENDALE, L. I.—Louis Allmendinger, 926 Broadway, Brooklyn, is preparing plans for eighteen 3-sty tenements, 27x68 ft, in the east and west sides of Richard st, corner of Central av, for Fred Thompson, 2 Folsom av, owner and builder. Cost, about \$108,000.

DWELLINGS.

CORONA, L. I.—A. DeBlasi, Jackson av, has completed plans for a 2-sty brick residence, 18x53 ft, in the east side of 47th st, 299 ft north of Jackson av, for Frank Pagano, 107 48th st. Cost, about \$4,000.

MIDDLE VILLAGE, L. I.—M. Perlstein, this place, has completed plans for twenty 2-sty frame and brick residences, 20x51 ft, in North, Fulton, Market, Pulaski and Hinman sts, for the Morton Park Realty Co., 464 Grand st, Brooklyn, owner and builder. Cost, about \$50,000.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for twenty-six 2-sty brick residences, 20x55 ft, at the southwest corner of Gates av and Doubleday st, for Paul Stier, Inc., 2420 Putnam av, owner and builder. Cost, about \$109,000.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for fourteen 2-sty brick residences, 20x55 ft, on the north sides of Gates av, 84 ft east of Fresh Pond rd, for Paul Stier, Inc., 2420 Putnam av, owner and builder. Cost, about \$52,000.

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RICHMOND HILL, L. I.—William Debus, 86 Cedar st, Brooklyn, has completed plans for six 3-sty brick stores and residences, 20x55 ft, at the northwest corner of Jamaica av and Waverly pl, for Rosario Lucia & Bro., 759 Woodward av, Brooklyn. Cost, about \$22,500.

BAYSIDE, L. I.—Plans have been prepared privately for two 2½-sty frame residences, 24x37 ft, at the northwest corner of Bayside rd and Maxwell av, for Stephen Maxon, 59 26th st, Elmhurst, owner and builder. Cost, about \$8,000.

CORONA, L. I.—A. De Blasi, Jackson av, has completed plans for several 3-sty brick residences, 22x55 ft, on the west side of National av, 150 ft north of Poplar st, for Peter Cash, Cedarhurst, L. I. Cost, about \$6,000.

CORONA, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for two 2-sty brick residences, 19x44 ft, on the west side of Randall av, 220 ft south of Smith av, for S. Reherne, Jackson av, owner and builder. Cost, about \$5,000.

WOODHAVEN, L. I.—W. Woodin, Maple av, Richmond Hill, has completed plans for a 2½-sty frame residence, 17x38 ft, at the southwest corner of Ferris st and Dennington av, for Mary E. Haffner, 6 Dennington av. Cost, about \$5,000.

KEW, L. I.—Harry C. Rossell, 30 East 42d st, Manhattan, has completed plans for a 2½-sty frame residence, 40x20 ft, on the north side of Mowbray pl, 101 ft east of Austin st, for David Driscoll, 120 Broadway, Manhattan. Cost, about \$7,500.

LONG ISLAND CITY.—Jos. Geiser, 561 11th av, has completed plans for a 2-sty brick residence, 23x60 ft, on the west side of 1st av, 275 ft north of Graham av, for George Lehnert, 444 Academy st. Architect builds. Cost, about \$6,500.

Richmond.

APARTMENTS, FLATS & TENEMENTS.

WEST NEW BRIGHTON, S. I.—Emil Guhl, 19 Charles st, Jersey City, N. J., has completed plans for a 2-sty tenement at 77 Broadway, for Harry Scherling, 246 Hancock av, Jersey City. Cost, about \$5,000.

Nassau.

DWELLINGS.

KENSINGTON, L. I.—Patterson & Dula, 15 East 40th st, Manhattan, have completed plans for a 2½-sty frame residence for Mr. McShane, care of architects.

Suffolk.

BANKS.

HUNTINGTON, L. I.—Dennison & Hiron, 475 5th av, Manhattan, have been commissioned to prepare plans for a 2-sty bank building, 51x85 ft, in Main st, for the Bank of Huntington, W. N. Baylis, 141 Broadway, Manhattan, chairman building committee.

DWELLINGS.

BRIGHTWATERS, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, are preparing plans for a 2½-sty residence, 45x35 ft, for John Schefer, owner and builder. Cost, about \$10,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

NEW ROCHELLE, N. Y.—Aug. Sundberg, 244 Huguenot st, has completed plans for a 1-sty store and apartment house, 37x81 ft, in the north side of Main st, 100 ft west of Beechwood av, for the New Rochelle Realty Co. Cost, about \$6,000.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 3-sty apartment on South Lexington av, for M. L. Conlan, 75 South Lexington av. Jerry Sullivan, Odell av, general contractor. Cost, about \$10,000.

DWELLINGS.

MT. VERNON, N. Y.—A. Murray Jenks, 11 South 14th av, has completed plans for a 2½-sty frame and shingle residence, 29 x40 ft, in the north side of 5th st, 400 ft east of Union av, for F. Cooper. Shingle roofing, hot water heating, electric wiring. Cost, about \$5,000.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 2½-sty frame and shingle residence at Concord av and South Wayne av, for Conklin & Hill, 43 Oakwood av, owners and builders. Shingle roofing, hot water heating, electric wiring, city sewage and water. Cost, about \$6,000.

NEW ROCHELLE, N. Y.—Jos. V. Gahan, Huguenot st, has completed plans for a 2½-sty frame residence on Davis av, for Danjel Noonan, Sycamore Park. John P. Donohue, this place, general contractor.

SCARSDALE, N. Y.—B. A. Blous, care of D. E. Waid, 1 Madison av, Manhattan, is preparing plans for a 2½-sty frame residence on Elmdorf Drive, for George

T. Reynolds, 2 Rector st, Manhattan. Cost, about \$12,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty residence, 24 x34 ft, at 81-83 Landscape av, for Herbert W. Heath, 7 Wells av. A. Salvatore, 42 Portland pl, mason. A. Miller, 10 Bainton rd, carpenter. Shingle roofing, hot water heating, electric wiring. Cost, about \$5,000.

New Jersey.

APARTMENTS, FLATS & DWELLINGS.

NEWARK, N. J.—R. Eottelli, 207 Market st, has completed plans for a 3-sty flat, 25 x84 ft, at the northwest corner of 16th av and 15th st, for Heller & Belerkofsky, 119 Monmouth st, owners and builders. Slag roofing, electric wiring, metal ceilings, tiling; no heating, no dumbwaiters. Cost, about \$10,000.

NUTLEY, N. J.—Fred Pierson, 162 Bloomfield av, Bloomfield, has completed plans for three 3-sty hollow tile and brick veneer store and apartments, 46x60 ft, at Franklin av and New st, for Joseph Pignataro, corner of Centre and John sts. Cost, about \$16,000.

BLOOMFIELD, N. J.—E. V. Warren, 31 Clinton st, Newark, is preparing plans for a 2-sty store with apartments, 40x70 ft, in Washington st, near Bloomfield av, for F. B. Mitchell, Glenwood av. Slag roofing, steam heating, electric wiring, metal ceiling. Cost, about \$8,000.

CHURCHES.

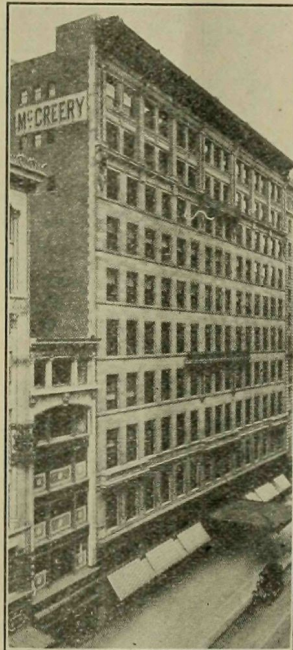
PATERSON, N. J.—Lee & Hewitt, 1123 Broadway, Manhattan, have been commissioned to prepare plans for a church and chapel at the southeast corner of East 27th st and Broadway, for the Church of the Covenant. Cost, about \$20,000.

DWELLINGS.

JERSEY CITY, N. J.—Plans have been prepared privately for two 2-sty brick residences, 21x49 ft, in the south side of Stegman st, between Boulevard and Bergen av, for Joseph Bloch, 71 Andrew st, Bayonne, N. J., owner and builder. Cost, about \$5,000 each.

ASBURY PARK, N. J.—E. C. Benner, Appleby Building, is preparing plans for a 2½-sty frame residence, 33x30 ft, for Ira C. Smock, 723 Mattison av. Cost, about \$7,000.

JERSEY CITY, N. J.—Chris H. Ziegler,



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75 Montgomery st, is preparing plans for a 2½-sty hollow tile and stucco residence on Kensington av, near the Boulevard, to cost about \$10,000. Slate roofing, steam heating, electric wiring, tile floors, hardwood floors.

HOSPITALS & ASYLUMS.

PASSAIC, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have been retained to prepare plans for a hospital here for the Passaic General Hospital. Wm. L. Lyal, Lafayette av, chairman building committee.

MUNICIPAL WORK.

MAYWOOD, N. J.—The Borough of Maywood, N. B. Beam, chairman of building committee will call for bids about July 10 for the gravity system of sewage system here. Alex Potter, 50 Church st, Manhattan, engineer. Cost, about \$25,000.

EDGEWATER, N. J.—Henry Bauman, Jr., 2549 Decatur av, Manhattan, has completed plans for a 2-sty firehouse, 35x50 ft, for the Borough of Edgewater. Bids will be received until July 6 at 8:15. Cost, about \$12,000.

SCHOOLS & COLLEGES.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, has completed plans for the Elmora Public School in Magie st, for the Board of Education. Runyon & Carey, 845 Broad st, Newark, steam and electrical engineers. Cost, about \$52,000.

RIDGEWOOD, N. J.—Chas. Granville Jones, 280 Broadway, Manhattan, has been commissioned to prepare plans for a 1-sty hollow tile and stucco public school for the Board of Education. Cost, about \$17,500.

STABLES & GARAGES.

PERTH AMBOY, N. J.—Goldberger & Greisen, Angle building, are preparing plans for a 2-sty stable and garage, 50x100 ft, on Bushwick av, for Polkowitz Bros., Maple st. Cost, about \$20,000.

Other Cities.

CHURCHES.

LOCKPORT, N. Y.—Albert Hart Hopkins, German Insurance Building, Buffalo, is preparing preliminary plans for a 2-sty church on East av, near Elm st, for the Second Christian Science Church. Cost, \$10,000 to \$12,000.

DWELLINGS.

SUFFERN, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, are preparing plans for a 2½-sty frame residence, 25x56 ft, for Ralph W. Hench, care of architects, who will take bids on general contract about July 15. Cost, \$10,000 to \$12,000.

STORES, OFFICES & LOFTS.

ROCHESTER, N. Y.—John Naja, 62 Laser st, has completed plans for a 2-sty brick store and flat building, 33x51 ft, at North and Durnan sts, for Frank Mietus, 1260 North st. C. Datz, 183 1st st, mason. Cost, about \$10,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

ELIZABETH, N. J.—M. Byrnes Building Co., 430 Westfield av, has received the general contract to erect a 4-sty brick apartment at East Jersey st and Jefferson av, for Mrs. Mary Martin, premises. Shull & Berry, Bartlett Building, Atlantic City, architects. John Lammerding Co., 1182 Magnolia av, mason. Cost, about \$150,000.

DWELLINGS.

HARTSDALE, N. Y.—Adam Kirchoff, Mayflower av, New Rochelle, has received the general contract to erect a 2½-sty residence, 25x50 ft, at the southeast corner of Greenacres av and Colvin pl, for Charles Deshler, 986 Intervale av, Bronx. W. Standwood Phillips, 103 Park av, Manhattan, architect. Cost, about \$9,000.

FLUSHING, L. I.—J. W. Reed, 170 Frantonia av, has received the general contract to erect a 2½-sty residence for Mrs. Edith Long, care of architects, Dillon, McClellan & Beadle, 3 West 29th st, Manhattan. Cost, about \$12,000.

HUNTINGTON, L. I.—Bingham & Campbell, Cold Spring Harbor, have received the general contract to erect a 2½-sty brick and stucco residence, 40x150 ft, on Lloyds Harbor rd, for W. G. Millbank, 49 Wall st, Manhattan. Cost, about \$60,000.

SOUTH AMBOY, N. J.—Lambertson & Reese, this place, have received the general contract to erect a 2-sty frame residence in Main st, for Robert John Buchanan, this place. North Bangor slate roofing, steam heating, electric wiring. Cost, about \$5,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—The contract for Dugan Bros.' bakery building, 90-92 South 1st st,

has been awarded to John J. Moran, 113 Broadway. L. S. Beardsley, architect. Cost, about \$35,000.

BROOKLYN.—John J. Moran, 113 Broadway, has received the contract to erect the 1-sty factory on Greenpoint av, 76 ft west of Russell st, for Jas. Kelly, 117 Milton st, and is ready for bids on subs.

BROOKLYN.—The Turner Construction Co., 11 Broadway, Manhattan, has received the general contract to erect a 3-sty warehouse, 60x200 ft, at East 83d st and Ditmas av, for Becker's Analine & Chemical Works, premises. Benjamin Driesler, 153 Remsen st, architect. Cost, about \$40,000.

LONG ISLAND CITY.—The American Concrete Steel Co., Essex Building, Newark, N. J., has received the general contract to erect the 4-sty service building, 160x80 ft, on the west side of Anabell av, 140 ft south of Meadow st, for the Degnon Realty Co. and Terminal Improvement Co., 30 East 42d st, Manhattan. Studebaker Corp. of America, lessee. Wm. Higginson, 13 Park Row, Manhattan, architect. Cost, about \$90,000.

FORT LEE, N. J. (sub.)—Martin & Young, Leonia, N. J., have received the foundation contract for the studio and administration building for the Paragon Film Co., Inc., 31 East 27th st, Manhattan. Ernest Flagg, 109 Broad st, Manhattan, architect.

HALLS & CLUBS.

MANHATTAN.—Chris Campbell Co., 286 5th av, has received the general contract to erect a 5-sty settlement house, 40x60 ft, in the north side of 69th st, 175 ft east of Av A, for the Lenox Hill House, 446 East 72d st. Frederick P. Kelley, 437 5th av, architect.

STAPLETON, S. I.—Joseph P. Thompson, 28 Cedar st, has received the mason work, and H. J. Langworthy, 309 Broad st, carpentry, for the 2-sty hall and club house in Broad st, 104 ft west of Bay st, for the Veteran Fireman's Association. Grunert & Pneuman, 2409 Richmond rd, New Dorp, architects. Cost, about \$17,500.

HOSPITALS & ASYLUMS.

MANHATTAN.—Greenwald & Pollak, 30 East 42d st, have received the general contract to erect a 3-sty brick sanitarium, 26 x55 ft, at St. Nicholas av and 150th st, for the Audubon Sanitarium, Dr. Henry W. Lloyd, 8 St. Nicholas pl. George H. Hardyway, 345 5th av, architect. Cost, about \$15,000.

BLACKWELLS ISLAND.—Chas. Meads Co., 38 Park Row, Manhattan, has received the general contract to alter the central dome at the City Hospital, opposite 53d st, from plans by Chas. B. Meyers, 1 Union sq, Manhattan. Jos. D. Duffy, 315 East 23d st, Manhattan, plumbing, and Jas. Curren Mfg. Co., 512 West 36th st, Manhattan, heating. Cost, about \$50,000.

FORT TERRY, N. Y.—The Connecticut Engineering & Contracting Co., Norwich, Conn., has received the general contract to erect an addition to the hospital here for the U. S. Government. J. A. Wetmore, Treasury Department, Washington, D. C., architect. Cost, about \$25,000.

PUBLIC BUILDINGS.

NEWARK, N. J.—(sub.)—Harry R. Jackson, 325 Prudential Building, has received the electrical work; Jas. McCullagh, 218 West 36th st, Manhattan, plumbing, and A. M. Pearson, 834 Sumner av, heating, for the 3-sty administration building, 54x120 ft, at Branch Brook Park, for the Essex County Park Commission. Alonzo Church, 810 Broad st, secretary. H. Van Buren Magonigle, 101 Park av, Manhattan, architect. E. M. Waldron, Inc., 207 Market st, general contractor. Cost, about \$100,000.

SCHOOLS & COLLEGES.

WOODHAVEN, L. I.—Frank Dreesch, Woodhaven, has received the general contract to erect a 2-sty brick parochial school, 98x59 ft, on the west side of Boyd av, 55 ft north of Syosset st, for St. Thomas Apostle R. C. Church, Rev. Father Andrew Klamann, 460 Benedict av. Francis J. Berlenbach, 260 Graham av, Brooklyn, architect. Chas. Singer, this place, carpenter. Cost, about \$30,000.

SCARSDALE, N. Y.—Chas. E. Preston, Flemington, N. J., has received the general contract to erect a 1-sty brick and frame grammar school on Huntington av, for the Board of Education. Guy Lowell, 225 5th av, Manhattan, architect. Cost, about \$28,000.

STABLES & GARAGES.

PATCHOGUE, L. I.—A. D. Ross & Son, this place, have received the general contract to erect a 1-sty terra cotta block garage, 50x100 ft, in the south side of Main st, opposite the Congregational Church, for Arthur Shelbourne and Samuel T. Tuttle, this place. Claude Conklin, this place, architect. Cost, about \$5,000.

BROOKLYN.—Almion Engineering & Contracting Co., 27 East 22d st, Manhattan, has received the general contract to

erect a 1 and 2-sty brick garage, 75x100 ft, in Hancock st, between Reid and Stuyvesant avs, for George B. Schwab, 604 Bushwick av. Harry L. Kohl, 210 Hull st, architect. Cost, about \$20,000.

STORES, OFFICES & LOFTS.

MANHATTAN.—J. & W. Robb, 245 West 28th st, have received the general contract to alter the 11-sty store building, 50 x100 ft, at the southwest corner of 5th av and 47th st, for W. W. Fuller, 1022 5th av. Hazzard & Erskine, 437 5th av, architects. The alteration consists of new mezzanine balcony in store, fireproof door construction, terra cotta blocks, steel beams, two bronze show windows, etc., electric wiring, plastering, painting and cabinet work. Cost, about \$30,000.

MANHATTAN.—Rheinstein & Haas, 101 Park av, have received the general contract to erect an addition to the 17-sty store and office building, 101 Park av, northeast corner of 40th st, for the Architects' Offices, Inc., 101 Park av. Chas. A. Platt, 11 East 24th st, lessee. Ewing & Chappell and LaFarge & Morris, 101 Park av, architects. Cost, about \$25,000.

BRONX.—(sub.)—David Brandt, 467 East 155th st, has received the plumbing contract for the taxpayer at 161st st and St. Ann's av, for the Louis C. Frees Construction Co., 3029 3d av.

BROOKLYN.—(sub.)—Jac. Abrams & Bro., Inc., 166 West 99th st, Manhattan, have received the plumbing contract for the new Liggett's drug store at Hoyt and Fulton sts.

MISCELLANEOUS.

NEWARK, N. J.—(sub.)—Levering & Garrigues Co., 552 W. 23d st, Manhattan, have received the steel contract for the grand stand at Weequahic Park, for the Essex County Park Commission, Olonzo Church, 810 Broad st. William F. Field, 763 Broad st, engineer. Cost, about \$68,000.

FEKTS MILLS, N. Y.—The Stewart Engineering Corp., 17 Battery pl, Manhattan, has received the general contract to erect a gravity section concrete dam here, which will impound the waters of the Black River, generating power to operate the pulp and paper mill of the Taggart Paper Co.

RIDGEWOOD, N. J.—Arthur McMullen, 149 Broadway, and the Corning Building & Construction Co., Corning, have received the general contract to erect a railroad station and grade crossing on Ridgewood av, for the Town of Ridgewood. M. King, care of Erie R. R. Co., 50 Church av, Manhattan. Cost, about \$160,000.

BROOKLYN.—The American Seating Co., 15 East 32d st, Manhattan, has received the contract to supply 30,000 seats for the grand and field stand now under construction for the Sheephead Bay motordrome. Koehler, Spyr & Farington, 489 5th av, Manhattan, architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
207TH ST, w s, 100 n of Broadway, one brick tenement, 21 families, 50x94; cost, \$55,000; owner, Seeman Const. Co., 612 West 207th st, Gaetano Jalardi, Pres.; architects, Moore & Landsiedel, 148th st, cor 3d av. Plan No. 223.

WEST END AV, n w cor 75th st, 12-sty brick tenement (4 families on each floor), 105.1x 131.6; cost, \$600,000; owner, Charmion Const. Co., Henry Mayer, Pres., 2309 Broadway; architects, Neville & Bagge, 105 West 40th st. Plan No. 225.

19TH ST, 264-68 West, 6-sty brick tenement, 54.11x79.2, 31 families; cost, \$35,000; owner, Rekansie Realty Co., 245-7 West 18th st; architect, Sam K. Hasbrouck, 245-7 West 18th st. Plan No. 85.

11TH ST, s e cor of 6th av, 6-sty brick tenement, 43.5x irreg, 23 families; cost, \$35,000; owner, Leonard Weill Const. Co., 128 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 86.

EDGECOMBE AV, e s, 18.11 n 138th st, 5-sty brick tenement, 90x85, 31 families; cost, \$65,000; owner, 114th St. & 7th Av. Const. Co., 1884 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 87.

139TH ST, s e cor of Edgcombe av, 5-sty brick tenement, 72.11x76.5, 30 families; cost, \$60,000; owner, 114th St. & 7th Av. Const. Co., 1884 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 88.

28TH ST, 441-43 West, n s, 225 e of 10th av, 6-sty brick tenement, 50x85.8, 35 families; cost, \$30,000; owner, Chelsea Homes Corp., 119 West 40th st; architects, H. N. Barr & E. H. Kalber, 665 5th av. Plan No. 89.

FACTORIES AND WAREHOUSES.

106TH ST, 429-43 East, n s, 41 e 1st av, 1-sty brick storage, 50x100.11; cost, \$5,000; owners, Salvatore Imperate & Louis Camera, 2107 1st av; architect, Matthew Del Gaudio, 401 East Tremont av. Plan No. 227.

STABLES AND GARAGES.

65TH ST, 226-28 East, s s, 185 w 2d av, 2-sty brick garage and office building, 50x100.4; cost, \$9,000; owners, Maurice Croppi & Henry

DeForris, 226-28 East 65th st; architect, Nathan Langer, 81 East 125th st. Plan No. 224.

AV D, 83-89, w s, 25 s of 7th st, 1-sty brick garage, 84.10x93; cost, \$8,000; owner, Michael Morrissey, 81 Av D; architects, Gluecroft & Gluecroft, 671 Broadway, Brooklyn. Plan No. 226.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

180TH ST, n w cor Clinton av, two 5-sty brick tenements, slag roof, 70x107.2, 65.21x94.8; cost, \$135,000; owner, Adavine Const. Corp., Hyman Adelstine 71 Nassau st Pres.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 358.

WOODYCREST AV, e s, 25 n 165th st, two 5-sty brick tenements, slag roof, 50x88.5; cost, \$80,000; owner, Woodycrest Bldg. Corp., John J. Harrigan, 985 Woodycrest av, Pres.; architect, Thos. F. Dunn, 953 Woodycrest av. Plan No. 357.

184TH ST, s w cor Valentine av, 5-sty brick tenement, tin roof, 76.6x91.12; cost, \$75,000; owner, Nista Const. Co., Giovanni Nista, 2434 Cambreling av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 360.

HULL AV, w s, 229.60 n 205th st, 5-sty brick tenement, slag roof, 50x88; cost, \$45,000; own-

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DRIGGS AV, e s, 35.11 s South 11th st, 1-sty brick garage, 33.10x27, gravel roof; cost, \$2,050; owner and architect, Linde Products Co., 30 East 42d st, Manhattan. Plan No. 4744.

STORES AND DWELLINGS.

59TH ST, s s, 146.7 w Ft. Hamilton av, 3-sty brick store and dwelling, 18x55, slag roof, 2 families; cost, \$6,000; owner, Salvatore Lombardi, 592 6th av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4637.

FLATBUSH AV, n e cor Av D, 4-sty brick store and dwelling, 23.1x60.10, slag roof, 3 families; cost, \$10,000; owner, Michael M. Nolan, —; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 4739.

NOSTRAND AV, s w cor Sterling pl, 3-sty brick store and dwelling, 17x75, gravel roof, 2 families; cost, \$7,000; owner, Greenman Maguire, Inc., 350 Fulton st; architect, A. S. Hedman, 371 Fulton st. Plan No. 4758.

NOSTRAND AV, w s, 17 s Sterling pl, four 3-sty brick stores and dwellings, 17x55, gravel roof, 2 families each; total cost, \$24,000; owner, Greenman Maguire, Inc., 350 Fulton st; architect, A. S. Hedman, 371 Fulton st. Plan No. 4757.

STORES, OFFICES AND LOFTS.

WILLOUGHBY AV, n s, 53 e Tompkins av, 1-sty brick store, 32x33, slag roof; cost, \$1,200; owner, Hy Koch, 642 Greene av; architects, Cannella & Gallo, 60 Graham av. Plan No. 4687.

THEATRES.

SOUTH 4TH ST, s e cor Hooper st, 1-sty brick theatre, 50x92.3, gravel roof; cost, \$10,000; owner, Empire Photoplay Co., 1265 Myrtle av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 4656.

FLATBUSH AV, s e cor Canarsie av, 1-sty brick theatre, 78.2x146.6, slag roof; cost, \$50,000; owner, Hertz Const. Co., 239 East 25th st; architect, R. T. Short, 370 Macon st, Manhattan. Plan No. 4651.

MISCELLANEOUS.

OCEAN AV, NECK RD & VOORHIES LANE, 1-sty frame grand stand, 1.875x80.10, — roof; cost, \$20,000; owner, Sheepshead Bay Speedway Corp., 17 Battery pl; architect, B. H. Miller, on premises. Plan No. 4682.

DITMAS AV, s e cor East 83d st, 1-sty brick coal pocket, —x—, — roof; cost, \$5,000; owner, Beckers Analine Works, 105 Underhill av; architect, Benj. F. Driesler, 153 Remsen st. Plan No. 4610.

DITMAS AV, s e cor East 83d st, 1-sty brick lavatory, 16.8x17.4, tile roof; cost, \$600; owner, Wm. Beckers Chemical Works, 105 Underhill av; architect, Benj. Driesler, 153 Remsen st. Plan No. 4736.

OCEAN AV, Neck rd and Voorhies Lane, 1-sty frame gravel stand, 18.75x80.10, — roof; cost, \$20,000; owner, Sheepshead Bay Speedway Corp., 17 Battery pl; architect, B. H. Miller, on premises. Plan No. 4682.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

GLENDALÉ.—Cooper av, n e cor Wilton av, 3-sty brick store and tenement, 29x79, slag roof, 5 families; cost, \$10,000; owner, Wilton Building Co., Inc., 64 McKibben st, Brooklyn; architect, Maxwell A. Cantor, 373 Fulton st, Brooklyn. Plan No. 2176.

DWELLINGS.

BAYSIDE.—Hurd av, n w cor Higgins av, five 2-sty frame dwellings, 16x26, shingle roof, 1 family; cost, \$4,000; owner and architect, Geo. Harnden, 3d st, Bayside. Plan Nos. 2139 to 2143.

BAYSIDE.—Fairview av, e s, 160 s Palace boulevard, 2½-sty frame dwelling, 28x32, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Adolph Cordozo, Fairview av, Bayside; architect, Geo. Harnden, Bayside. Plan No. 2144.

ELMHURST.—Lewis av, n s, 150 e Toledo av, four 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, \$10,000; owner, Wm. J. Schwartz, 407 Herold av, Richmond Hill; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan Nos. 2165 to 2169.

ROCKAWAY PARK.—Ostend av, w s, 220 n Bayside Drive, 1-sty frame dwelling, 20x24, shingle roof, 1 family; cost, \$1,000; owner, Wm. A. Hogan, Beach 116th st, Rockaway Beach; architect, owner. Plan No. 2208.

JAMAICA.—Amherst av, s s, 315 w Victoria st, 2½-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, \$3,000; owner, J. Leonard, 289 Hillside av, Jamaica; architect, owner. Plan No. 2160.

JAMAICA.—Brooklyn av, w s, 100 n Cumberland st, 2½-sty frame dwelling, 18x31, shingle roof, 1 family; cost, \$2,300; owner, A. Stilger, 396 New York av, Jamaica; architect, R. Kurz, Fulton st, Jamaica. Plan No. 2157.

JAMAICA.—Norris av, n e cor Pacific st, 2-sty tile dwelling, 25x55, tile roof, 2 families; cost, \$4,500; owner, Sebastian Ladizo, Cedar Manor; architect, owner. Plan No. 2138.

JAMAICA.—Amherst av, s s, 345 w Victoria st, 2½-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, \$3,000; owner and architect, J. Leonard, 389 Hillside av, Jamaica. Plan No. 2161.

MASPETH.—Pitkenay st, w s, 125 n Stoutenberg av, 1-sty frame dwelling, 20x48, tin roof, 1 family; cost, \$1,800; owner, S. Berg, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2170.

MIDDLE VILLAGE.—Pulaski st, s s, 75 w Hinman st, 2½-sty frame dwelling, 20x48, shingle roof, 2 families; cost, \$3,600; owner, M. Pomerantz, 23 Fulton av, Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 2151.

QUEENS.—Seymour av, n s, 128 e Sherwood av, 2-sty frame dwelling, 15x24, shingle roof, 1 family; cost, \$1,200; owner, Edw. Johnson, 121 14th st, Brooklyn; architect, R. Kurz, Fulton st, Jamaica. Plan No. 2156.

QUEENS.—Golder pl, n s, 220 w Campbell av, 2-sty frame dwelling, 26x32, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Everett

W. Horton, 1532 Washington av, Ozone Park; architect, Wm. Rapp, Jr., Woodhaven. Plan No. 2162.

RICHMOND HILL.—Oxford av, e s, 140 n Jerome av, 2-sty frame dwelling, 20x42, tin roof, 1 family; cost, \$2,000; owner, Santo Veltri, 1141 Oxford av, Richmond Hill; architect, L. Engelhardt, 424 Willard av, Woodhaven. Plan No. 2148.

RIDGEWOOD.—Doubleday st, n e cor Madison st, ten 4-sty brick dwellings, 20x30, slag roof, 2 families; cost, \$30,000; and Woodbine st, s s, 59 e Doubleday st, two 4-sty brick dwellings, 20x30, slag roof, 2 families; cost, \$6,000; owners, Martin A. & Carl Otto, 1052 Sterling pl, Brooklyn; architect, Carl Otto, same. Plan Nos. 2152-3-4-5.

ELMHURST.—Arlington av, w s, 140 s Kensington terrace, two 2½-sty frame dwellings, 22x54, tin roof, 2 families, steam heat; cost, \$10,000; owners, Moran & Cunningham, 233 8th av, Elmhurst; architect, owner. Plan Nos. 2184-5.

ELMHURST.—Ketcham av, e s, 269 n Warner st, 2½-sty brick dwelling, 21x47, tile roof, 1 family, steam heat; cost, \$4,500; owner and architect, J. Simkin, 51 East Grand av, Corona. Plan No. 2186.

JAMAICA.—Flushing av, e s, 109 s Norwich av, six 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$33,000; owner, E. L. K. Realty Co., 1467 Myrtle av, Brooklyn; architect, G. E. Steinbach, 15 East 40th st, Manhattan. Plan Nos. 2172-3-4.

JAMAICA.—Quail st, s s, 394 e Garfield st, 1-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$900; owner, Jamaica Park South Realty Co., 236 Fulton st, Jamaica. Plan No. 2171.

KEW.—Mowbray st, e s, 370 n Austin st, 2½-sty frame dwelling, 41x32, shingle roof, 1 family, steam heat; cost, \$7,000; owner, Chapefields Const. Co., Amityville, L. I.; architect, F. G. Lippert, 132 Nassau st, Manhattan. Plan No. 2190.

MIDDLE VILLAGE.—Fulton av, e s, 180 n Cooper av, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$2,500; owner, I. Meisner, 45 Hinman st, Middle Village; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2178.

RICHMOND HILL.—Maure av, w s, 95 n Liberty av, two 2½-sty frame dwellings, 18x34, shingle roof, 1 family, steam heat; cost, \$4,000; owner and architect, John Erickson, Liberty and Morris av, Richmond Hill. Plan Nos. 2179-80.

WHITESTONE.—14th st, s s, 314 w 8th av, four 2-sty brick dwellings, 17x53, slag roof, 2 families; cost, \$16,000; owner, Geo. Van Arden,

5805 20th av, Brooklyn; architect, Jos. W. Weiss, 16 Court st, Brooklyn. Plan Nos. 2181-2.

ELMHURST.—Ivy st, s s, 180 w Hanover st, two 2½-sty frame dwellings, 21x45, shingle roof, 1 family, steam heat; cost, \$7,200; owner and architect, John Simkin, 51 East Grand av, Corona. Plan Nos. 2192-3.

FLUSHING.—Colden av, e s, 168 s Franklin pl, 2½-sty frame dwelling, 32x51, shingle roof, 1 family, steam heat; cost, \$9,000; owners, Sophie & Elsie Lowden, Flushing Institute, Flushing. Plan No. 2194.

FLUSHING.—Union st, e s, 140 s Sandford av, 2½-sty frame dwelling, 17x22, shingle roof, 1 family, steam heat; cost, \$6,000; owner, First Baptist Church, Flushing; architect, W. W. Knowles, 31 West 39th st, Manhattan. Plan No. 2198.

FOREST HILLS.—Ascan av, w s, 130 n Greenway South, 2-sty tile dwelling, 38x25, tile roof; cost, \$7,800; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2197.

CORONA.—44th st, e s, 340 n Jackson av, three 2-sty brick dwellings, 18x53, slag roof, 2 families; cost, \$11,400; owner, Isabella Stognetto, 88 Oak st, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan No. 2202-03.

FLUSHING.—Amity st, n w cor 12th st, 2½-sty frame dwelling, 22x32, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Grace E. Watson, Sandford av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2205.

LAURELTON.—Essex st, e s, 100 n Laurelton blvd, 2-sty frame dwelling, 16x41, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Laura M. Miles, 222 Henry st, Brooklyn; architect, Wm. Richter, 4411 18th st, Brooklyn. Plan No. 2201.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Buckley st, n e cor Queens boulevard, 1-sty frame storage, 20x35, gravel roof; cost, \$250; owner, E. E. Smith Co., premises. Plan No. 2147.

STABLES AND GARAGES.

FLUSHING.—Percy st, w s, 125 n Sandford av, 2-sty frame garage and studio, 18x26, tin roof; cost, \$2,500; owner, W. H. Walker, 336 Sandford av, Flushing; architect, J. P. Benson, Fox lane, Flushing. Plan No. 2163.

FLUSHING.—Hicks pl, 4, 1-sty steel garage, 10x16; cost, \$130; owner, Miss R. W. Greiger, premises. Plan No. 2158.

JAMAICA.—Lloyd st, s s, 141 w Max Weber av, 1-sty frame garage, 16x20, tin roof; cost, \$160; owner, Jos. Olson, premises. Plan No. 2159.

JAMAICA.—Hildale av, e s, 220 n Fulton st, 1-sty frame garage, 10x16, tin roof; cost, \$200; owner, F. Webriley, premises. Plan No. 2150.

JULY 4TH

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BUILDING MATERIALS AND SUPPLIES

GENERAL ADVANCE OF 12.5 PER CENT. OVER PRICES RULING JANUARY FIRST—STEEL PRICES TO GO UP

Gypsum Market Disturbed—Big Cement Movement—Brick Firmer

DESPITE the fact that electrolytic copper reached unheard of prices this week, American producers said that prices will probably go still higher. At 25 1/2 cents for finished sheet copper this metal is almost out of reach of even the builder of high class buildings for flashing purposes, and galvanized flashing is equally expensive. Some builders are substituting composition material in speculative buildings. Tin is stiff at \$3.10 a box, on the New York Metal Exchange, so there is hardly any relief from this field.

Portland cement moved up on the first of the month just as the Record and Guide said it would two months ago. It will advance another ten cents before the first of August and by the first of September it will be selling in this market at ninety cents, mill, the price ruling before the price cutting war developed in January. The actual price for Portland cement in this district to-day is \$1.42 a barrel, wholesale, at dock, N. Y.

Common brick in the New York market has regained its former level of \$6 a thousand for Hudsons and Raritans. The market is stronger and there are said to be possibilities of a further advance of twenty-five cents a thousand after the holiday. There is plenty of brick in the market, and the best prices are being obtained only for the best grades, making the general market range from \$5.75 to \$6.00.

Quotations opening the second half of the year show a 12.5 per cent. average gain over prices prevailing at the first of the year and are about 2.3 per cent. higher than they were on July 1 last year. There are several commodities that are scheduled to go higher after the holiday, notable among them being structural steel, copper and brass sheeting, galvanized iron ware, common brick, Portland cement and some grades of hardwood lumber. If these changes occur the difference between the aggregate price of building materials this year and last July will be considerably greater than the gain per cent. made in the last six months.

The increase in quotation of structural

steel will not be due to any unusual demand from builders any more than will the further increase in Portland cement prices reflect corresponding increase in construction. In the case of structural steel it will result from the heavy steel orders going into war material and machinery for making war supplies and in the department of Portland cement from great increases in the use of cement for road making. There was a rumor that Rosendale or natural cement would advance from the 90 cent level ruling at the close of June.

Crushed rock is weaker. Trap in one and one half inch sizes is being quoted at eighty-five cents as against ninety, and three quarter inch size now brings ninety-five cents, five cents below prices ruling a month ago. There is no change in bluestone.

Gypsum is still in a demoralized market as far as prices are concerned. Eastern common lime is higher, one brand being quoted on a range of from \$1.15 to \$1.37 1/2 and hydrated in wholesale markets rules at \$8.50 to \$9.50 a ton. Linseed oil is cheaper.

It is unusual for building material prices to move up when construction is not far above normal, but the fact that builders are having to pay more for their material rests almost entirely upon the great number of cheaply constructed factory buildings being erected, east of the Mississippi, thus serving to inflate the building statistics, and the tendency of manufacturers to keep supply about level with demand. The price situation is expected to become stiffer as the season advances.

Building plan filings in the five boroughs for the week just closed follow: In the same week last year 323 new building plans were filed representing an estimated value of \$1,796,490.

Table with columns: Week ending, June 26, July 2, No., Value, No., Value. Rows for Manhattan, Bronx, Brooklyn, Queens, Richmond, and Totals.

Condition of market unsteady. Prices: Hudson, \$5.60 to \$5.87 1/2; Newark, yard, \$6.75 to \$7.25, firmer. Left over Friday a. m., July 3—15.

OFFICIAL SUMMARY. Table with columns: Description, Quantity. Rows for bargeloads arrived, sold, and left over for various periods.

PORTLAND CEMENT. Still Further Advance Looked for in Local Price.

SHIPMENTS of Portland cement out of the Lehigh and Hudson districts continue heavy. One company shipped out of the Lehigh district last Monday 35,000 barrels. There is now 100 per cent. of kiln capacity being used in Zone No. 1, excluding the idle plant of the Edison Company at New Village, yet there is no reserve being piled up. One company has actually sold cement from the "spigot" in order to meet the demand. The week was made conspicuous by the general adoption of the \$1.42 price by all the leading manufacturers, the final elimination of the \$1.23 price and the strengthening of the market almost sufficient to warrant a local price of \$1.52. It was freely predicted that by the first of the month this price will prevail. By the first of September the mill price is expected to be in excess of 90 cents.

The officials of the new Hagar Portland Cement Company were still in the Lehigh district visiting cement plants this week. They said they were not yet prepared to make any announcements for publication. It is expected the new company will be in operation by November.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to July 1, 1915.

Note.—Current price changes are indicated by black-face type. For comparison see Record and Guide, June 1.

Table of prices for Hudson common, Raritan common, Second hand common, Newark (yard), Front or face.

Table of prices for CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.), Domestic Portland, Spot, Over 30 days, 10c. bag; returns on bags, Mill base, Con. Rosendale Nat. to dealers, Dealers price to job, 7 1/2 c. bag; returns on bags.

Alsen's German No Quotation Dyckerhoff German No Quotation

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Table of prices for Trap rock, 1 1/2 in., Trap rock, 3/4 in., Bluestone, 1 1/2 in., Bluestone, 3/4 in.

GLASS, Window—from jobbers' list—Discounts.

Table of prices for Single thick, Double thick, Plate (May 1 list).

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Table of prices for 1 1/2 in., 3/4 in., P. S. C. gravel.

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Table of prices for Exterior and Interior tiles in various sizes.

LIME (Standard 300 lb. bbls. wholesale):

Table of prices for Farnham Cheshire, finishing, Eastern common, Hydrated finishing.

LINSEED OIL—

Table of prices for American Seed City Raw, American Seed City Boiled.

LUBRICANTS (Mineral):

Table of prices for Black, refined, summer, Black, reduced, 27 gravity, Wax, crude, Cylinder, light filtered, Cylinder, dark, steam, refined.

LUMBER (Wholesale prices, New York City):

Table of prices for Yellow pine (merchantable 1905, f. o. b. N. Y.), Heart face siding 4-4 & 5-4, Flooring, 13-16x2 1/2 & 3 ins., Hemlock, Pa., f. o. b. N. Y., Hemlock, W. Va., base price, Hemlock, Eastern mixed cargoes.

(To mixed cargo price add freight \$1.50.)

Table of prices for Spruce Canadian, Spruce (W. Va. f. o. b. N. Y., lighterage limits), 2x4, 18 and 20 ft., 9 in., 16 ft. and under, 2x6, 10 and 14 ft., 2x8, 12 and 14 ft., 2x10, 3x10, 10 to 16 ft.

Table of prices for Add \$1.00 per M. for each inch over 12 ins., Add \$1.00 per M. for every 2 ft. over 20 ft. in length, 1x2 shingling lath, rough or dressed one side.

LATH (Eastern spruce f. o. b. N. Y.):

Table of prices for 1 1/2-in. slab.

PLASTER—(Basic dealer prices, at yard, Manhattan):

Table of prices for Masons finishing in 100 lb. bags, per ton.

BLOCKS—

Table of prices for 2 in. (solid) per sq. ft., 3 in. (hollow), 4 in. (hollow), Boards 3/4 in. thick, per sq. yd.

SAND—

Table of prices for Screened and washed Cow Bay, 500 cu. yds., lots, wholesale.

SLATE (Per Square, N. Y.):

Table of prices for Penn. Bangor ribbon, Munson, Maine, No. 1, Munson, Maine, No. 2, No. 1 red, Unfading green, Genuine Bangor, Pen Argyle, Vermont, sea green.

STRUCTURAL STEEL (Waverly):

Table of prices for Beams & channels up to 14 in., Beams & channels over 14 in., Angels 3x2 up to 6x8, Zees and tees, Steel bars, half extras.

COMMON BRICK. Market Firms Slightly—Prices Higher—Strike Near End.

MANUFACTURERS of common brick in the vicinity of Haverstraw look for a settlement of the labor trouble that has prevented them from making their full complement of common brick during the last few weeks. The local market has been liberally supplied with brick and, coupled by a better riding movement, prices moved to firmer levels.

Official transactions for Hudson River brick covering the week ending Thursday, July 1, in the wholesale market, with comparison for the corresponding period last year, follow:

1915. Open barges, left over, Friday A. M., June 25—20.

Table of brick sales for 1915, with columns: Arrived, Sold. Rows for Friday, Saturday, Sunday, Monday, Tuesday, Wednesday, Thursday, Total.

Reported en route, Friday, July 2. Condition of market, steady. Prices: Hudsons, \$5.75 to \$6; Raritans, \$6.25 and (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark \$7 and \$7.25 (yard). Cargoes left over Friday A. M., July 2—17.

1914. Left over Friday, A. M., June 26—13.

Table of brick sales for 1914, with columns: Arrived, Sold. Rows for Friday, Saturday, Sunday, Monday, Tuesday, Wednesday, Thursday, Total.