

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JULY 10, 1915

NEW REVISION OF THE BUILDING CODE

A Review and Explanation of the Parts That Have Been Completed and Enacted—Three New Chapters Passed This Week

WITH the articles passed by the Board of Aldermen this week the revision of the Building Code has so far progressed that practically one-half of the work has been entirely completed. With the preliminary work that has been done on the balance of the articles perhaps three-quarters of the work of revision is done.

The three articles which were passed this week relate to masonry construction, fireproof construction and reinforced fireproof construction, and are designated as Articles 13, 16 and 17 respectively. They will go into effect three months from the date of their passage or on October 6, and will be found printed in full in the official proceedings of the Board of Aldermen. The work of revising the code has been in charge of the Building Committee, which has had the assistance of Supt. R. P. Miller, who has drafted the articles which have been reported out by the committee in the form of ordinances and they have been passed by the board separately. They will eventually be compiled all in one code.

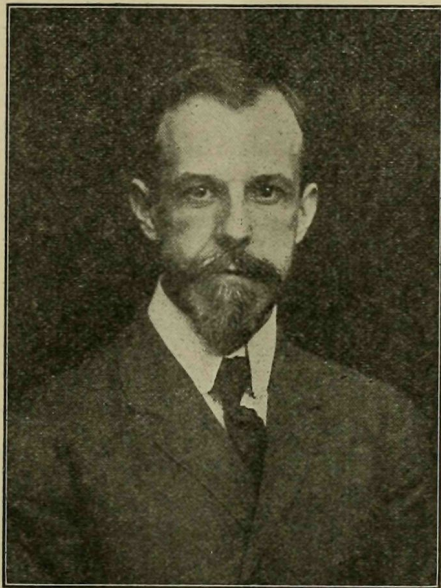
Masonry Construction.

Article 13, on Masonry Construction, is one of those that were passed at the latest meeting of the board. The most striking change perhaps, and one over which there was more or less controversy, is the provision allowing the use of hollow building blocks for the exterior walls of buildings of less than forty feet in height, and in buildings of skeleton construction the use of hollow terra cotta blocks provided they are faced with at least four inches of brickwork. The present practice as to the thickness of walls is continued with some few minor changes, except that in buildings of skeleton construction 12-inch walls may be used throughout the entire height of the building.

Article 16 is a new article providing for Reinforced Concrete Construction. The provisions of this article are in substance those of the existing rules of the Superintendents of Buildings, and with the exception of somewhat larger loads allowed on spirally reinforced columns, no change is made in the present practice.

Article 17 on Fireproof Construction contains provisions which in previous attempts at revision have generally given the most trouble. Most of the provisions of the article represent existing practice, though not all embodied in the old law. The greatest interest in this article naturally centers around the forms of construction permitted for fireproof floors. Brick arches, constructed as heretofore required, are provided for.

In the case of terra cotta arches the required depth of the arch blocks for flat construction has been somewhat reduced from the present practice, but an increased depth in the blocks and an increase in the thickness of shells and webs is required according as the load to be carried is increased. Arches of terra cotta reinforced with steel, not heretofore recognized in the law, are now provided for.



RUDOLPH P. MILLER, C. E.
Who is drafting New York City's new Building Code.

For concrete floor arches both stone and cinder concrete are accepted, a difference, however, being made in the carrying capacity of the arches when these two materials are used. Under this article it is no longer necessary to determine by test the carrying capacity of cinder concrete arches when they vary in span and in thickness or the amount of reinforcement, as a method of calculating the strength of these arches is provided. This allows both owners and contractors a greater freedom in the use of cinder concrete.

Other forms of construction which are not provided for may still be used under this article, provided they meet the fire and load tests prescribed in the article.

No material change has been made in the existing practice as to the use of fireproofed wood in buildings over 150 feet in height, the only difference between this and the old law being that hereafter the sleepers, door bucks and grounds when not exposed on any side need not be treated to make them fireproof.

Articles Previously Enacted.

The articles that have been previously enacted, in revised form with the principal changes in the same, are as follows:

Article 2 on Materials of Construction governs the strength, weight and quality of materials. The specifications for each material are brief and expressed in plain language. Wrought iron is not provided for, as it is no longer manufactured for structural purposes, but second-hand shapes of this material are permitted when in good condition. The article provides for tests under the direction of the Superintendent of Buildings for new materials or materials not provided for specifically in the chapter. For several of the materials of construction unless the rules of the superintendents prescribe specifications the

standard specifications of the American Society for Testing Materials are designated to apply. Among the materials of construction provided for in this new code and not heretofore recognized are hollow building blocks, both of terra cotta and concrete.

Article 3 prescribes the working stresses for the different materials of construction and the minimum loads that must be assumed for floors used for different purposes. Generally speaking the working stresses heretofore prescribed are continued. In the case of timber, however, the working stresses on the timbers ordinarily used are raised above those of the old code. The stresses prescribed by the old code were so low that in several of the boroughs of the city they were, as a matter of practice, disregarded, and stresses used which had been prescribed by the old law of 1892, but which were inordinately high. If it had not been for the fact that floors in residence buildings are not loaded to the extent assumed by the old building code there might have been serious results from this practice. The increase in the working stresses is offset in the matter of residence buildings by a reduction in the live loads assumed on the floors of dwellings.

Article 4 on Classification of Buildings is a new article dividing buildings according to occupancy into public buildings, residence buildings and business buildings, and according to construction into fireproof, non-fireproof and frame.

Fire Limits.

Article 5, entitled "Restricted Areas," covers the fire limits and also a new restricted zone designated as Suburban Limits. The fire limits in Manhattan, the Bronx, Brooklyn and Queens have been extended, and the new limits are clearly defined. The suburban limits section applies to Manhattan, where it includes all that part of the borough not within the fire limits; the Bronx, in which two large sections are defined, and Brooklyn. Queens has no suburban limits because of the large areas as yet unimproved, and for a similar reason Richmond has been omitted from both restrictions. One amendment has been made since this ordinance was passed last year, removing the limitation of time within which a frame building may be moved from one lot to another within the fire limits.

Article 11, Partition Fences and Walls, contains little that is new, but codifies and clarifies the situation created by the three sets of ordinances heretofore existing on the subject and applying different parts of the city. The President of the Borough, and not the Alderman of the district, is made the arbiter in the event of a dispute as to the necessity for a retaining wall, or the division of the cost.

In Article 12 on Excavations and Foundations, the old code has been closely followed. The provisions, however, for taking care of neighboring buildings when an excavation is made, have been strengthened so that the parties responsible for the care of the

neighboring buildings must take care not only of such walls as may be immediately adjoining the excavation, but also of such buildings the safety of which may be affected by such excavation. The footing of the buildings under this new law are to be designed more in accordance with the practice of the present day in that their sizes are determined more by the amount of the dead load than the live loads that come on them. In other words, the same principle is applied to footings as has been heretofore recognized in the design of columns, namely that the entire live load assumed on floors throughout the building is never realized on columns or footings.

The article also provides for the conditions under which concrete piles or different types may be used in building construction, continuing also the present provisions for wood piles. The provisions regarding concrete piles are substantially those now contained in the rules of the Superintendents of Buildings. The old rule-of-thumb method of fixing the thickness of retaining walls has been replaced by a provision permitting the application of engineering principles to the design of such walls.

Article 14 on Wood Construction makes practically no changes in the present practice of non-fireproof construction. A separate article of the Building Code covers frame construction.

Article 15 deals with the requirements and details of Iron and Steel Construction. It specifies the main requirements for the workmanship in the manufacture of cast iron columns, steel columns and beams and other shapes that enter into general building construction, and it provides for the safe assembling of these parts in setting up the steel frames. In the matter of steel construction it practically continues the old practice, but in cast iron construction it places certain limitations which have been found desirable, the more important of which is that cast iron columns shall not be used when loads are so eccentric as to cause tension in the column or when wind stresses must be taken into account.

Article 29, on Plumbing and Other Systems of Piping, was among the first of the articles to be revised and adopted. The rules heretofore governing the installation of plumbing are continued, as is also the method heretofore in vogue of amending and repealing them, but it is declared to be unlawful hereafter to use any plumbing or gas piping installed contrary to the rules governing this class of work. The article also gives jurisdiction to the Superintendent of Buildings over other forms of piping throughout buildings where it is found to be necessary for the protection of life, health or property. Any rules adopted for these purposes cannot become operative, however, until published as required for plumbing rules on eight successive Mondays in the City Record.

Of the other articles of the Building Code one, on elevators, is still in committee; three have been under discussion for some time in their preliminary form; three will probably be changed very slightly; one, on Heights of Buildings, is left, in accordance with an opinion of the Corporation Counsel, to the Board of Estimate, leaving eleven articles which will require more or less attention.

REVISED ELECTRICAL CODE.

Electrical Contractors to Be Licensed— A Board of Examiners.

The Board of Aldermen also passed on Tuesday amendments to the ordinance relating to electrical control. These amendments came from the Department of Water Supply, Gas and Electricity through the Committee on General Welfare. The electrical code so-called is separate from the Building Code proper.

Hereafter no person will be permitted to install or repair electric wiring or appliances for light, heat or power in any building except a person holding a license, a special license or a permit, or

a person employed by or working under the general supervision of the holder of a license or permit.

The new ordinance will prevent janitors and novices generally from attempting this class of work without due qualifications.

A man may, however, without having a license of his own, work under the direction of one having a license or a special license or a special permit, but he must be a competent man.

The provisions of the chapter do not apply to electrical equipment used in connection with railroads; to the following described electrical equipment used in connection with lighting and power companies: (a) generating stations, (b) substations, (c) storage battery stations, (d) storage buildings and yards and (e) service switches and controlling devices and meters and their attached controlling and testing devices; provided, that the electrical equipment hereinabove referred to be owned or leased and operated by, or for the exclusive benefit of, persons or corporations subject to the jurisdiction of either of the public service commissions of the State of New York, or their successors.

License Board.

The Commissioner will appoint a board to determine the fitness of applicants for licenses, which shall consist of: An officer or employee of the department; a master or employing electrician; a journeyman electrician; an underwriters' electrical inspector; an electrician in the employ of a public service corporation of the city; an architect or builder of at least five years practical experience, a real estate owner or broker.

The ordinance will go into effect when approved by the mayor, except as to the license requirement, which will take effect November 1.

The member of the board who is an officer or employee of the department

shall serve as chairman, and all members shall serve without compensation. Four members, including the chairman, who shall be entitled to vote, shall constitute a quorum of the board for the transaction of business; but no recommendation for the issue, modification, suspension or revocation of a license shall be adopted except by the vote of four members of the board.

Jurisdiction.

All applications for licenses or special licenses shall be referred by the Commissioner to the board, which shall promptly investigate and report to the Commissioner as to the fitness for license of the respective applicants. The board shall meet at least every week for the consideration of such applications. The board shall investigate and report to the Commissioner respecting any charge that may be made against the holder of a license or a special license.

There shall be charged and collected by the Commissioner a fee of \$10 for each license issued under the provisions of this chapter and thereafter an annual fee of \$5 for each renewal of such license and a fee of \$1 for each special license or special permit so issued.

If, after inspection, the electric wiring or appliances for light, heat or power in a building shall be found by the Commissioner to have been installed, altered or repaired in conformity with the requirements, he is to issue a temporary or final certificate of inspection therefor.

If, in the judgment of the Commissioner, after due inspection, the electric wiring or appliances in any building, shall be unsafe or dangerous to persons or property, the Commissioner shall have power to cause such wires or appliances to be disconnected from the supplying wires or apparatus and to seal the wiring and appliances so disconnected.

CITY'S NEW FIRE ALARM SYSTEM

Appropriation Granted For Installation— Will Reduce Insurance Rates, Is the Promise

THE appropriation of \$875,000 granted to Fire Commissioner Robert Adamson provides for a complete new fire alarm system throughout Manhattan Island, an improvement which has been urged by fire officials, business men and insurance interests for eleven years, but which, until now, has failed to go through. Commissioner Adamson took up the matter soon after taking office and has continually urged that the appropriation be made.

A small and isolated section of the new system has been constructed and a new central station has been built, but this station cannot be occupied until the entire new system has been completed. The cables and boxes of the fire alarm system throughout nine-tenths of the area of Manhattan are in a state of advanced decay.

Commissioner Adamson pointed out that the trouble with the system, owing to age and decay, has become so great that from May 1 to June 17, this year, there were 430 separate interruptions of some part of the service. In other words, there were 9 interruptions a day, and the average time required to restore the interrupted part of the system was one hour and fourteen minutes. Thus for eleven hours out of each twenty-four hours there was some kind of trouble with the system. During the storm of March 6 and 7, 1915, eight complete circuits involving 144 boxes in Manhattan were thrown out of service. In the storm of March 1, 1914, the same thing happened. Again on September 26, 1914, a box failed at the critical moment when an officer of the department was attempting to send in a fourth alarm for a fire which was gaining rapid headway. Fortunately, another box, a couple of blocks away, was in working order and served for sending in the fourth and later a fifth alarm.

In the fire alarm system in Manhattan

during 1914, the following serious conditions were experienced: There were 611 serious "grounds." At some period 87 per cent of all the circuits went open. The total number of open circuits was 209. Of 1068 boxes in service, 931 were affected by the 209 open circuits. The total number of alarm box stations temporarily thrown out of service by open circuits was 4688. Of 222 apparatus house alarm stations, 197 were at some period out of service due to open circuits. The total number of occasions when apparatus house alarm stations were out of service, due to open circuits, was 708. The total number of instances where alarms transmitted from the Central Office to apparatus houses failed so badly as to require emergency repairs, was 507.

"It has been extremely expensive to the City to maintain and operate this dilapidated system," said Fire Commissioner Adamson recently. "The saving in maintenance alone which we will be able to make when the new system is built will more than cover the interest charge on the cost of the new system, not to speak of the greatly increased protection to life and property that will be given. The new alarm system will also much more than pay for itself in another way. Last January I took up with the New York Fire Insurance Exchange the question of obtaining a reduction in insurance rates, in consideration of the construction of a new system. A special committee was appointed and after several weeks reported to the Exchange a resolution which was unanimously adopted, agreeing to grant a reduction of one per cent. on insurance rates existing at the time the installation is completed and put in service. This reduction will amount to nearly \$200,000 to property owners in Manhattan Island."

It is expected that the new system can be completed in two years.

SECTION CATERING TO VARYING TRADES

West of City Hall, District Supplies Many Needs—
Time Has Arrived for Owners to Improve Holdings

IN those streets between Vesey and Chambers, west of Broadway, and east of Greenwich, there are to be found more mixed classes of business than in probably any other district of the same size in New York City. In each of the east to west thoroughfares, respectively Vesey, Barclay, Park place, Murray, Warren and Chambers streets, there are one or more representatives of practically every branch of mercantile or manufacturing endeavor. In each of these streets there are also trade centers where one particular industry is predominant; in several of them, two or more kinds of business have more than the usual representation and are recognized as centers for certain classes of merchandise. This is in accord with

chocolates, watches, brushes, lamps, wines and liquors, condensed milk, and paper boxes. In the other four streets there are the same widely diversified classes of trade. In Murray street there seem to be more firms dealing in china and glass, hardware, harness and automobile accessories, and seeds and bulbs.

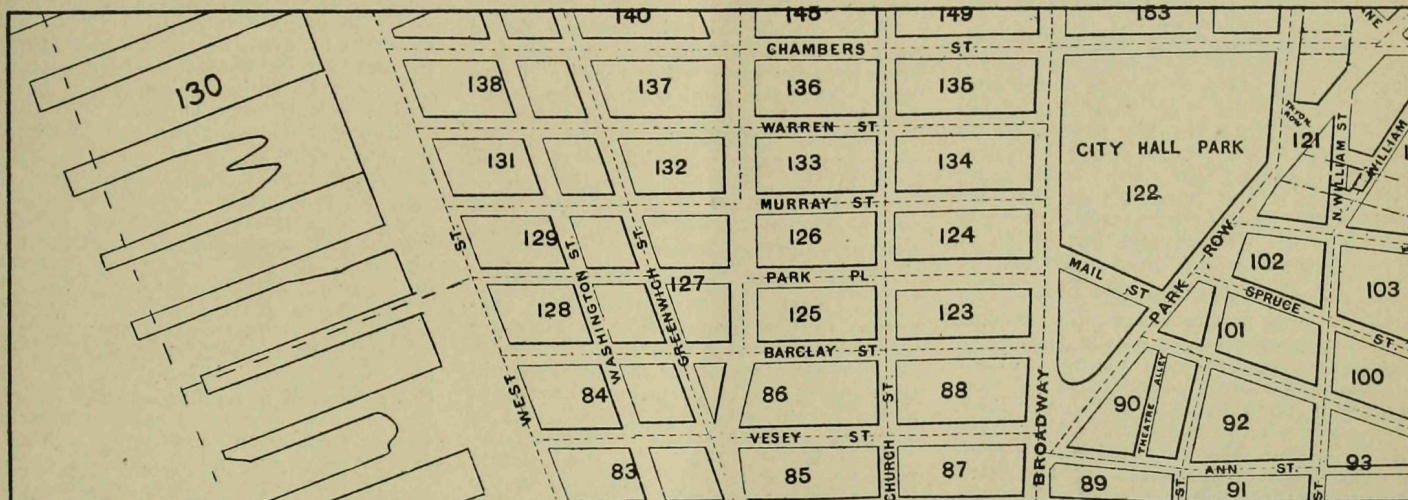
Anything Can Be Purchased.

Warren street is the sporting goods district, and here you can buy anything from a baseball to a motorcycle, besides gymnasium apparatus, fishing tackle, guns and ammunition, and articles to gratify the wildest whims of the most rabid sportsman. Chambers street combines the activity of its five neighbors and boasts of at least one delegate from any line of business to be found in the

in 1912 by Daniel E. Seybel. It is completely rented and has brought as high as one dollar per square foot. William H. Whiting & Company who were the renting agents declare that it exemplifies the need for similar structures, west of City Hall Park.

Why then do not the owners improve? The principal reason advanced in explanation is the leasehold character of a great many of the buildings. Trinity Church and a number of old estates tied up by life interests, etc., control the majority of properties and such ownership has rarely been conducive for the installation of new improvements.

The demand for stores compares favorably with any section of the city. There is an enormous pedestrian traffic to and from the stations of the Pennsylvania,



MAP SHOWING SECTION WEST OF CITY HALL PARK.

what appears to be a marked characteristic of the city's industrial growth, namely, the grouping of kindred and allied businesses in the same locality.

Even in those streets which are trade centers there are other firms not related in the remotest way, and a survey of any of the streets will create an impression that someone in a balloon soared above them and indiscriminately hurled a sample of every known business in one or all of these six streets. In Vesey street, for example, between Church and Greenwich, there are four hardware firms, three wine and liquor, three markets, two restaurants, two picture frames, two printers, two grocers, two book dealers, two seed and bulb concerns, besides one each of teas and coffees, bottlers' supplies, hats, machinery, auto supplies, flowers, novelties, pharmaceuticals, souvenir specialties and a vineyard company. In short, you can buy, in this block, anything from tomato seeds to pile-drivers.

Barclay street appears to be a center for the religious goods trade, particularly of the Catholic church, and in the immediate neighborhood of St. Peter's Church are firms handling statuary, ecclesiastical articles, books, etc., besides printers and publishers of religious works. Others, in similar lines of trade, are also in Park place. Other types of business in Barclay street include clocks, incubators, tobacco, razors, machinery and chemicals, seeds and bulbs, and pottery and glass.

In Park place are several electrical supply firms. This class of business figures prominently in all of the six streets. There are, besides, merchants offering fishing tackle, fireworks, cigars, dry goods, pottery, glass and china, iron work, perfumery, rubber, fire apparatus, water supply systems, optical goods,

others. In all of these six bustling communities there are the usual variety of restaurants, saloons, barbers, tailors, and cigar stores, to be found in practically all of the downtown neighborhoods.

Greenwich street seems to be the line of demarcation between the above outlined miscellaneous classes of business and the great produce district. West of this thoroughfare are located some of the largest firms in the city dealing in provisions, vegetables and fruits, poultry and game, fish, etc., besides others engaged in the sale of olive oil, peanuts, butter and eggs, and teas and coffees.

In the Wholesale District.

In the wholesale produce district renting conditions have invariably been good and there are few vacancies. The closing of Fulton Market attracted a host of firms and strengthened an already strong center. The proximity to the docks and railroads and the manifest intention of the prominent firms to remain have practically assured the future of this locality for some years to come.

The lack of modern buildings has evidently not influenced conditions west of Greenwich street as much as in the blocks toward the east. There has long been an urgent need for structures of a modern type, and the fact that the tenants have in a great many cases remained is perhaps the best indication of the fundamental strength of the section. Latterly, however, many firms are moving northward, invariably to more modern quarters, and the apparent unwillingness of the downtown owners to heed this warning has occasioned surprise.

As an example of how successful a modern building can be in these streets, the case of Nos. 71 to 73 Murray street may be cited. This is an up-to-date twelve-story mercantile building, erected

Lackawanna and Erie Railroads and the Central Railroad of New Jersey and the various piers and the stores are evidently feeling the benefit of this condition. In the upper parts of the buildings, however, there is room for considerable improvement. The old-fashioned construction has rendered the task of the renting agent a most difficult one because not very many tenants desire space in a building where the elevator is operated by the old-fashioned hand hoist.

The future of the section west of Greenwich street seems assured; what it holds for the other section remains to be seen. Some of the old established firms have indicated their willingness to remain and have renewed leases. Recent sales within this area involved 95 Chambers street, which was bought by a seed and bulb man for occupancy with his business. The structure at 243 Broadway with an "L" to 2½ Murray street was recently sold to Ralph M. Ward.

If the future of this section depends upon the modernization of buildings, it seems reasonable to assume that some measures should be taken toward that end. At this time there does not seem to be any tendency toward a change in the attitude of most of the owners. Is the section to fall into disfavor when the solution of its problem simply involves modernization?

Owners will do well to heed this note of warning. Money should be possible to obtain in those instances where necessary, but in any event it will be found that those owners who improve immediately will receive the greatest reward.

There is every reason for encouragement on the part of property holders, for the section will soon be tapped by two new subway systems. With the existing line terminating at City Hall, all parts of the city will be easily accessible.

WHO OWNS THE COURT HOUSE SITE?

An Injunction Suit to Stop Condemnation Proceedings on the Ground that the City Already Owns All the Land Needed

ON the ground that the City of New York already owns the site for the new court house, the United Real Estate Owners' Association through its attorney, J. Bleecker Miller, will to-day bring an action in the Supreme Court against the City of New York to restrain it from further proceedings in condemnation of the land required as the site.

It is alleged in the complaint that the Collect Pond, now covered by the grounds to be taken for the site, belonged to the city, and that the lands south of Worth (formerly Anthony) street, have never been released by the city. On the contrary, a record has been found in the official minutes that the city took action to remove all encroachments from the property and to perfect its title by a settlement with claimants to part of the land under water.

Title searchers know that the records show that title to the lands once covered by the pond north of Worth street goes back to the City of New York, but Counselor Miller in his papers claims that there is no record of the city ever having conveyed title to the lands south of Worth street. Unless title has been gained by adverse possession, the city still has it. The adverse possession is, however, something to be proved.

A Constitutional Question.

It is further claimed in the moving papers that the action of the justices of the Supreme Court in acting in their capacity as a court house board to select and pass upon plans is unconstitutional and voids all the proceedings they have so far taken. The constitution is quoted to show that the justices are restricted to the performance of certain duties and that they have exceeded their jurisdiction.

Another and the last ground of complaint is based on the fact that the First Judicial District is made up of the counties of New York and the Bronx, that when the Court House Act was passed there was but one county, New York, and that the separation of Bronx County, without a provision for a new court house in the new county or a corresponding reduction of the burden on the old county, made the court house act void.

Scrutinizing the Plans.

Since the building plans for the court house were referred on June 25, to the Board of Estimate for approval they have been the subject of consideration by the members of that board, and the Bureau of Contract Supervision. When asked as to the probability of the plans being approved Mayor Mitchel said this week:

"This is the first opportunity we have had since the initiation of the court house project to examine the detailed plans and proposed room arrangements of the structure. The only approval given heretofore by the Board of Estimate has been an approval of the architecture of the circular court house. The only definite understanding between the two boards is that the court house shall not exceed a total cost of \$10,000,000.

"I am convinced that the plans as they now lie contain certain elements of proposed service which, to my mind, are wholly unnecessary and would entail an excessive cost. The plans will not receive my approval until they have been very thoroughly recast and very substantial economies effected.

"For example, the plans presented to us contain an extraordinarily prodigal allotment of space for a lawyers' private

club, including restaurant and lounges. This is only one of a number of instances of apparent extravagance in plan and design."

May Cost Less Than \$10,000,000.

President McAneny said the Board of Estimate's committee, composed of himself, Comptroller Prendergast and President Pounds of Brooklyn, to which the court house plans were referred, will personally examine everything in them and confer with the Court House Board and the Supreme Court Justices as well before they receive any sort of approval in the Board of Estimate. He added:

"Personally, I see no need whatever for provision for quarters for the lawyers using the building other than those to be furnished in the examination and consulting rooms, or in the public restaurant.

"One certain thing is that the Board of Estimate will adhere to the word it has already given the Court House Board, that the total cost of the entire enterprise shall not exceed the general estimate of \$10,000,000, made at the time the present court house act was passed. If, through the elimination of unnecessary detail, a still lower total figure can be reached, the figures most assuredly will go lower."

Real Estate Board's Suggestion.

The Real Estate Board has suggested to the Comptroller an alternate plan which would eliminate the necessity for a \$25,000,000 or \$30,000,000 expenditure and serve the purpose at least until the city can better afford some sort of suitable court house, as is claimed.

Since March, 1913, the Real Estate Board has persistently expressed to the Board of Estimate its conviction that the court house site and civic center plan is on too large and elaborate a scale, and has particularly emphasized the expense which would be involved in building over the Collect Pond a structure of the sort contemplated.

The suggestion made to the Comptroller as one of a special committee, including also Mr. McAneny and Borough President Pounds of Brooklyn, is that the city court building in City Hall Park be demolished and the county court house, which is substantial and ornate, be enlarged at a reasonable expense to meet the needs of the courts and the judges.

Two Judges Opposed.

Justice Dugro has never given his approval to the plans. In an interview with a representative of this paper within a few days past, he said they were still unsatisfactory to him.

The following extract from a letter from Justice Ford in reply to one written by the Real Estate Board to the judges is of interest. Justice Ford believes that it is not a matter in which the judges officially can at the present time take any part, as the plan in detail and the financing of it rests entirely with the Board of Estimate. Justice Ford, however, calls attention to the fact that the justices, 'when the first plans were submitted for their approval, rejected them pointedly and called attention to the inordinate expenditures involved.' Justice Ford continues as follows:

"Personally, as a citizen, I am of the opinion that there is no justification for the enormous outlay contemplated. This notion of monumental public buildings which seems to obsess the minds of those charged with the duty of furnishing suitable accommodations for the courts, should be eliminated, and plain common sense substituted.

"My idea is either to remodel the old court house or to build a tastefully new building of the 'skyscraper' type in its place at a cost of say \$5,000,000.

"By building high you will get fresh air and distance from street noises and similar sources of disturbance.

"There is plenty of uses for which the lower floors would be available. Then you would have a practical structure in harmony with the established predominant architectural features of the city. . . . Trusting that common sense will yet control the enterprise, I remain," etc.

Real Estate Board's Attitude.

Speaking of the plan, Laurence M. D. McGuire, president of the Real Estate Board of New York, said yesterday:

"It looks now as though the Board of Estimate intends to go ahead with the court house project. In view of this apparent purpose, the Real Estate Board desires to reiterate its warning that the city proceed with caution lest it be involved in enormous waste.

"Sound business sense would dictate that before the city becomes obligated for an indefinite sum, which may exceed by millions of dollars any reliable tentative estimates we now have, it should ascertain definitely what the cost of the building will be and whether the borings indicate sound foundations.

"Estimates from sources friendly to the project seem to show that the cost of the building will be limited to ten million dollars. Indications are that there will be a further substantial cut, but there will be no guarantee that unsound foundation conditions will not cause the city to be mulcted in extras.

"Previous experience of building construction within and near the territory on which the proposed court house is to be built has proved that the cost of foundations has far exceeded any estimate. A notable instance is the new Municipal Building for which caissons had to be sunk which cost more than one million dollars in excess of estimates. Another instance is the Hallenbeck Building, which is within the court house site area, and which the city has acquired by condemnation. This building, equipped, cost about \$700,000, of which the foundation represented a very large part. Still another instance is the bridge loop subway work, for which piles had to be driven to get a solid foundation. Other soundings made by rapid transit engineers indicate that owing to the trickling of hidden streams the stability of ground is an uncertain quantity between the Brooklyn Bridge and Canal street, along the lines of the court house site and in some parts actually within the area. We have been assured that eminent engineers have substantiated the borings, but no documentary proof has been submitted. The Real Estate Board therefore, in the name of the real estate holders who must bear the burden of the cost insist upon two things:

Two Considerations.

"First. That estimates of cost of construction of the court house and civic centre site be obtained from impartial and independent sources, that is estimates based upon actual competent methods, the same as if bids were invited.

"Second. That the borings be substantial, that competent engineers be employed to certify to the Board of Estimate that the site selected for the foundation of the building is stable enough to sustain the load."

ANTICIPATING GROWTH OF THE BRONX

Local Board of Trade Has Completed Survey of South Section of the Borough—Prominent Men Give Opinions

THE Bronx Board of Trade, continuing the campaign inaugurated recently for the industrial upbuilding of the borough, has under the direction of Chairman Albert Goldman of its Industrial Bureau just completed a comprehensive survey of the South Bronx. The survey of that section of the Borough of the Bronx, which extends from McCombs Dam Bridge to the Bronx Kills, shows that this, the oldest part of the borough is on the threshold of an industrial revival.

Practically every railroad of importance, serving the metropolis, has a terminal within the boundaries of this district, while all the coast-wise steamship lines receive and deliver freight to the Bronx manufacturer from their Harlem river terminal at Third avenue.

Barge Canal Terminal.

The construction of the new State Barge Canal Terminal on the East bank of the Harlem river, extending from the New York Central Railroad bridge to the 138th street bridge, will when finished lie in the very heart of the railroad and steamship terminals, thus assuring the rapid handling of Western freight from the Great Lakes, via the Barge Canal. This terminal will be linked with these railroad terminals by an Industrial Belt line railroad. The terminal site is now occupied by Church E. Gates & Company, the Harlem Woodworking Company, and John J. Bell & Company. When completed it will have a water frontage of 700 feet and a depth of 150 feet.

It is a well known fact that while there are more than 1,200 factories, employing nearly 20,000 workers, located in this section, very little progress has been made there for several years. At the time of the opening of the extension of the Third Avenue Elevated road across the Harlem River into the Bronx and for several years subsequent to that event, the Mott Haven and Port Morris sections of the borough were the recipients of many manufacturing plants. Then for several years past these sections experienced a period of non-activity, which accounts to a great extent, for the expansion and development of other sections of the borough.

Comparisons Shown.

The following comparisons are made in the support of the contention that the county has the lowest percentage of foreign-born population unable to speak English of any of the boroughs comprising the Greater City. (1) Bronx, total foreign born population, 129,986; unable to speak English, 17,750. Per cent, 13.7. (2) Queens, total foreign born population, 71,179; unable to speak English, 12,143. Per cent., 17.1. (3) Brooklyn, total foreign born population, 477,973; unable to speak English, 100,923. Per cent., 21.1. (4) Manhattan, total foreign born population, 885,509; unable to speak English, 230,131. Per cent., 26.

Former Borough President Cyrus C. Miller, who is deeply interested in the industrial development of the Bronx, said regarding this section:

"The territory in the southerly end of the Bronx fronting on the Harlem River, from the Bronx Kills to High-bridge, 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 possi-

LOOKING toward the future, the Bronx Board of Trade has completed a survey of the southern section of the borough. The results of the investigation all point to a revival of industrial activity, and ways and means to accommodate this increased business are being devised. The Bronx is tapped by practically every principal railroad operating in this section of the country, and expressions of opinions have been received and are printed from men prominently identified with these common carriers. Already there are signs of structural activity, at least one new terminal warehouse being projected. There is every indication that the Bronx will be benefited greatly through increased exports and imports handled on its waterfront, which measures 54 miles.

bilities of its waterfront, and they have not yet been fully developed. The tonnage of the Harlem River is greater than that of the Mississippi, so there is every reason for development here.

Six Car Float Terminals.

"Between the Bronx Kills and High-bridge are six car float terminals, the New York, New Haven and Hartford at 133rd street and Lincoln avenue, the Central Railroad of New Jersey at 133rd 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 High-bridge, 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 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."

Bronx Water Front.

President L. S. Miller of the New York, Westchester and Boston Railway, said: "The Bronx has approximately 54 miles of mainland water front; Manhattan has 37; practically all of the available water front of Manhattan is in use and there is demand for much more. You may add ten miles more to the Bronx quota for the islands in that borough.

"The waterfront of the eastern Bronx is about 36 miles in length. Little of this has been developed, the surface hardly scratched, not so much on account of lack of demand for its use, but because of lack of any definite plans for its development.

"The Bronx has shown a wonderful growth in the last ten years, but its growth can be materially increased by the building up of an industrial center with proper and adequate facilities.

"Faith in the Bronx is all right, but the borough will not grow the way it should on faith alone. Definite planning, concerted action, fostered by the various associations having the welfare of the borough at heart, in co-operation with the municipal authorities, is essential to

develop the potential possibilities of the Bronx."

Anticipated Future.

T. N. Jarvis, vice-president of the Lehigh Valley Railroad, said: "The Lehigh Valley Railroad was one of the first of the trunk lines to realize the industrial development which was certain to come to the Bronx. A number of years ago the management purchased a plot of ground on the Harlem River at the foot of 149th street and erected a terminal. But more important still, the development of business in the borough has made necessary the erection of more terminals. A warehouse for the storage of hay has just been added to the existing group.

"As an indication of the importance of the Harlem River to the Lehigh Valley all our recently built harbor tugs have been constructed with smokestacks easily lowered so that they experience no delay at the frequent bridges. A special force of solicitors is maintained by the railroad in the borough, constantly calling on the trade in search of business."

The Harlem & Morrisania Transportation Line is the Harlem River Terminal for the Old Dominion, Savannah, Morgan, Mallory and Clyde Steamship Lines, where shipments can be made at New York rates. Also shipments are received for all the various water lines operating in every direction."

New Terminal Warehouse.

C. J. Phillips, general manager of the Harlem Transfer Company, said: "The terminal of the company was established at 135th street, Park avenue and Mott Haven Canal in order to take care of what appeared to be an assured growth in population and business to the north of Manhattan. The expected growth came and the existing terminals have been able to care for this development up to the present time, but it is now found that expansion along very extensive lines is necessary.

"The Lexington avenue subway contractors have occupied part of our land in their tunneling of the Harlem River. Upon the completion of this work it is proposed to erect on our terminal a ten-story steel and concrete warehouse and power building to be sublet for the various uses for which it is adapted. As a matter of fact this new building will render much the same service as the Bush Terminal.

Can Handle More Tonnage.

"The reasons for the expansion of this terminal are many, but one which appears to be most important is the indication of a demand for increased facilities for the handling of tonnage which will originate on the Pacific Coast inclusive of Alaska, and which will be sent to the Atlantic Seaboard via the Panama Canal. Only recently the Lackawanna Railroad handled a steamer carrying 125,000 cases of canned salmon, all of which was reshipped to the easterly part of the Central West."

"The New York Central and New York, New Haven and Hartford Railroads, with its main and branch lines present a veritable network of railways throughout the entire Bronx. There are ten shipping and receiving stations of these roads located at convenient points, in addition to others on the waterfront.

"With the completion of the New York Connecting Railway it is altogether likely that a station will be established to receive and deliver freight for both the Pennsylvania and Long Island Railroads."

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Building Construction and Building Management
in the Metropolitan District

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Brooklyn wharves are crowded with shipping as never before. Ocean freights have increased five-fold. America's future is on the sea.

Judge Gary, head of the U. S. Steel Corporation, predicts that at no distant day peace will be restored in Europe, and that this country will have greater prosperity than ever before. So mote it be.

A commandment from the State requires the City and County of New York to erect a new Court House, and says it shall not be within a public park. A building must therefore be erected (unless the law is to be changed), but a Civic Center in the slum district was no part of the original plan of the Court House Board.

Real estate development interests in Queens have contributed \$25,000 toward the cost of making a connection between the Queens subway and the Grand Central Station. The action speaks well for the public spirit of real estate men. The connection will be completed and in use within a year and will save the traveling public much inconvenience.

Since the beginning of time the west shore of the Hudson, where it enters the Highlands from the north, has been impassable. No one ever went around the face of Storm King before the railroad cut a path for its tracks. On July 26 the State highway department will receive bids for constructing a driveway around the precipice which will link together the shore roads which now abruptly end at West Point, on the south, and Cornwall on the north side of the mountain. The estimate of cost is \$100,000 a mile, but the distance is only three miles. Then the finest river drive in America, from Fort Lee to Washington's headquarters at Newburgh, will be at the disposal of the people of this city.

The Meaning of the Demolition of Buildings.

When one reads of buildings valued for assessment purposes at one to two hundred thousand dollars being pulled down and the material thrown into the discard it seems at first like wastefulness. Often an old building is needlessly scrapped, as when clever alterations would let it produce a larger rate of income than a new building on the same site; but when the land is covered by a structure of special design, as a hotel or a theatre, and the site has ceased to be suitable for either, the controlling circumstances are different. The building in such a situation, no matter what its cost may have been, has become an incumbrance and must make way for one so shaped and fitted as to produce an income commensurate with the value of the land.

A first class site suitably improved should produce a net income of at least ten per cent. When it is occupied by a building which, owing to changed circumstances, is no longer fitted to return an adequate income, or even to meet fixed charges, the building has because of its peculiar plan and equipment survived its usefulness so far as that particular site is concerned. No doubt in some other location, or on less valuable land, it would fill its special office as a hotel or theatre acceptably and profitably to its owners.

Although the Herald Square Theatre building was assessed at \$100,000, it represented only one-fourteenth of the total value of the investment. The building which stood on the Brokaw site was assessed at \$150,000, when the total assessed valuation for land and improvement was \$1,350,000, and therefore represented one-ninth of the whole valuation. Sacrificing a one-fourteenth or a one-ninth interest in order to save the remainder is considered good policy in any department of business, but in the case of a building scrapped the apparent loss is nearly always more than offset by the increased value of the land over what it was when the building was erected. When a purchase-and-sale of the premises is made for improvement at the hands of new owners, the transaction is negotiated without reference to the value of the structure except as second-hand building material. The worth of the land has so greatly appreciated that the value of the building has become a matter of no importance.

The Metropole was one of the first uptown fireproof hotels. Its real usefulness covered about the same length of time as that of other buildings on main avenues in the path of uptown growth. They serve their day and generation and pass from the scene. No matter how durable their construction, their economic life rarely exceeds a generation. No amount of alteration could have redeemed the Metropole. A building demolished under such circumstances represents not a financial loss but a dividend on the investment. It is a testimony to the unflinching fruitfulness of a wisely selected realty investment. It is like a man who lays aside a coat which once was a good one but now is out of date in order to put on a new garment more in keeping with the fashion and the need of the times. He has had his money's worth out of the old one.

Charter Making.

A remarkable interest is being taken in the production of new city charters in many sections of the country. Since Galveston adopted a commission form of government hundreds of other municipalities have sought and obtained the privilege of making their own charters in order to be free from the interference of Legislatures and in order to introduce new principles and policies into their systems of government. No less than twenty-five memorials have been presented to the Constitutional Convention now in session at Albany asking this privilege for the cities of this State.

The most recent petition is from a non-partisan committee of citizens headed by Job Hedges, William R. Will-

cox, J. Hampden Dougherty and others, recommending a middle course, between the extreme demands for home rule and the do-nothing policy of those who profit by existing conditions. It is proposed by this committee that a commission be appointed by the Mayor to draft a new or amended charter, which after notice of not less than three months, accompanied by the fullest publicity, shall be submitted to the electors of the city for approval at a special election. The charter so prepared and approved would supersede or amend any law affecting the property affairs or government of such city, other than a general law for the government of the State at large, and would not be subject to amendment or repeal by the Legislature, except as it might conflict with and be made void by the provisions of some general law for the government of the State as a whole.

To find some middle ground between complete independence and absolute dependence is the problem that the convention is trying to solve. It has been found difficult to make general laws that will serve alike the mountain districts of the State and the great metropolis of the Western world. New York City is large enough and its requirements specific enough for a "free city," accountable only to the Federal Government, but such a proposal would have to be long and thoroughly considered. The very manifest need of the time is a charter that will automatically and in spite of personal impediments simplify a very complicated organization into a compact and co-ordinated business-like administration of municipal affairs.

The argument of the City Chamberlain, Mr. Bruère, that an enlightened business administration cannot be achieved by an arbitrary exercise of superior judgment, virtue or intelligence, and can only be brought about by the "slow upbuilding of new habits of carrying on city business," seems to be opposed by the experience of cities which have been completely reformed in a very brief space of time through the instrumentality of new charters. That all men are not endowed with political genius in an equal degree is true, but it is a strong reason why dependence should be on charters more than on men. The main fault with our present government is its complicated plan. It was Rosseau who desired to so simplify government that it would resemble that ideal original form in which the citizens met together under a widespreading tree and made their own laws; and it was Benjamin Franklin, John Adams, Thomas Jefferson and other cautious patriots who combated such theories in America and organized a government of checks and balances which has permitted the sort of local management which many cities are now trying to get rid of. It is, however, a very interesting and encouraging manifestation in the political life of this city, considering what that political life once was, that the popular desire for simple and direct methods of law-making and administration should have spread and intensified as rapidly as it has of late.

The Building Situation.

A study of the figures compiled by the Building Bureaus to record the number and kind of buildings for which plans were filed during the first half of the year, discloses an increased activity in construction that in itself bespeaks returning confidence not only on the part of owners but also by the loaning institutions. This has been accompanied by some uplift in the prices of most building materials, but not to such an extent as to discourage further construction. The renting demand for certain types of structures is strong, and as long as the supply does not equal the demand more building must be undertaken.

The detailed figures of the various classes of buildings projected and in course of construction were printed in the Record and Guide last week, to-

gether with comparative figures for the corresponding period of last year. These statistics indicate the trend of building construction and provide interesting reading for the student of market conditions. In another portion of the same issue the fluctuations in quotations of the various materials were given, and the prices bear out the predictions made in this paper some weeks ago. The outlook is certainly bright for an active resumption of business within the next few months.

In Manhattan new building projects show an increase of more than \$13,000,000, while in the Bronx the increase is almost \$6,000,000. In Brooklyn there is a decrease in the total appropriation for new buildings, though 103 more structures were planned during the past six months than during the corresponding period in 1914. Queens shows a slight decrease in the estimated cost of new buildings planned, but Richmond's figures are on the other side of the ledger.

Changes in Building Laws.

Editor of the RECORD AND GUIDE:

The Real Estate Board desires to call the attention of property owners throughout the city to the changes that have been made in the composition of the Labor Department and to important amendments to the Labor Law. The head of the Labor Department now is the Industrial Commission composed of five commissioners and replacing the former single headed commission. Under the law as amended owners who receive orders that may seem to be unreasonable have a right to appeal to the commission for a reinspection and review and the commission may modify the orders if these are not justified by the condition of the building, character of occupancy, etc. There is further provided an appeal to the courts from an order which an owner may receive and which he may deem to be unreasonable.

Under another amendment the commission has the power to vary the law if its enforcement will result in injustice or in imposing unwarranted expense. Owners are therefore advised to make such appeal to the commission when conditions seem to warrant it.

The Real Estate Board also calls the attention of its members to the new Electrical Code and to the sections of the new Building Code affecting fireproof construction, reinforced concrete, masonry construction, etc. In the new Building Code a feature of special importance is the use of hollow tile in dwellings not more than 40 feet high. This will be of great help in suburban building. The code also allows the use of fireproof wood instead of metal trim. These codes have passed the Board of Aldermen and now only await the signature of the Mayor to become laws. They represent a great improvement on the old code and are largely the result of conferences and revisions in which the Real Estate Board and other organizations took part with Mr. Rudolph P. Miller, Engineer of the Building Committee of the Board of Aldermen.

Copies of the codes can be found in the Real Estate Board rooms or information will be furnished on application to the Executive Secretary.

RICHARD O. CHITTICK,
Executive Secretary.

Repairs for Tenants.

Editor of the RECORD AND GUIDE:

Replying to "Rent Payer's" query, as to why agents do more repairs for new tenants than old ones, I beg to say that I am employed in a real estate office, where my principal duties are collecting rents, looking after repairs, etc.

I must confess there is a good deal of truth in the fact that there is more repairing done for a new tenant than for an old one. The reason is that a prospective tenant will not rent an apartment or dwelling unless it is in good condition. In these days when so many up-to-date apartments are being built, owners and agents cannot afford to be independent when trying to rent an apartment, and naturally will not hold out, even if the demands are unreasonable.

At the expiration of leases a tenant

will make demands for certain repairs to be done. The agents will instruct his repair man to "compromise with the tenant." The agent figuring that if he succeeds in doing so, he will save considerable for the owner. Also he figures that in majority of cases the tenant will not vacate even if the repairs the tenant requested are not done. In my experience many tenants rather than have the trouble of "flat hunting" and the bother of packing and moving, will not vacate and will compromise with the agent as to what repairs to be done.

Many agents having this experience will stand firm, and will only agree to part of a tenant's request even if he threatens to move. Personally I do not agree with this policy, because repairs done to keep an old tenant (that is, necessary repairs) saves considerable for an owner. Once the apartment becomes vacant, invariably it must be done over complete, also the time lost (loss of rent) and concession given to a new tenant cost more than double than doing repairs for an old desirable tenant.

SAMUEL ABRAHAMS.

327 East 93d street.

The Dead Arise.

Editor of the RECORD AND GUIDE:

In your issue of July 3 I notice a letter signed "A Real Estate Manager's Question," as follows:

"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?"

I have often asked this same question. Has anyone an answer? The "question" is an admirable statement of the call for real estate at present. I have seen New York City land values "absolutely dead," "gone," "no sale at any price," "never to come back," "bad investment," after the 1873, 1887, 1893, 1907 depressions. Strange how the dead arise. The recent auction sales show that even now "the dead" is stirring.

BOLTON HALL.

How Much Municipal Independence?

Editor of the RECORD AND GUIDE:

Although the Citizens' Union is following up many phases of the work of the Constitutional Convention it has been giving particular attention to the question of home rule, as it involves not only the granting to cities of control over their purely local affairs, but will have a beneficial effect on the Legislature by depriving it of the necessity of considering special city bills, a burden which has always had a demoralizing effect.

As an aid to an intelligent study of the subject the Union has analyzed and prepared a digest of the twenty-two proposed amendments bearing on home rule. This analysis is appended to a brief which it is sending to each delegate. The brief contains the conclusions and recommendations of the Union. It has aimed to point out what provisions are essential to any home rule amendment, and in what particulars each amendment meets or fails to meet the fundamental requirements.

The large number of amendments introduced which restricts the power of the Legislature with respect to local bills clearly indicates that there is a strong sentiment in the convention against this class of legislation. Such amendments have been introduced by Delegates William Barnes, D. Raymond Cobb, Mark Eisner, Alan C. Fobes, Edward E. Franchot, Seth Low, Frank Mann, John Lord O'Brien, Harry D. Sanders, E. N. Smith and Robert F. Wagner.

The most perplexing question to the delegates, apparently, is what degree of power should be given to cities with respect to the adoption of their charters. The Citizens' Union would reserve to the Legislature the power to control by general laws the whole question of city charters. Such a provision would permit the Legislature to prescribe general provisions to be observed by a city in drafting and adopting its charter, or would permit the Legislature to prescribe a broad, general charter for all cities. In the last analysis, the content

and method of adoption of city charters is a legislative and not a constitutional question. The constitution should contain, however, a self-executing provision for the drafting and adoption of charters by municipalities, in addition to any method prescribed by general law, and subject to such limitations as may be prescribed by statute. But the constitution should clearly give to cities the right to control their local affairs, subject to general laws, and prohibit the passage by the Legislature of special laws applicable to the affairs and government of a particular city.

The Citizens' Union holds no brief for any one of the proposals before the convention and assumes that the committee will in its final analysis draft its own proposal, but that it earnestly urges a careful consideration of the Franchot proposal, Int. 331, Pr. 335, as containing the basis upon which the committee can most effectively work. It is less extreme than the O'Brien proposal, Int. 280, Pr. 283, favored by the Conference of Mayors, in that it gives the Legislature the right to pass general laws affecting cities only. It shows careful draftsmanship and is in the main moderate and comprehensive.

The Union earnestly urges that its provisions be made the subject of careful study by the committee on which rests the grave responsibility of according to the cities of this state, the power of self-government.

The Citizens' Union states that in drafting an amendment it should not be forgotten that it is the municipal government which to the ordinary man represents most of the government which affects his life. More than seven millions out of the ten-million population of this State reside in cities. The things that primarily concern them are whether their streets are clean, whether their cities are policed properly, and whether their taxes are reasonable.

These matters are all functions of the municipal government and the power and responsibility for their proper functioning must be lodged in the municipal government.

W. E. YOUKER,
Secretary Citizens' Union.

A Public Park for Beacon City.

In and around the old town of Fishkill on the Hudson, where Baron Steuben drilled American recruits during the Revolution, there are a number of large and beautiful estates. One of these is the General Howland place, situated in the southern part of the new city of Beacon, which was the first city in this State to adopt the commission form of government.

A fine old mansion is surrounded by sixty acres of picturesque lands, over which in the morning fall the shadows of the Beacon mountains, and from which there is a glorious river view down through the Highlands to West Point. General Howland's widow now resides in Boston. Acting for her, William E. Verplanck, Esq., has offered as a free gift to the City Council of Beacon, to be used for public park purposes, this entire estate, except a minor part which is to go to the University Settlement.

There is every probability that under the wise and efficient management which public affairs receive in the city of Beacon that Howland Park will be so laid out, planted and ornamented as to make it in time one of the most beautiful parks in the country.

Whose Fault Is It?

(New York Commercial.)

New York's skyscrapers are to be investigated by the Board of Health. As they have been built under the direction of that and half a dozen other boards and civic departments in recent years, the inquiry will be a trial of city officials rather than of owners and tenants. If they are unhealthy whose fault is it? It will surprise those who occupy them if they find out that they are working in slums. Some of the older buildings have been blanketed and deprived of the light and air they once enjoyed, but that is the fault of the law and the building department. The state abolished the ancient easements of light and air generations ago.

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COMMISSION RATES.

Committee Report to the National Real Estate Convention.

Having made inquiries as to the method, manner and amount of commission rates adapted and in use by a large number of real estate boards and associations affiliated with the National Association of Real Estate Exchanges, and upon compiling such information the committee on uniform commission rates of which E. E. Rogers, of Milwaukee, is chairman, reported to the National Real Estate Convention as follows:

We find that in a majority of cases the rate of commission charged is on a basis of two and one-half per cent. of the selling price on city property, with a minimum charge of approximately fifty dollars, and a rate of five per cent. on newly platted tracts, suburban and farm property. After giving serious thought and study to the advisability of this association attempting at this time to inaugurate and recommend a uniform scale of commission rates to be adopted by the several boards and associations comprising this body, we feel that by enforcing such a measure, serious hardships might confront a considerable number of cities now operating on a somewhat higher basis, and also that a considerable number of other cities which are at present operating on a lower schedule might be seriously affected by attempting to increase their rates at the present time.

Your committee appreciating the effort and force that would be necessary to bring about a uniform scale of commission rates to be accepted and adapted by all of the boards and associations comprising this body, and realizing the serious conditions existing in the business world as evidenced by a general depression, feel that it would be unwise to agitate this question at the annual meeting in June. Your committee is unanimous in the belief, that in the adoption of a uniform scale of commission rates, enforced by all members, it would have an important bearing in the usefulness and strength of this organization and we anticipate that within a comparatively short time after the depressed conditions are clarified, such a result will be accomplished, for the ultimate good of all.

A Unique Auction Idea.

ON Saturday afternoon, July 24, and continuing on the nights beginning Monday, July 26, the M. Morgenthau, Jr., Co. and Fitz-James E. Browne, as associate auctioneers, will offer at public auction 400 lots and seven houses at Edgemere Crest, located just west of the Wave Crest section of Far Rockaway, and a few minutes' walk from the Edgemere station of the Long Island Railroad. The property was accumulated in January, 1909, by the selling company, and was developed with all city improvements. About sixty houses have been erected on the tract within the past two years. The sale will be held under a large tent on the premises, and it will be the first time that a night auction sale has been held on the property.

A new auction idea has been devised by the auctioneers, constituting an order blank, which is designed for those who desire to buy property but find it inconvenient to attend the sale. The order blank is in convenient form and gives two choices. It is so arranged that the prospective purchaser can indicate the lot or house desired, the description, the limit of bid authorized and the amount of check sent to cover the ten per cent. of the purchase price. The auctioneers

will do the bidding for the customer, though, of course, not exceeding the limit indicated on the blank. In the event of failure to obtain the first choice on account of the price limitation, the auctioneers will endeavor to buy the "second" choice.

In the terms of sale the auctioneers announce that the buyer does not have to pay any commission should they act as purchasing agents, and they will notify the purchaser, as quickly as possible, by letter, the results of the bids. The order must be made out for not less than two lots, on account of restrictions which prevent the construction of a building on less than 35 feet frontage. The auctioneers will execute the bids at the lowest possible figure, so it does not follow that because a limit is fixed that the buyer will have to pay that much for the property. Three per cent. discount will be given on purchases for cash. The auctioneers refer by permission to the Guaranty Trust Company, Broadway Trust Company, Coal & Iron National Bank and the East River National Bank.

Prefers Tunnel to Bridge.

The Real Estate Board has stated to the Board of Estimate and Apportionment its attitude with respect to the method of connecting the subway trains of the 59th street line with the Borough of Queens. Its committee on Railroads and Transportation, E. C. Cammann, chairman, took this matter up some time ago and carefully investigated the two proposed plans, one being to utilize the Queensboro Bridge and the other to construct a tunnel. While the initial cost of the tunnel will be more than the reconstruction of the bridge, the board took the position that proper economy would best be served by the adoption of the tunnel plan.

Brokers Lose Ball Game.

The baseball team of the Brooklyn Board of Real Estate Brokers was defeated last Saturday by the score of 15 to 6 runs, by the Rutland Field Club, in what proved an interesting game until the eighth inning, when the winners scored eight runs, through errors and hits for extra bases. Plenty of excitement was furnished by the tinhorn quartette led by Frank H. Tyler. This afternoon the brokers play the Linden Field Club at R. E. B. Field, Ocean Parkway and Avenue S.

Rural Areas Now Accessible.

The automobile and trolley car have caused a transformation of real estate conditions in suburban Long Island, and property that a decade ago was useful only as farm land is now developed and sold for improvement with suburban homes. Because of increased accessibility the southern half of Nassau county is a home center instead of a rural area and especially is it true of the territory between the Montauk division of the railroad and Hempstead Bay.

Freeport underwent rapid growth and expansion southward following the operation of trolley roads through it. The homes of baymen and natives along the shore were soon superseded by villa colonies and increased real estate values.

The touch of modern transportation is having a similar effect on community conditions in Baldwin Harbor, immediately to the west of Freeport. Adjacency to a growing town gave impetus to real estate demand in Baldwin Harbor, where nautical advantages accentuated the attraction.

The possibilities for growth were too

apparent for the shore front to remain long in a primitive state; and, as the trolley passes close to it the logic of position impelled improvement and occupancy. As a result, 750 acres of waterfront and adjacent area at Baldwin Harbor are being built up into an all year bungalow colony.

A New Interest in Mineola.

Real estate demand at Mineola, the county seat of Nassau County, is now displaying a brisk summer tone. The selling movement is confined primarily to villa plots for improvement with houses ranging in cost from \$5,000 to \$10,000 each. Being a center of civil and legal activity, Mineola has become the hub of transportation routes and this is hastening improvements and aiding fee values.

Formerly known primarily as the scene of a famous annual agricultural fair and horse race, Mineola is now the mecca of numerous home buyers. Near where the crowds, years ago, were accustomed to cheer the three-minute horse a rapid building and selling movement is taking place.

In Colonial days a large area of land in Mineola was sold for forty dollars. Now, the same area of Mineola land is valued at hundreds of thousands of dollars, while a short distance to the north of it are a hundred fine country estates. Mineola is the gateway to Wheatley Hills. It comprises the sloping plain from those hills to the sea and is at the junction of the main line and Oyster Bay branch of the Long Island Railroad.

One does not have to seek far for the cause of property increment at Mineola. When the steam whistle succeeded the stage driver's horn, Mineola became the terminus of the main line of the railroad; and, the circumstance concentrated traffic there as a distributing center for points north, south and east. It has remained an important traffic point ever since.

Trolley lines from the north and south shores as well as those that serve the central part of Nassau county meet at Mineola. It was at this place, too, that the famous automobile races for the Vanderbilt cup took place because of the level and perfect condition of the highways.

A tract of 67 acres fronting on the Boulevard forms the latest land and villa development at Mineola.

PRIVATE REALTY SALES.

THOUGH there were not as many sales and leases reported this week as during some of the preceding ones, still it must be taken into consideration that one day was eliminated by the holiday, and that the mid-summer season is rapidly approaching. It is more or less difficult to interest large investors during the heated term, for their minds are usually as far way from business as possible. The character of the transactions reported, however, indicated that the small buyer is willing to invest in certain classes of properties, and that the builder and speculator is willing to purchase, providing an attractive proposition is presented.

During the week an interesting deal was closed, involving an undivided interest in the Rockingham apartment house, at the southeast corner of Broadway and 56th street. This property was tied up with a life interest for many years, and some of the holders of the fee sold their shares to speculators, being tired of waiting the time when they would derive the benefits from the direct source. The transfer means the final accumulation of all the outstanding interests and the fee to the property is now vested in the name of one concern. No announcement has been made as to any projected improvement of the site.

In the leasing branch of the market the principal item of interest involved the store, basement and first floor of 516 Fifth avenue, at the northwest corner of 43d street. The aggregate rental is reported as being approximately \$700,000. The lessees will make extensive

alterations, which are reported will involve upwards of \$80,000. The old Atlantic Gardens at 50 to 54 Bowery also figured in the week's transactions, having been leased for a long term of years, at an aggregate rental of about \$100,000.

The total number of sales reported and not recorded in Manhattan this week was 20, as against 28 last week and 17 a year ago.

The number of sales south of 59th street was 9, as compared with 6 last week and 6 a year ago.

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

The total number of conveyances in Manhattan was 143, as against 132 last week, 21 having stated considerations totaling \$918,995. Mortgages recorded this week numbered 92, involving \$2,401,195, as against 72 last week, totaling \$2,487,770.

From the Bronx, 12 sales at private contract were recorded, as against 25 last week, and 4 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$505,815, compared with \$488,151 last week, making a total for the year of \$40,589,629. The figures for the corresponding week last year were \$803,157, and the total from January 1, 1914, to July 11, 1914, was \$23,053,534.

Finally Buy Rockingham.

Edward L. Mooney and Andrew L. Shipman, of the law firm of Blandy, Mooney & Shipman, have purchased from the executors of the Julia L. Butterfield estate a 1-24 interest in the Rockingham Apartments at the southeast corner of Broadway and 56th street, a six-story structure on plot 131.9x122.7x irregular. With the purchase of this interest the sellers become the sole owners of the property after a series of negotiations extending over a period of about fifteen years, during which they have been buying up small interests of the various heirs. Extensive alterations are contemplated including the installment of stores on the Broadway frontage. The property has been mortgaged to the Metropolitan Life Insurance Company for \$400,000, for three years at 5½ per cent.

May Build in Ann Street.

Leslie R. Palmer has purchased, through the Charles F. Noves Company, the three loft buildings, 57, 59 and 61 Ann street, covering a plot of about 11,300 square feet, with a large connecting plot in the rear of 19-29 Beekman street. The owners of record are Potter & Brother. Providing the plot is not resold Mr. Palmer will probably improve with a high-class manufacturing building. The property will be carried free of mortgage. It is located within a few hundred feet of a proposed new subway station at Fulton street and lies close to Newspaper Row on the north and the jewelers district to the south. The transaction represents Mr. Palmer's first downtown purchase. The property has been held at \$225,000.

Mid-Town Holdings in Trade.

William B. May & Company sold for the 25 West 57th Street Company, L. Napoleon Levy, president, and Nathan Hirsch, treasurer, 25 West 57th street, a six-story commercial building, on a lot 25x100.5, which has been held at \$300,000. The building is fully occupied by business concerns including Pappe, Inc., milliners. The buyer is Edwin T. Holmes, who gave in part payment 26 West 58th street, a four-story private house on a lot 25x100, formerly the residence of Alvin Kreh. It is said to have been held at \$125,000.

Reported Sale on Drive.

The Strathcona Construction Company, Harry Falk, president, has sold the new apartment house at the northeast corner of Riverside Drive and 155th street, according to a report yesterday. It is a ten-story structure with a frontage of 74 feet on the drive and was built on a site acquired in December, 1913, from Adolph M. Bendheim. The esti-

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Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Hazel av to Henry Nelson and 40x100 on 3d av to D. & R. Casale.

GLEN HEAD, L. I.—Audley Clarke of Brooklyn has purchased through Burton Thompson & Co., Inc., the F. H. McCoun farm, consisting of 94 acres, on the Cedar Swamp rd. The property has been in the McCoun family more than 100 years. It was held at \$75,200.

GREAT NECK, L. I.—The Villa Park Association, a subsidiary company of the McKnight Realty Co., has sold to the Great Neck Golf Club 95 acres at Great Neck Estates, which for the last 5 years has been leased by the club for its 18-hole course. In addition to the 95 acres which the club has purchased the links comprise 27 acres more, which are held under lease.

MONTCLAIR, N. J.—Frank M. Soule has sold his residence and grounds on Undercliff rd to C. W. Nichols of New York City. The property has been held at \$75,000.

ORANGE, N. J.—Edward P. Hamilton & Co. have sold 119 Cleveland st, with grounds, for Frederick W. Butterfield.

PLANDOME, L. I.—L'Ecuse, Washburn & Co. have sold to August Janssen, a new 10-room residence on a plot of one-quarter of an acre to R. D. Thompson of Manhattan.

RED HOOK, N. Y.—Horace S. Ely & Co. sold for Frank S. Ormsbee his residence and farm containing 106 acres, in Madalin, to Louis Gordon Hamersley, who recently purchased, through the same brokers, adjoining properties, which now gives him an estate of about 891 acres.

RIDGEFIELD, CONN.—John Crawford has sold for S. Z. Chesbro a stock farm of nearly 300 acres near Ridgefield, Conn. On the property there is a large house, with numerous out-buildings, and a lake.

SCARSDALE, N. Y.—Scarsdale Estates, Robert E. Farley, president, sold to John W. Griffin of the law firm of Haight, Sandford & Smith, a plot at Walworth and Greenacres avs.

WESTBURY MANOR, L. I.—Westbury Manor Co. sold 60x100 to William J. Bennett and 100x100 at Butler and Elmwood sts to John J. Ness.

WEST ORANGE, N. J.—Edward P. Hamilton & Co. sold to Frederick W. Butterfield, a 71-acre farm on Milburn av, top of Orange Mountain.

LEASES.

Hanan Store on Fifth Avenue.

Hanan & Son, shoe dealers, have leased from the Rowan Realty Company, through Clark T. Chambers, the store, basement, and first floor in 516 Fifth avenue, northwest corner of 43d street, at an aggregate rental of more than \$700,000. The lessees plan extensive alterations involving nearly \$80,000, including the construction of a new marble front for the first two floors. The premises have been occupied for several years by Maison Maurice.

New Movie for Park Row.

Wm. H. Whiting & Company leased for the estate of Jay Gould to the Reliable Company, Joseph Weinstock, president, 31-32 Park Row, on plot 48.1x108.6, for twenty-one years at an aggregate rental of about \$550,000. At the termination of the existing lease, on May 1 next, the lessee will demolish the present structure and erect a new building to be devoted entirely to the display of moving pictures.

Leases Old Atlantic Garden.

John Miele has leased, through Jacob Finkelstein & Son, from the William Kramer Sons Realty Company, the old Atlantic Garden property at 50-54 Bower, at an aggregate rental of about \$100,000. The place will be altered for a moving picture and vaudeville theatre.

Manhattan.

AMES & CO. have leased for the estate of Isaac D Thomas the building 154 East 27th st; also 321 West 33d st to Theophil Rey.

AMES & CO. leased a store in 125 West 26th st to Phillip Buncker; store in 457 7th av to Arthur Bourquor; store in 453 7th av to James H. Jarrett, and a loft in 6 West 29th st to Original Hand Embroidery Co.

BASTINE & CO. have leased the top floor in 110-112 West 30th st for Thomas & Eckerson to Frederick L. Grosslight, silk printing novelties, and as agents for 36 East 22d st, the 2d floor to the Incorporated Cloak & Suit Co.

BASTINE & CO. have subleased for Jacob Polonsky, the 10th floor in 31-33 West 21st st to Feb. 1 and leased the same floor for another year to the Arnold Costume Co., of 49 East 21st st.

CROSS & BROWN CO. has leased space in 14-16 East 33d st to David Schwartz; at 396 Broadway to Frank Tourist Co; at 1886 Broadway to William Redington, and in conjunction with Payson McL Merrill Co., at 18 East 41st st to Cornelius Vanderbilt.

DUROSS CO. have leased the 4th loft 124 West 18th st to Samuel Cohen and the 3d loft of Spero & Tucker.

DUROSS CO. leased lofts in 120 West 17th st to Julius Siegel and J. Brovinsky; also the stores at 22-24 11th av to Joseph Levy and John Reardon.

DUROSS CO. and Cammann, Voorhees & Floyd have leased for the estate of E. M. Bailey, the 3-sty house 72 Jane st; also for the Prudential Real Estate Corporation the 3-sty house 441 West 19th st to Ellen Caning and the 2d loft in the southeast corner of 11th av and 21st st to Dr. L. J. Zandes.

DOUGLAS L. ELLIMAN & CO. have leased for the estate of Herman T. Winter 122 East 71st st, a 4-sty house, to Mrs. Randall-MacIver for Miss Davidge's Private Classes.

DOUGLAS L. ELLIMAN & CO. leased apartments in 535 Park av to Mrs. William A. Jenner and in "The Wyoming," 7th av and 55th st, for Potter & Brother, to Calvin Tomkins.

DOUGLAS L. ELLIMAN & CO. leased a duplex apartment in 830 Park av to E. E. Meacham; also apartments in 399 Park av to Archibald S. White; in conjunction with S. Osgood Pell & Co., in 103 East 86th st to Mrs. Arthur Murphy; and renewed leases in 383 Park av to George G. Bourne and J. Graham Parsons.

BENJAMIN ENGLANDER has leased for Cassidy's Limited of Montreal, Canada, to A. Schwartz & Co., the 9th loft in 20-28 West 33d st, containing 12,500 sq. ft. for 5 years.

B. FLANAGAN & SON leased for Mrs. Kate Kelly the 6-sty tenement at 263-265 West 144th st for 5 years to Corrado and Costa.

M. FORMAN & CO. leased space at 40 West 17th st to the E. & R. Cloak & Suit Co.; at 6 West 18th st, to Avidon & Scheer; at 126 West 22d st to Hassman & Schroeder; at 147 West 25th st to Sherman Mfg. Co., and at 40 West 22d st to David Davis.

FREDERICK FOX & CO. have leased lofts at 20-8 West 33d st to Rosen Bros.; at 28-32 West 27th st to Hall & Rosenzweig; at 24 West 29th st to John Berger and the store at 48th st and 7th av to Flo Samson.

GOODWIN & GOODWIN rented for 5 years for the Toch Realty Co. to M. Housmann the 3-sty dwelling at 32 West 120th st.

GOODWIN & GOODWIN leased for the Realty Improvement Co. to Joseph S. Weiss, the 1st loft at 262 Lenox av. After alterations, including an extension are made, the place will be opened as a cafe. The lessee has for the last 24 years been connected with C. A. Spilker, of 33 Cortlandt st.

HEIL & STERN have leased for Wallack Construction Co. lofts in the building being erected at 29-33 West 30th st to Ettenson & Goldstein, of 153 West 27th st; and for Cleveland Holding Co. in 40-2 West 27th st to Samek & Lobel; for 36 West 20th st. Co. in 36-8 West 20th st to Friedman, Herman & Richter; for

Improved N. Y. Properties Corp. in 636-8 Broadway to Standard Hat Works, of 39 Great Jones st; also in 71 5th av to Lewis, Hurwitz & Co., of 54 West 21st st.

M. & L. HESS, INC., leased the 2d loft in 48-50 West 4th st, through to 39-41 West 3d st, approximately 12,000 sq. ft., to Meyers & Cohen, of 106 Spring st. This completes the renting of the building.

M. & L. HESS, INC., have leased lofts at 28 East 22d st to Christiano Turano, of 27 East 10th st; at 129-133 West 27th st to the Superior Waist Co., of 164 West 25th st; at 55 East 11th st to Strand Manufacturing Co., and at 53 West 24th st to Blatt Brothers.

HOUGHTON CO. has leased for James J. Phelan Co. the 4-sty dwelling, 66 West 85th st to Viola D. W. Mann for 5 years.

THE HOUGHTON CO. leased for the Plainfield Estates the 5-sty dwelling at 248 West 103d st to Virginia Hillis and Mary E. Remington.

HUBERTH & HUBERTH have rented in the Circle Building the store and basement at 1840 Broadway, together with office room on the 2d floor to the Lexington Motor Car Co.

LOUIS KEMPNER & SON have leased for the William Waldorf Astor estate store at 2482 Broadway for 5 years to Bobe Inc., for a millinery shop.

GORMAN H. LENNEY leased the dwellings 122 West 78th st to Mrs. Rozella Kennedy; 58 West 75th st to Mrs. Margaret Moncure; 317 West 71st st to Mrs. Anna K. Morse; 117 and 119 West 81st st to Mrs. Rozella Kennedy and in conjunction with Pease & Ellman, 46 West 58th st to James L. Watt.

MOORE & WYCKOFF have rented a corner apartment at 405 Park av to William M. Baldwin.

PEASE & ELLIMAN have renewed the lease on the basement dwelling at 1190 Madison av to Frank Russo; also an apartment in the St. Urban, 89th st and Central Park West, to Morris Jacoby.

PEASE & ELLIMAN have leased for Mrs. William G. Fitch, the 5-sty dwelling at 113 East 40th st to E. A. Sothorn; for the Horatio Realty Co., Samuel A. Herzog, president, a large apartment at 399 Park av to J. C. Sondheim, and an apartment at 128 West 59th st, for Mrs. Charlotte J. Blake to Rawlins L. Cottenet.

PEASE & ELLIMAN leased for B. Levison the 4-sty house at 22 West 89th st to Dr. J. E. Reinthaler; apartments in 60 West 38th st to Mrs. A. H. Carrington; and in 565 Park av to Miss Jane H. Swords; in 43 East 27th st to Miss Beatrice E. Carr, and in 411 West 114th st to Edward E. Page, and made the following renewals of apartment leases: In 56 West 11th st to Margaret A. Hogan; in 104 East 40th st to J. L. Phillips; in 144 East 40th st to

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Legal Sales, Manhattan, Continued.

Earle P Carman et al; Pressinger & Newcombe (A), 60 Wall; Jno H Rogan (R); due, \$10,935.27; T&c, \$279.50; Joseph P Day.

JULY 17 & 19. No Legal Sales advertised for these days.

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:

JULY 10. No Legal Sales advertised for this day. FREEMAN ST, 990, ss, 80.6 w Longfellow av, 28.11x90.5, 5-sty bk tnt; Jacob B Baum—Felix Prince et al; Arthur L Strasser (A), 100 Bway; Phoenix Ingraham (R); due, \$19,129.29; T&c, \$1,669.27; Henry Brady.

JULY 13. FOX ST, 1052, es, 423.3 n 165th, 37.6x100, 5-sty bk tnt; Leo Hirschfeld—Haven Realty Co et al; Philip H Leifert (A), 215 Montague, Bklyn; Edw D Bolton (R); due, \$6,582.34; T&c, \$310.40; James J Donovan.

JULY 14. CARROLL ST, 106, ss, 465 e Wilham, 25x100.5; Iua L Karlebach—Harry G Frank et al; Fredk W Hottenroth (A), 261 Bway; Jno J Hynes (R); due, \$344.53; T&c, \$168.93; Chas A Berrian.

JULY 15. BROOK AV, 1251-3, ws, 238.11 n 168th, runs w 56.11x90.2xw33xn41.11xe99xs41.9 to beg, 5-sty bk tnt; Samson Rosenfeld—Rose R Warner et al; Kantowitz & Esberg (A), 320 Bway; Jno J O'Brien (R); due, \$6,339.76; T&c, \$—; sub to pr mtg \$26,500; George Price.

JULY 16. 214TH ST, 702 E, ss, 19 e White Plains av, 25x 101.1; Michl Brennan, Inc—Michl Brennan et al; Wood & Bennett (A), Mt Vernon, N Y; Earnest R Eckley (R); due, \$1,877.79; T&c, \$150.78; Joseph P Day.

JULY 17. No Legal Sales advertised for this day. JULY 19. ROSELLE ST, ws, S1.8 s Poplar, 50x147.1x137x 122.3; Max Herzlig—Cecelia F Brennan et al; Arthur L Davis (A), 291 Bway; Valentine Taylor (R); due, \$1,477.40; T&c, \$82.45; sub to 1st mtg \$6,000; Joseph P Day.

Brooklyn.

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

JULY 10. No Legal Sales advertised for this day.

JULY 12. E 21ST ST, ws, 323.6 s Ditmas av, 33.8x109.6; Wm E Phillips et al—Edwin H Bigelow et al; Henry A Ingraham (A), 189 Montague; Edw G Alsdorf (R); Wm P Rae.

JULY 13. 15TH ST, nwc 3 av, 70x18.3; Walter Kraslow—Chas L Borck et al; Francis J Cronin (A), 44 Court; Benj Ammerman (R); Nathaniel Shuter.

JULY 14. BUTLER PL, ss, 50.3 w Sterling pl, 100x128.6; Aldent Corp—Chas K Doyle; Myron Sulzberger (A), 38 Park Row, Manhattan; Bruce R Duncan (R); Thos Hovendon.

JULY 15. 5TH ST, sws, 147.10 nw 8 av, 26x100; Nellie F Johnston—Louis E Roman et al; Lord, Day & Lord (A), 49 Wall, Manhattan; Geo Roberts (R); Wm P Rae.

JULY 16. HOPE ST, nes, intersec ses Keap, 25x100; Paul Hellinger—Nathan Reisler et al; Paul Hellinger (A), 320 Bway, Manhattan; Saml H Coombs (R); Nathaniel Shuter.

JULY 17. No Legal Sales advertised for this day. JULY 19. PRESIDENT ST, sec 3 av, 18.9x70; and PRESIDENT ST, ss, 70 e 3 av, 30x150; Max Israel—Caterina Gallo et al; Saml E Klein (A), 367 Fulton; Thos W Maires (R); Wm P Rae.

JULY 17. FORECLOSURE SUITS. The first name is that of the Plaintiff, the second that of the Defendant. Manhattan.

JULY 3. 13TH ST, 438-40 E, 2 actions; Jonas Weil et al—Liebowitz Realty Co, Inc, et al; I S Heller (A).

JULY 3. 16TH ST, ss, 80 w 5 av, 35x83; INTERIOR LOT, 103 w 5 av & 83 s 16th, 25x35.6; INTERIOR LOT, 91.6 n 15th & 119.6 w 5 av, 4.6x48.9x9.5x 23; N Y Trust Co—Hudson Realty Co et al; Merrill, Rogers & Terry (A).

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119TH ST, 148 W; Poughkeepsie Trust Co—Stephen H Jackson; C W H Arnold (A).
 4TH AV, ws, 49.4 n 24th, 49.x100; Jas B Ford, trustee—Abr Schwab et al; Cary & Carroll (A).
 5TH AV, 259; Wm A Flynn—Brogan Bldg Co, Inc, et al; E M & P Grout (A).
JULY 6.
 79TH ST, ns, 284 w Amsterdam av, 16x102.2; Saml R Welsler et al, trstes—Omar A Jenks et al; C E Coney (A).
 103D ST, 137 E; Kate Doubleday—Michael J Gaffney et al; McLaughlin & Martin (A).
 133D ST, ns, 435 e Lenox av, 16.8x99.11; Staten Island Savgs Bank—Genovefa Eusner et al; A C Fach (A).
 BROADWAY, ses, 60 sw Hyatt, 20x85; S Granville Beals et al, exrs—Adelaide A Yeandle et al; Roe & Hayes (A).
 FT WASHINGTON AV, nec 160th, 102.8x102.xx irreg; Robt L McGehee—Saranac Constn Co et al; B Trappnell (A).
 8TH AV, ws, lot 131, estate Cornelius Ray, 12th Ward, 22x78; N Y Life Ins & Trust Co—Frank C Lindeboom et al; Emmet & Parrish (A).

JULY 7.
 MADISON ST, 164; Metropolitan Savgs Bank—Abr Lewis et al; A S & W Hutchins (A).
 20TH ST, E, ss, 325 nw 4 av, 25x92; Jno E Roosevelt et al—Nowell P Cayley et al; G C Kobbe (A).
 34TH ST, ns, 92 w 7 av, 17x98.9; Bowery Savgs Bank—Laura E Weis et al; Cadwalader, Wickersham & Taft (A).
 63D ST, 305-11 E; 4 actions; City Real Estate Co—Richard Price et al; H Swain (A).
 107TH ST, 339 E; Metropolitan Savgs Bank—Filippa Rizzio et al; A S & W Hutchins (A).
 112TH ST, E, ss, 137.6 w 1 av, 37.6x100.11; Margt Paulding—Giuseppe Fusco et al; Baylis & Sanborn (A).
 144TH ST, W, ss, 150 w Bway, 50x99.11; Marx Ottinger et al—Moran Realty Co et al; N Ottinger (A).
 AMSTERDAM AV, nwc 187th, 94.10x100; Rosa Schleissner—Janpole & Werner Constn Co et al; E Jacobs (A).
 ST NICHOLAS AV, 364; Chas G Koss—Nellie Sandy et al; amended; G F Warren, Jr (A).

JULY 8.
 LEWIS ST, 76; Jacob Larchan—Adolph Sandrovitz et al; Engel Bros (A).
 40TH ST, 460 W; Geo Karole—Henry A Wingert et al; Davis, Donohue, Thompson & Deitz (A).
 50TH ST, ss, 100-e 11 av, 28.2x93.6; Stephen H Jackson—Ida Hertz; S H Jackson (A).
 133D ST, 61 E; J Lizzette Cumings—Frank Terrelli et al; Dilworth & Wurts (A).
 BROADWAY, nec 112th, 118.9x197.9x irreg; Max Marx—Hazel Real Estate Co et al; L S Marx (A).
 7TH AV, 370-78; Ephriam B Levy—Robt Kessler et al; Lachman & Goldsmith (A).
JULY 9.
 22D ST, 135 W; West Side Savgs Bank—Edmond Rowan et al; E R Finch (A).
 104TH ST, ns, 100 e Columbus av, 17.10x100.11; Metropolitan Life Ins Co—Wm Cumming et al; amended; Woodford, Bovee & Butcher (A).
 104TH ST, ns, 117.10 e Columbus av, 17x100.11; Metropolitan Life Ins Co—Wm Cumming et al; amended; Woodford, Bovee & Butcher (A).
 142D ST, ns, 310 w Lenox av, 40x99.11; Helen E W Pearson—Max Uhlfelder et al; amended; Cary & Carroll (A).
 5TH AV, swe 120th, 100.11x123; Baron De Hirsch Fund—Isabel H Cohen et al; amended; M S & I S Isaacs (A).

Bronx.

JULY 2.
 CODNER formed by intersec of the ses of Westchester av and ns Buhre av, 85x109.2; Rebecca Campbell Derick—J Lawrence Davis et al; Anderson, Isehn & Anderson (A).
JULY 3.
 HOME ST, ns, 100 w Fox, 25x64.5; Commercial Finance Co—Jennie Wolff; C W H Arnold (A).
 CORNELL AV, ss, 175 w Mapes av, 25x100; Géo Hauser—Albert Haemmerle; Neier & Van Derveer (A).
 CRESTON AV, es, 307.9 n 196th, 25x96.3; Maria Louisa Ausbuettel—Wm Guggolz et al; H C Kulich (A).
 FIELDSTON RD, sec W 256, 80x124.4; Lockwood Beals—Jas S Segrave; Roe & Hayes (A).
 WOODLAWN RD, es, 25.4 s 207th, 25.4x100; Wm E White—Rudolph J Helbing et al; Ross, Tobey & Marshall (A).
 WOODYCREST AV, es, 343.8 s 168th, 75x100; Jessie C McBride—Michael M McDermott et al; M A McBride (A).
 LOT 83 (easterly half), map Unionport; Jos Frey et al—Jno Schnitzler et al; G Frey (A).

JULY 6.
 No Foreclosure Suits filed this day.
JULY 7.
 CRESTON AV, es, 332.9 n 196th, 25x94.7; Wilhelm Nippold et al—Wm Guggolz et al; M F Johnson (A).
 LOT 10, block 29, map of Sec 1 of the Bathgate Estate, bet 237th and 239th; Mutual Benefit Society of the Members of the East German Conference of the Methodist Episcopal Church—Vincenzo Manzione et al; J Eisner (A).

JULY 8.
 WEST ST, ss, 78.3 e Mohegan av, 42.1x50; Fredk G Wissemann et al as exrs—Wirth Realty & Constn Co; G Frey (A).
 JEROME AV, es, 51.5 n Mount Hope pl, 77.2x112.7; Edmund Coffin—Rilma Bldg Co, Inc; I Grayhead (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

JULY 1.
 36TH ST, 410 W; Guaranty Trust Co of N Y—Belle S Taber et al; Harold Swain (A); Saml H Evins (R); due..18,905.50

JULY 2 & 3.
 No Judgments in Foreclosure Suits filed these days.
JULY 6.
 AVE ST NICHOLAS, es, 262.4 n 145th, 18.6x61.6; Edmund P M Von Gehren—Chas A Borst; Chas Brandt, Jr (A); Robt S Kearney (R); due...15,339.37
JULY 7.
 RIVERSIDE DRIVE, es, 600.2 s 127th, 75x86; Commonwealth Mtg Co—Minnie A Blanchard et al; Clarence L Westcott (A); Henry W Pollak (R); due128,907.25
 77TH AV, 2533-35; Central Trust Co of N Y—Fleischman Realty Co et al; Joline, Larkin & Rathbone (A); Fredk Chenbunker (R); due.....38,717.20
 7TH AV, 2525-27; same—same; same (A); same (R); due.....38,717.20

Bronx.

JULY 2.
 PERRY AV, ws, 544 n Holt pl, 22x85.1; Edwin M Rock et al as trstes—C Edw Schumacher et al; Knox, Sender & Deignan (A); C S Mar-rin (R); due 5,393.50
JULY 3.
 No Judgments in Foreclosure Suits filed this day.
JULY 6.
 137TH ST, ss, 214.5 w Cypress av, 37.6 100; Josephine E Carpenter as trste—Selvina Rizzio Co et al; W B Chamberlin (A); J C Brady (R); due...30,885.50
JULY 7.
 No Judgments in Foreclosure Suits filed this day.
JULY 8.
 153D ST, ss, 250 w Courtlandt av, 50x100; Benj Einbigler—Solomon Sobol et al; S J Jacobs (A); J C Brady (R); due 2,393.58

LIS PENDENS.

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

Manhattan.

JULY 3.
 MORTON ST, nwc Greenwich, 92.6x100.3; Edw C McBrien—Estate of Chas F Hoffman, Inc, et al; action to foreclose mechanic's lien; M J Bevans (A).
JULY 6.
 16TH ST, 625 E; also 16TH ST, ns, 513 e Av B, 25x92; Augusta Maier—Lorenz Maier; action to compel conveyance (A. P. Wagner (A).
JULY 7.
 95TH ST, ss, 100 w Central Park W, 16.8x100.8; Jos L Bittenwieser—Herman Kountze et al; foreclosure of tax lien; Unger & Unger (A).
 8TH AV, 2782; Wm J Yennice—Sophie Stern; action to foreclose Mechanic's lien; Aronson & Salant (A).
JULY 8.
 GREENWICH ST, 636-42; Edw C McBrien—Estate of Chas Fredk Hoffman, Inc, et al; action to foreclose mechanics lien; M J Bovans (A).
JULY 9.
 8TH AV, 385; also 29TH ST, 58.11 w 8 av, 29.1x98.9x irreg; Mathilda May—Abbie Aldon et al; partition; W W Butcher (A).

Bronx.

JULY 2.
 No Lis Pendens filed this day.
JULY 3.
 134TH ST, ns, 375 e St Ann's av, 16.8x100; Cornelia M Costello—Cornelius J Leary et al; action to set aside conveyance; M Horowitz (A).
 BOSTON POST RD, ns, swe prop of David Smith, containing 10,862 acres; Anna F Somers—Jno W Russell et al; partition suit; H C Todd (A).
JULY 6.
 LOT 633 (part of), map of Village of Wakefield, 24th Ward; Lena Ritter—Freeman F Webster et al; action to foreclose transfer of tax lien; J Gans (A).
 WILLIS AV, 375; Jas F Belbey et al—Winny Kelly et al; action to declare lien; E A Isaacs (A).
JULY 7.
 WALES AV, 592-94; Augusta H Leyoldt—Mary Finn et al; action to declare lien; G W Ellis (A).
 WEBSTER AV (**), sec Gun Hill rd, 64x77.7; Pluemacher Cont Co—Maria Armanino et al; action to foreclose mechanic's lien; I E Ziegler (A).
JULY 8.
 No Lis Pendens filed this day.

Brooklyn.

JULY 1.
 CARROLL ST, sws, 618 nw 3 av, 20.7x68; Jno Thompson—Watson & Pittinger et al; H L Thompson (A).
 PEARL ST, es, 43.4 n Tillary, runse3.2xn7.8xe 3.8xn13.4xw56.10xs21 to beg; Eagle Savgs & Loan Co—Milton R Johnson & ano; Latson & Tanblyn (A).
 PIERREPONT ST, ss, 50 w Hicks, 20x100; Jas R Clarke—Lucille S Fabre et al; A L Phillips (A).
 PRESIDENT ST, nec N Y av, 21.6x120.7x20.6x123.7; Lucille Peck—Sadie Taylor et al; H L Thompson (A).
 WALTON ST, ss, 350 w Harrison av, 25x200; Williamsburgh Savgs Bank—Emma N Kissel et al; S M & D E Meeker (A).
 E 9TH ST, es, 135 n Ditmas av, 30x100; Title G & T Co—Chas A Smith et al; T F Redmond (A).
 E 29TH ST, ws, 25 s Av D, 20x80; Wm D Burns—Abr Schlossbach et al; T Trautmann (A).

45TH ST, sws, 312 se 14 av, 32x100.2; Jno H Moss—Kath F Unkelbach et al; T F Redmond (A).
 54TH ST, ss, 250 w 14 av, 75x100.2; Chas A Peabody—Isaac Dawe et al; H L Thompson (A).
 E 56TH ST, cl, 215 n Av U, runs w 215xn—xe—to Homestead lot xn—to land of Anthony Graef xe—to E 56th xs—to beg; Bway Trust Co—Worcester Bklyn Realty Co et al; Breed, Abbott & M (A).
 CLERMONT AV, ws, 184.5 s Park av, 20x100; Title T & G Co—Josephine F McDonald et al; T F Redmond (A).
 HAMILTON AV, es, 88 s 2 av, 22.8x88.1x22x83.1; Eagle Savgs & Loan Co—Margaret Donovan et al; Latson & Tanblyn (A).
 PITKIN AV, nwc Christopher av, 30x100; Title G & T Co—Rowell Realty Corpn et al; T F Redmond (A).
 RALPH AV, es, 475 n Sutter av, runs e100xn25 xw25xn119.5xsw79.2xs119 to beg; Title G & T Co—Rae Sakolsky & ano; T F Redmond (A).
 WILLIAMS AV, es, — n Livonia av, 100x100; Empire City Lumber Co—Wallan & Hoffman; S A Telsy (A).
 3D AV, sec 61st, 90x81.11; Wmsburg Citizens' Trust Co—Herman Nacher et al; Jonas, Lazansky & N (A).

Modern Improvements

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

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

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

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

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

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone, 8000 Main (Connecting all Branches)

Lis Pendens, Brooklyn, Continued.

DEGRAW ST, sws, 225 nw Court, 20x100; Application for appointment of committee for Ellanna Heine, an incompetent; A L Hurley (A).
DOWNING ST, ws, 268 s Gates av, runs w101.6 x540x101.6xn40 to beg; Orrin P Sprague—Bertha Sprague et al; partition; Carpenter & Rosch (A).
ELTON ST, es, 80 n Glenmore av, 20x77; Title G & T Co—Mathilde Ruhland et al; T F Redmond (A).
JOHNSON ST, ws Davis av, 25x100; also PROP in Queens Co; Lillian C Kepple—Sarah J Nagle et al; partition; C W Church, Jr (A).
E 29TH ST, es, 60 n Av L, 40x105; Jno V Cain—Bridget Foley et al; E J Flanagan (A).
49TH ST, sws, 160 nw 16 av, 40x100.2; Bank for Savgs at Ossining—Matilda G David et al; T F Redmond (A).
57TH ST, ss, 100 e 7 av, 20x100; Thos McBride—Essie M Oppenheimer et al; T Witte (A).
57TH ST, ns, 120 e 2 av, 20x100.2; Frances A de Beer—Johan Lindenberger et al; G W Pearsall (A).
ATLANTIC AV, ss, 40 e Rochester av, 60x100; Howard C Conrady—Jas F Mahnkin et al; H C Conrady (A).
BEVERLY RD, nwc E 22d, 24x100; Williamsburgh Savgs Bank—Jno Parkin et al; T F Redmond (A).
BROADWAY, swc Walton, 25x108.9x25.8x114.8; Harriet A Fisher—Jas F Mahnkin et al; H C Conrady (A).
HOPKINSON AV, 482 to 486; Klein Material Co—Thespian Bldg Co et al; foreclosure of mechanic's lien; Lewkowicz & Schaap (A).
LAWRENCE AV, ns, 200 w 3d, 50x100; Carrie E Hosford—Jno A Wilson et al; H J Davenport (A).
NEW LOTS AV, ns, 54 w Junius, runs n17.2xw 29xs.02xw40xs41.2xe73.1 to beg; Title G & T Co—Abr Karalinsky et al; T F Redmond (A).
18TH AV, ss, 1025.6 w 3d, 22.3x115.7; Bond & Mtg Guar Co—Arnold Rotter et al; T F Redmond (A).

JULY 3.
MOORE ST, 91; Saml Burger—Nathan Jaraslow et al; A D Schanzer (A).
SULLIVAN ST, sws, 205 nw Dwight, 20x100; Wyckoff H Garrison—Kate A Greany et al; S E Faron (A).
WINTHROP ST, ss, 441.6 w Bedford av, 22.6x158.6; Bklyn Trust Co—Sara C Brown; H L Thompson (A).
E 18TH ST, es, 100 n Av K, 40x100; Albert M Schuck—Rebecca J Stauff et al; C A Clayton (A).
AV D, ns, 40 e E 25th, 20x90; Cath Grady—Virginia L Egbert et al; H L Thompson (A).
BELMONT AV, ss, 22 w Barby, 28x100; Agnes H Davis—Rose Shulman et al; Smith, Doughty & W (A).
BUFFALO AV, 193; Philip L Schell—Pasquale Pagnozzi et al; P G Barnard (A).
PROP bounded ne cl block bet 77th & 78th x se 15 av, xsw79th x nwk land of Geo Van Brunt, —; Landon A Thomas—Harry D Johnson et al; Alexander & Green (A).
JULY 6.
HALSEY ST, 1245; Harris Wilson—Jno W James et al; Wilson Barker & W (A).
PROSPECT PL, ns, 440 e Saratoga av, 20x127.9; Annie D Wurster—Berkely Estates et al; E T Horwill (A).
TEN EYCK ST, nec Leonard, 25x100; Christina Amend—Mfgs-Citizens Trust Co et al; E H Hazelwood (A).
WILSON ST, 160; Isaac Haft, Inc—Emily G Dankel & ano; specific performance; Borowsky & Borowsky (A).
E 4TH ST, ws, 405.8 n Greenwood av, 25x100; Delia Murphy—Ann McGrath et al; partition; G Allison (A).
E 15TH ST, es, 160 n Av I, 20x75; Jessie McC Esselstyn—Maria A Jones et al; T F Redmond (A).
17TH ST, ns, 80 w 4 av, 20x100; Lizzie Seton—Wm F Lyon et al; F W Pollock (A).
39TH ST, ns, 240 w 4 av, 20x100.2; Henry S Brunner—Jno M Decker et al; H W Hardin (A).
57TH ST, nes, 140 nw 11 av, 45x100.2; Title G & T Co—Martha F Priest et al; T F Redmond (A).
ALBERMARLE RD, nec Rogers av, runs n110.2 x26.10x110.1xw23.7 to beg; Title G & T Co—Valentine Goetz et al; T F Redmond (A).
ATKINS AV, es, 90 s Blake av, 140x100; Isaac Glickman—Atlake Bldg Co (foreclosure mechanic's lien; M Lippman (A).
BEDFORD AV, es, 20 s Lexington av, 40x100; Title G & T Co—Clarence Levy et al; T F Redmond (A).
BLAKE AV, ns, 80 w Williams av, 19x80; Bond & Mtg Guar Co—Sam Feldisman et al; T F Redmond (A).
CLARENDON RD, ns, 25 w E 29th, 25x80; Title G & T Co—Henry Ruh et al; T F Redmond (A).
FLUSHING AV, 997; MARION ST, 274; Van Brunt Realty Corp—Appolonia Bowden et al; specific performance; H C Glore (A).
GRAHAM AV, ws, 75 s Frost, 25x100; WITHERS ST, ns, 50 w Graham av, 50x100; GRAHAM AV, ws, 100 n Withers, 50x35; 72D ST, sws, 100 nw 21 av, runs sw180.6xse100.5xne 119.3xnw to beg; 70TH ST, ws, 100 se 19 av, 80x100; 72D ST, nes, 140 nw 22 av, 100x120; E 37TH ST, es, 260 n Av L, 40x100; E 37TH ST, es, 220 n Av L, 40x100; Abr Doerpler—Sarah E Pottberg et al; partition; D Siegelman (A).
GREENE AV, sec Cumberland, 80x75; Chas J Lawler—Sheffield Constn Co et al; L W Emerson (A).
MYRTLE AV, nec Sumner av, 75x100; Danl H Mahar—Franklin W Mahar et al; partition; H J Lynch (A).
SAME PROP; same—ella M Mahar et al; partition; J J Hughes (A).
MYRTLE AV, nec Sumner av, 75x100; Jessie E Sinsabough—Franklin W Mahar et al; partition; F L Gross (A).
NEW JERSEY AV, ws, 300 s Sutter av, 20x100; Fredk H Bleyer—Hy Hoffman et al; S Berg (A).

OCEAN PKWAY, ws, 275.1 s Foster av, 23x150; Title G & T Co—Harry Slevin et al; T F Redmond (A).
WYTHE AV, es, 82.9 n S 5th, 18x50; WYTHE AV, es, 77 n S 5th, runs e107xn33xw60xs18xw 50xs6 to beg; Mary Welge—Anna L Dixon; partition; S Widder (A).
17TH AV, ws, 160 s 81st, 20x100; Maria S R Charello—Marantonia Rini; A C Moran (A).
JULY 7.
FAIRVIEW PL, es, 108.3 n Church av, 19x100; Eagle Savgs & Loan Co—Chesborough S Otis et al; J C McLeer (A).
HANCOCK ST, ns, 282 w Lewis av, 18x100; Jno F Pierson—Moses M Apfel et al; M S Marden (A).
POWELL ST, ws, 180 s Riverdale av, 100x100; Belmont Powell Holding Co—Mendel Realty Inc et al; J A Kohn (A).
VAN BRUNT ST, es, 75 sw Commerce, 25x90; Eagle Savgs & Loan Co—Pasquale Russo et al; J C McLeer (A).
WYCKOFF ST, ns, 241.6 e Smith, 43.9x100; Robert A Lindsay—Annie L Scattergood et al; H L Thompson (A).
43D ST, ss, 140 e 7 av, 20x100.2; Elsa Hirnberg—Fanny E Anderson et al; R J M Bullowa (A).
60TH ST, ns, 260 e 19 av, 100x100.2; Thos D Hurst—Bernard J McBrearty et al; H J Davenport (A).
BEDFORD AV, es, 100 s Willoughby av, 20x200; Wm J Manning—Anne Ryan et al; Coombs & Wilson (A).
VIENNA AV, ss, 20 e Malta, 22.11x95; Saml Kurland—Tabowsky Bros; specific performance; M Brownstein (A).
VOORHIES AV, ss, intsec cl E 25th, 86x249; Ferdinand Munch Bwy—Thos J Sharkey et al; Holm Whitlock & S (A).
6TH AV, 5703, 5705, 5707, 5709, 5711 & 5713; Flordane Realty Co—Watpit Realty Co et al; partition; W J Lippman (A).

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

Manhattan.
JULY 3.
DELANCEY ST, 174; Louis D Brand—Jos L B Mayer; Nathan Zapolinsky (4) 40.43
MOTT ST, 297; Beniamino Bianchini—E M McColgan & Joseph; Augusto Epifanio (7) 65.00
33D ST, 137 W; Michael Birnbaum—John Doe; Coohan & Marshal; Harry Askowitz (8) 67.00
85TH ST, 234-36 E; Wm Kirshon—Amelia Bldg Corpn (5) 97.00
SAME PROP; Jos Sciacca—Amelia Bldg Corpn; Jno Emrich (6) 167.50
JULY 6.
CEDAR ST, 55; Edw Maas—Mutual Life Ins Co; Schoen-Badkin Co (9) ... 89.00
BROADWAY, 1876; Knickerbocker Elevator Gate Co—Ella Von E Wendell et al; Modern Fireproofing & Reconstn Co (10) 160.00
JULY 7.
BROOME ST, 368; Marks Bros—S & H Realities Co, Inc; Nevens Perelman Co, Inc (15) 265.00
GREENWICH ST, 90; Sladon Iron Wks Co, Inc—Hannah Mendelsohn; Louis Mendelsohn (18) 37.00
LAFAYETTE ST, 80; Howden Tile Co—Hungerford Hallenback Realty Corpn; Pace & Leisinger, Inc (19) 538.00
MOTT ST, 33-35; Hyman Rosen—Jas Naughton; Nathan Reiser (11) 40.00
SPRING ST, 58; H Greenberg's Sons—R E Mount Estate; Jno Sullivan Cont Co (16) 36.45
85TH ST, 234 & 236 E; Sam Griff—Anna Schmidt & Amelia Bldg Corpn, Inc; Jos Emerich (17) 897.50
207TH ST, ss, whole front bet Sherman & Post avs, 310x100; Progressive Painting & Decorating Co—Chas Hensle Realty Co; renewal (12) 388.07
SHERMAN AV, nwc 204th, 400x100; Progressive Painting & Decorating Co—Veimilyea Realty Co; renewal (13) 211.05
WEBSITY AV, sec Gun Hill rd, 64x 77.7; Pluemacher Cont Co—Maria & Jno B Armanino; Jno W Scarnio; renewal (14) 595.00
JULY 8.
BROOME ST, 368-70; Manhattan Sand Co, Inc—S & H Realities, Inc & Nevins & Perelman Co, Inc (23) 24.00
CHAMBERS ST, 125-31; Manhattan Sand Co, Inc—Huggins Estates, Inc; Nevins & Perelman Co, Inc (24) 125.75
NORFOLK ST, 134; Werdinger Bros—Nathan Cohen & Max Goldberg (20) 37.50
142D ST, 128-38 W; E Miller's Sons, Inc—No 146 West 142d St Corpn; renewal (25) 650.00
150TH ST, 301-3 W; Max Shames—Markert Realty Co; renewal (21) .. 318.51
CENTRAL PARK W, 300; Louis Pickus—Eldorado Holding Corpn & F W Helmann & J G Reed (22) 264.00
CENTRAL PARK W, 300-2; Abr Dukarevitz—Eldorado Holding Corpn (26) 53.35
JULY 9.
BROOME ST, 368-70; T H Simonson & Son Co—S & H Realities Co, Inc & Nevins-Perelman Co, Inc (34) 259.43
CHAMBERS ST, 123-31; T H Simonson & Son Co—Higgins Estate, Inc & Nevins-Perelman Co, Inc (33) 239.10
W BROADWAY, 570-76; East Side Wireworks—3d St Realty Co & Superior Iron Works, Inc (28) 150.00
23D ST, 16 W; A Pardi Tile Co—Henry De F Weekes, trste; renewal (29) .. 458.47
46TH ST, 126-32 W; Manhattan Office Partition Co—Leavitt Realty Co & North American Films Corpn; renewal (32) 5,801.00

85TH ST, 234-6 E; Abr Levin—Amelia Bldg Corpn, Jos Emrich & Morris Gluck (35) 500.00
97TH ST, 116 E; Abe Levine—Mae Lyons & Benj Berinstein (31) 35.25
114TH ST, 5 W; Nathan Feinstein—Rosa Joseph, Jacob Leff & Jos Gold (27) 35.00
114TH ST, 5 W; Louis Golden et al—Rosa Joseph (37) 2,736.45
123D ST, 217 W; Frank Lee—Edw F Brush (30) 78.41
CENTRAL PARK W, 300-2; Reilly Maintenance Corpn—Eldorado Holding Corpn (36) 124.38

Bronx.

JULY 2.
No Mechanics' Liens filed this day.
JULY 3.
187TH ST, 441 E; Max Levenstein—W H Ellis; C Schwesler (2) 80.00
BERGEN AV, 597-99; Nimis & Nimis, Inc—Samson Luchman & Abr Goldsmith; Royal Theatre Co; renewal (4) 287.00
MOSHOLU AV, ns, 172.2 w Huxley av, 50x100; Patk Murphy, Inc—Annie Murphy; Michael Clancy (3) 940.00
JULY 6.
No Mechanics' Liens filed this day.
JULY 7.
188TH ST, 512 E; Louis Michael—Milton Kistler; P W Smith & Milton Kistler (5) 35.00
JULY 8.
No Mechanics' Liens filed this day.

Brooklyn.

JULY 1.
RUTLEDGE ST, 147; J Blum—Fannie Rosenstein & Alfred B Rosenstein... 225.00
S 4TH ST, ns, 100 e Kent av, 78x141; N Sanzo—American Sugar Refining Co & Midtown Cont Co 5,120.00
9TH ST, 175; S Bassewitz—Ferdinando do Renzio 89.00
JULY 2.
1ST ST, ns, 112 e 8 av, 100.6x100; Jas V Johnson Cut Stone Co—Lucile C & Louis Bonert 59.50
SAME PROP; some—Lucile C Bonert & Miller & Holmes 302.61
E 22D ST, es, 100 s Newkirk av, 60 x80; Therriault Mfg Co—Jos Lieber... 200.00
22D ST, es, 99.11 s Newkirk av, 60x 200; Abr Fogel—Dragone Constn Co .. 106.00
E 23D ST, ws, 200 s Newkirk av, 60x 80; Theriault Mfg Co—Jos Lieber... 200.00
TOMPKINS AV, 74-6; H Pinson—Max Lancet & Herman Deutschmann 959.20
JULY 3.
HALSEY ST, 798; M O'Shea—Anna Goldstone & J Philip Berg 81.75
E 38TH ST, 907-09; Columbia Mantel Co—Martha & Wm Wingerath 35.00
JULY 6.
E 22D ST, es, 99 s Newkirk av, 60x 200; Union Stone Works—Dragone Constn Co 825.00
W 24TH ST, es, 100 n Mermaid av; F D Creamer Co—Gennaro Fasano & Vincenzo Nester & Son 761.48
BEDFORD AV, 1215; Acme Steel Ceiling Co—Sdw E, Jas, Jno & Frank Peirson 48.00
JULY 7.
RYERSON ST, 256; M Epstein—Louis Deutscher & Isidor Fader 193.00
SANDS ST, 213; Kahn Bros—Rachel & Sam Aronsin 397.00
TROUTMAN ST, ss, 120 e St Nicholas av, 120x100; O W Ketcham—Herman Lepp & Nicholas Masem 91.25
E 23D ST, es, 189 s Newkirk av, 60x 200; F C Lomonte—Dragone Constn Co, Rubin Fishman, Jos & Katie Lieber & Louis Cohen 410.00
W 24TH ST, es, 100 n Mermaid av, 30x 118.9; Sylvester Ross, Jr, Inc—Gennaro Fasano & Vincenzo Nasta & Son. 290.47
DUMONT AV, sec Powell, 100x100; J Friedman—Stratmore Co & Galmon Balotin 268.48
EASTERN PKWAY, 1547; M Savedoff—Flora Lokitz & Barnet Stern & Jos Glickman 90.00
HAMILTON AV, 155-7; Atlas Steel Column Co—Morris Bloch & Morris Kafensky 197.00
WAVERLY AV, es, 178 n Green av, 45x 25; Nath Fireproof Sash & Door Co—Jas P Warbarse & Alexander McBride 75.00
5TH AV, ws, from 43d to 44th, 200x100; W L Brown—190th St Holding Co & Herman W Horwitz, president 15.91

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

Manhattan.
JULY 3.
No Satisfied Mechanics' Liens filed this day.
JULY 6.
No Satisfied Mechanics' Liens filed this day.

Objections a, b, c, d, e, f, g and h.
 (a) Plans show main entrance 25' in the clear made up as follows, viz.:
 Main entrance.....20' clear
 Exit through fire tower..... 5' clear
 Total25' clear
 (b) Exit court 10' wide has been provided parallel with south side of building connecting with Steinway avenue; on rear, parallel with building connecting Jamaica avenue and on north side at right angles with main auditorium, parallel with extension and connecting with Jamaica avenue providing a safe and short exit directly away from the auditorium instead of alongside. Although the building is not a corner lot it fronts on two streets, providing ample and safe exits.

(c) A fire tower enclosed in brick walls provides an additional exit on north side for both auditorium and balcony, and is a safer exit than a fire escape.
 (d) Rafters indicated are not over roof garden, but are merely a decorative feature on front; same will be of copper.
 (e) Where aisles pass buttresses, sufficient seats will be omitted to insure legal width of aisles at these points.
 (f) Plan shows that 16' back of last row of seats in auditorium and 12' in balcony has been provided. The small space between seats and stair walls are a part of the aisles.
 (g) Objection in error—total seating capacity for main floor not over 650.
 (h) There are two stairways constituting exit from balcony, both are 5' in clear giving a combined stair width of 10' for 350 people, or an excess of 3' as required by the Code.

1. That the owners have already expended for the land the sum of \$18,000 for this enterprise.
 2. That the best layout possible in this particular plot has been made and is the only plot available in this vicinity for the purpose intended.
 Appearance: Edward Hahn.
 On motion, DISAPPROVED.
 APPEAL 263 of 1915, Alteration 1286 of 1915, 50 East 67th street, Manhattan. Renwick, Aspinwall & Tucker, appellants.
 1. Walls of unlawful thickness due to increased height.
 That an equally good and more desirable form of construction can be employed.
 Permission to construct 9' 6" in height of 12" thick brick wall laid in Portland cement mortar on top of 46' of 12" thick brick wall laid in cement mortar, making a total height of 12" thick brick wall 55' 6".
 To add 8" of lining wall on basement story would not increase effectiveness of footings, and it would not be practicable to increase width of footings or of foundation walls. The additional weight of one story proposed to be added would not affect, to any extent, the load on present foundations. The present walls are amply strong to carry the increased weight.
 Appearance: F. H. F. Tucker.
 On motion, APPROVED on CONDITION that the walls and foundation are found by the Bureau of Buildings to be of sufficient strength to carry the additional load to be imposed.

APPEAL 265 of 1915, New Building 61 of 1915, 1457-63 Broadway and 587 Seventh avenue, Manhattan. Rouse & Goldstone, appellants.
 12. Fireproof shutters or approved wire glass should be provided for all windows on lot or court lines above the first story and that are within 30 ft. of other buildings.
 An equally good and more desirable form of construction can be employed.
 The use of plate instead of wire glass in the windows on the north and south lot lines where the same are more than 30 ft. above the adjoining roof lines.
 The use of wire glass in these windows is not necessary, as the danger of the spreading of a conflagration from an adjoining building is remote and the additional cost of the wire glass over that of the plate glass is not justified by the results. The portions of the building in which these windows occur are used for office purposes. We believe your Honorable Board has granted similar appeals in other cases and to make any distinction in this instance would create a hardship without any compensating advantage. We therefore respectfully urge that this appeal be granted.
 Appearance: Henry S. Lion.
 On motion, APPROVED as to all windows at a height of more than fifty feet above the roofs of the adjoining buildings, except all windows in the staircase hall, fire-tower and pent house; which shall be provided with metal frames glazed with wireglass.

APPEAL 266 of 1915, Alteration 1303 of 1915, 316 Ft. Washington avenue, Manhattan. 33d Corps of Engineers, N. G. N. Y., Col. E. W. Van C. Lucas Commanding, appellants.
 2. The Corps of Engineers in question is not an educational institution within the meaning of Chapter 3 Art. 2 Section 40. Also the motion picture theatre ordinance applies to places with seating capacity not in excess of 600.
 4. The various sections of Art. 25, "Theatres and other places of amusement" must be complied with:
 Provide a main exit of not less than 25 ft. in width and not more than four steps above the sidewalk.
 Provide proper side exits direct to street; not less than two on each side.
 Building must be entirely fireproof, walls, partitions, ceilings, roof, etc., in order to be used as theatre.
 The use of dance hall in conjunction with theatre is unlawful.
 All necessary framing and blocking required for placing of seats, dance floor and platform must be of fireproof construction and space under floor boards must be solidly filled with fireproof material.
 The Superintendent of Buildings for the Borough of Manhattan having rejected or refused to approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of such building or structure. It being claimed that the rules and regulations of the President of the said Borough, or the provisions of law or ordinances do not apply. And the amount involved by such decision exceeding the sum of one thousand dollars.
 As the Corps of Engineers, N. G. N. Y., being

an educational institution within the meaning of Chapter 3 Art. 2 Section 40; and as to limiting the seating capacity on the main floor of this armory to 600, when the present seat installation now in use in the galleries is more than 2,000. As to the necessity for compliance with the sections of Art. 25 relating to theatres and other places of amusement, this armory not being a theatre and the only addition to its present use being the installation in the west gallery of a motion picture booth.
 The use of a portion of the drill room floor for the exhibition of motion pictures will create no greater hazard (if as much) than the ordinary and legitimate occupancy of the building. No stage nor scenery are contemplated, the booth in the gallery and the screen near the center of the hall being the only essential additions to the present equipment. The Corps of Engineers is essentially an educational institution for the purpose of educating and training military engineers for State and National defense. School work for officers and enlisted men constitute the bulk of the work for which the building is used. Within its scope it is as truly an educational institution as is the United States Military Academy at West Point.
 Appearance: Col. Lucas.
 On motion, DISMISSED: on the ground that if it is proposed to give "motion picture exhibitions . . . under the direct management of . . . educational institutions, . . . there shall be obtained from the Bureau of Licenses a permit for such exhibitions."

APPEAL 267 of 1915, Alteration 46 of 1915, 60-62 West 116th street, Manhattan. J. M. Felson, appellant.
 6. Exit facilities are inadequate. Provide 12 ft. courts on each side. Provide a front exit of 25' in width.
 That an equally good and more desirable form of construction can be employed.
 Is a 6' unobstructed court on each side of the Building running from street to street sufficient, and is a 20' exit in front of building sufficient to comply with Section 109?
 The theatre at present has a seating capacity of 500. The existing courts have been found amply adequate. In the proposed plans the courts will run from street to street entirely free and clear of all obstructions. This is only a one-story structure and there will be no balcony stairs emptying into courts and narrowing down their effective width. To provide the requisite 12 foot courts on these premises would be prohibitive. The present front entrance of 20' is sufficient for entrance and additional exit facilities will be provided leading to courts between rear of seats, and partitions, if necessary.
 Appearance: J. M. Felson.
 On motion, APPROVED on the following CONDITIONS:
 1st: That six (6) additional exit doors at least five feet (5') in width be provided at the points marked "A" on the plan of auditorium.
 2d: That cross-aisles at least five feet (5') in width in the clear be provided at points marked "B."
 The appeal is granted with the understanding that there be no balcony, and that the grades of auditorium floor and courts at the points of exit to the court are the same.

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.
- *Filsy.....Approved Filtering and Distilling Systems.
- *OS.....Oil Separator.
- RO.....Reduce Quantities.
- *St Sys.....Storage System.

*NOTE—The symbols A—FE—FP—Spr—St—Stp—Tel—WSS—Filsy—OS—St Sys—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 July 2.

Named Streets.

Allen st, 74—Max Zukerhandel.....FP-FA
 Broad st, 117—Dow Realty Co., 100 William
 FP-St-Ex-Rub
 Barclay st, 39-41—F. A. Ringler Co.....Rec
 Bond st, 25—Nicholas Yaker.....FA

Bond st, 27—Morris Birken.....RQ-FP-FA
 Bond st, 27—Walder & Krug.....FA
 Bond st, 54—Branco & Pousa.....FA
 Broad st, 117—Consolidated Gas Co., 130 E
 15GE
 Canal st, 206-208—Sheffield Standard Plate
 Co.FA
 Canal st, 220—Naylor & Newton.....FD-EL
 Canal st, 243—Fred. J. Kloes.....EL-FD
 Canal st, 243—Peter Lorillard Est., 17 W 38
 EL
 Canal st, 243—Max Levenson & Son.....EL-FD
 Cedar st, 4-6—Olga Somers.....NoS-FA-Rec
 Center st, 209-213—J. Archibald Murray, 49
 WallFP
 Chambers st, 91-93—Fred A. Schermerhorn,
 et al, care Strong & Cadwalder, 40 Wall.....FA
 Chambers st, 95—Imperial Auto Sup. Co.
 NoS-FA-Rub
 Chambers st, 144—Henry O. Heuer, 2306 8
 avWSS
 Charlton st, 9—Henry Birdsall.....NoS-FA
 Delancey st, 26—Morris Solomon & Sam Cohn
 DC
 Division st, 224-226—N. Y. Mutual Gas Light
 Co., 36 Union sq.....GE
 Doyer st, 14—Hop Hing.....DC-FP
 Duane st, 116—The S. T. Smith Co.....NoS-Rec
 Eilzabeth st, 49-51—The Universal Metal Spin-
 ning Co.....FA-Rec
 Essex st, 139—Max Kaplan.....NoS-FA-Rec-Rub
 Ferry st, 30—John H. Smith.....NoS-FA-Rec
 Ferry st, 30-38—Untermeyer Robbins Co.....FA
 Franklin st, 186-188—Bendit, Drey & Co. FA-Rec
 Front st, 145-147—Powers Weightman Rosen-
 gartenFA-CP
 Fulton st, 228—C S Littell & Co.....EL
 Grand st, 161—Marx Firestone.....FA
 Grand st, 176-180—International Gas & Elec-
 tric Fixture Co.....FA
 Grand st, 437—Louis Bender.....NoS-FA-Rub
 Greene st, 57-63—Leo Schlesinger, 66 Wooster
 DC
 Greenwich st, 102-104—Craig Press.....FA
 Hester st, 91-93—Morris Goldstein.....DC
 Houston st, 301 E—Annie Meyer
 NoS-FA-Rec-DC-RQ
 Houston st, 419 E—Israel Gottlieb, 122 W 137
 DC
 Hudson st, 356—John Sullivan & Son.....FP
 Hudson st, 670-676—Newton Building Co. Spr(R)
 Jefferson st, 80—Harris Kaufman.....FD
 Jefferson st, 80—Horowitz & Kaufman.....FD
 Jefferson st, 80—Benjamin Rabstein.....FD
 Jefferson st, 80—Saff Brothers.....FD
 John st, 96—J. A. Heale & Co.....FA-Rec
 Lafayette st, 325-331—Williams Eng. Co.....FA
 Lafayette st, 419-421—Photochrome Eng. Co.
 NoS-FA
 Lewis st, 115—William Bender.....O
 Lincoln Pl, 10—Sanders Gutman, et al, 452
 BwayDC
 Ludlow st, 181—Jacob L. Karp, 266 Godwin
 st, Paterson, N. J.....FA
 Maiden Lane, 45—Henry B. Auchincloss, care
 John, 27 Pine.....Rub-FP-WSS
 Mulberry st, 164—N. Y. Chair Co.....NoS

Murray st, 9-15—Chemical Eng. Co.....FA-Rec
 Murray st, 81—New West End Mfg. Co.....FA
 Park pl, 71-77—Herman Schedler.....Rec
 Park pl, 87-89—H Kohnstamm & Co.....CF-El
 Pearl st, 370—Mrs Fannie C Sackett, 97 Cen-
 tral Pk, W.....FA-WSS-Stp(R)
 Rivington st, 72—Bernard Carneol.....Rec-Rub
 Rivington st, 181—Morris Kaplan.....NoS-FA-RQ
 South st, 278—Est Mary Bell, 7 W 73.....O-Ex
 Stanton st, 188 (front)—Pauline Ehrlich, 123
 E 54WSS-DC-Rub
 Stanton st, 188 (rear)—Bernard Kleinman
 DC-WSS
 Thames st, 22—G S Hammond & Co. FA-NoS-FD
 Vandewater st, 24-26—The Phonix Printing
 CoFA-NoS
 Vandewater st, 24-26—McDermott Printing
 CoRec-FA
 Vandewater st, 24-26—Frank E. Lonas, 350
 W 88.....Rub
 Vesey st, 46—Theo Metzler.....Rec
 Warren st, 48—D P Harris Hardware Co.....O
 Warren st, 53—M J Breitenbach Co.....Rec-FA
 Warren st, 55—The Motor Car Equipt Co
 FA-Rec
 Warren st, 56—City Supply Co.....Rec
 Water st, 153—John Carle & Sons.....CF
 West st, 357—H Orelthy.....FA
 West Broadway, 249—A Berry.....NoS-FA
 West Broadway, 416—George H Miller
 FA-Rec-NoS
 West Broadway, 493—Grover A Whalon.....Ex
 White st, 124—Lithotex Corp.....FA-NoS
 William st, 130—The City Real Estate Co,
 176 BwayRub
 Wooster st, 3—Samuel Cohen, Ocean av, Far
 RockawayEx
 Wooster st, 3—W R Addicks, care Consoli-
 dated Gas Co, 130 E 15.....GE
 Wooster st, 42-44—The Denivelte Co, Inc
 NoS-FA
 Wooster st, 43-45—Duparquet Huot & Mon-
 eosFA

Numbered Streets.

1 st, 103—Samuel Flix, 35 Great Jones
 GE-FA-Ex
 6 st, 214 E—David O'Brien, 26 Beaver.....FA
 9 st, 39 E—Levine Bros, Inc.....Rec
 10 st, 51 E—J Blackburn Miller.....A-FD
 11 st, 718-720 E—Kaufman Milty Co.....FD
 11 st, 718-720 E—Paul Zaguris.....FD
 11 st, 718-720 E—Isaac Dubin.....FD
 11 st, 718-720 E—Weiss Bros.....FD
 11 st, 718-720 E—American Antique Brass Co
 FD
 11 st, 718-720 E—Sigmund Brennis.....FD
 11 st, 718-720 E—Berdan & Thierman.....FD
 11 st, 238 W—Lucie H Faure, care John P
 Ossining, N Y.....DC
 12 st, 19 E—Clarie & Bambi.....DC-CF
 12 st, 36-38 E—Friedlander Bros.....FD
 15 st, 30-32 W—David Stone.....NoS
 15 st, 311 W—Schlenoff & Elson.....FA-Rec-NoS
 16 st, 137 W—Est Mary Louise S Miller et
 al, Chas A Fox exr, 247 8 av.....FA
 17 st, 22-24 W—Samuel Sederts.....DC

BUILDING MANAGEMENT

ELIMINATING SMOKE AND VAPOR PROBLEMS

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

IN recent years the development in apartment house construction has been so rapid that it is now possible to procure a home equivalent if not in many instances superior to the finest detached dwellings. In the detached residence the responsibility of service, upkeep, and probable inability to realize on the investment, should occasion require, were to the successful man serious disadvantages, a careful consideration of which usually forced him to choose the hotel. Hotel life, while it affords relief from responsibility, offers very limited possibilities for home life. This lack overbalances for many the relief from responsibility, and has created a demand for that type of apartment building which would provide a happy medium between the two extremes.

Anticipating Demands.

Present life in populous centers necessitates an arrangement for men of affairs by which they may provide ideal dwellings and at the same time be able to change those dwellings at will. Those who have the ability to keep not only abreast of the times, but in advance, realized the necessity and have created a type of building which is not a detached residence and not an apartment, yet combines all the desirable features of each, and having none of the drawbacks of either.

In the development of a building of this character, in the majority of cases, the owner, realizing that he is providing a home for those who believe that "anything that is worth doing at all is worth doing well," has given his architect and engineer free rein, with the result that the residences of this type now provided are entirely satisfactory.

Pace Rapid.

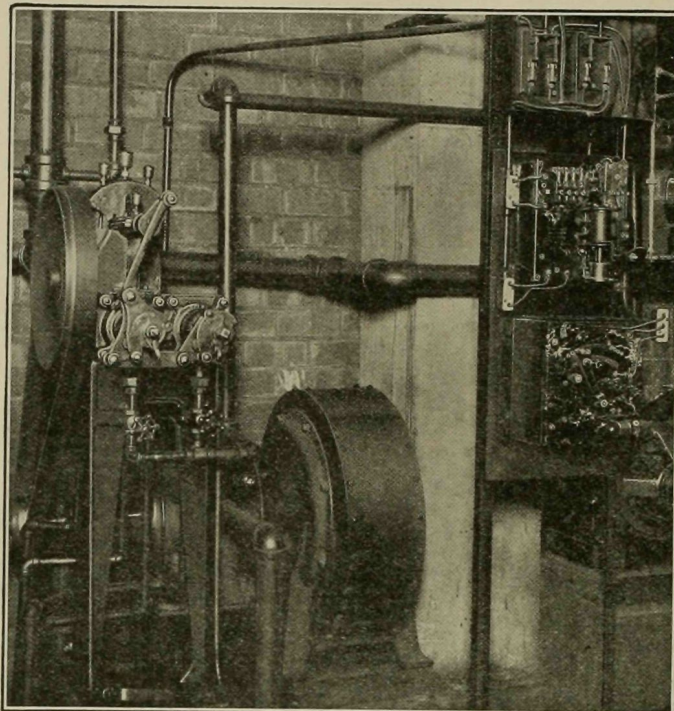
The pace has been so rapid and the strides made so great that the builder's and decorator's art have reached a stage far in advance of mechanical equipment available for this type of building.

One of the features of the modern building is the elimination of smoke from the stack. The property damage to the building, not to mention the damage to the beautiful furniture, hangings, etc., compelled attention to this feature.

To eliminate smoke two courses were open: First, to burn anthracite coal. The increased cost of operation with this fuel was considered so great that its use was out of the question in this territory, located as it is at a considerable distance from the hard coal fields. The second course involved the selection of a type of mechanical stoking equipment which would make it possible to burn bituminous coal.

Severe Requirements.

The severe service requirements for installations of this type have been a big barrier to the successful application of mechanical stokers. To meet these demands a stoker has been developed which can be applied to any building having either return tubular or water tube boilers in which the coal consumption is sufficient to make the saving between the cost of anthracite and bituminous coal an object. It is available regardless of the system of heating, either steam, hot water or vapor.



EQUIPMENT FOR OPERATING STOKER.

The vapor system operates on practically no pressure, it being read in ounces not to exceed 6 or 8. It will be readily seen that difficulties in the way of applying a successful mechanical stoker are many.

While exteriorly the installation is not unlike any other of this type, pressure must be provided to operate the stoker pistons by means of which the rams feed the coal to the furnaces.

An installation of this type is cared for by the superintendent of the building, and by reason of the capacity of the hoppers, instead of it being necessary for him to remain constantly on duty in the boiler room he is available for other additional services, making him more valuable not only to his employer, but to the tenants as well.

System of Risers.

A 12-inch riser is carried to the attic space, where it is distributed and feeds the several risers on the down-circulation system. Separate return risers are run, carrying the water of condensation and air into the return main on the first floor, which discharges into the receiver on the boilers, from which the water of condensation runs by gravity into the boilers, while the air is vented into the main breeching. A draft-gauge test shows approximately six-tenths of an inch of draft in the breeching and this suction is utilized through the return pipes to induce the circulation of vapor throughout the system at this extraordinarily low pressure, many observations having been made where the radiators were entirely heated with one ounce of pressure on the boilers.

Fractional Control Value.

In a modern thirteen story building, having about ten apartments, containing about twenty-four rooms, including six baths, approximately 20,000 square feet of radiating surface, in 475 units, is distributed throughout the building. Each radiation unit is equipped with a fractional control valve, which permits each radiator to be turned on either one-quarter, one-half, three-quarters or entirely on or off, as the temperature of the room may require. The return connection is made through a water seal return fitting,

which permits air and water of condensation to pass into the returns but retains all vapor in the radiator until same is condensed.

No air valves, or check valves, or valves of the expansion or thermostatic type are used in connection with the system, this being one of the most attractive features of this method of heating, in that there are no mechanical devices or any mechanical apparatus of any kind entering into the construction of this system, thereby obviating the expense and necessity for repairs and adjustments so common to the ordinary low-pressure or vacuum methods of heating, and eliminating all complaints based on noise, failure to operate when desired, etc.

A five-inch connection is taken from the boiler header to a hot water heater in the basement, which has a capacity to heat 4,000 gallons of water per hour for domestic use.

This is, of course, only a general outline of a scheme which is variable according to local building conditions as well as to changes in the details of planning. So many items have to be carefully considered in correctly estimating radiation and the number of units required. It shows conclusively, however, that the architects and engineers of the present day apartment houses are going far afield in their search for conveniences for the tenants of high class multi-family buildings, and also for devices which will increase the economy of their operation.

City Tax Districts.

For the assessment of real estate the Board of Tax Commissioners divides the city into districts of appropriate size and assigns a Deputy Tax Commissioner to each district; each Deputy so assigned is assisted by a clerk. The districts vary in size and number of separate parcels of real estate to be assessed in accordance with the difficulty of the work and the number of parcels. Where values are very high, as in Manhattan, districts are smaller in area and have a smaller number of parcels than where the values are lower. Where the area is very great, again the number of parcels must be reduced. At present the city is divided as follows, according to a departmental report:

Borough.	No. of Dist's.	Average No. of Parcels.	Average Val. per Parcel.	Average Area Each Dist., S.M.
Manhattan...	16	5,881	\$50,228	1.38
The Bronx...	12	5,496	8,850	3.42
Brooklyn....	23	9,271	7,336	3.39
Queens.....	18	7,451	3,310	6.52
Richmond...	6	5,671	2,247	9.53
Total....	75	7,221	\$13,683	4.20

The Deputy Tax Commissioners are engaged throughout the year in studying the districts to which they are assigned and preserving memoranda of all evidences of value they can obtain. The assessment period fixed by law is from the first of April to the first of October. On the first of April each Deputy Tax Commissioner assigned to a district commences his field work and makes his first entry in his field book on that day.

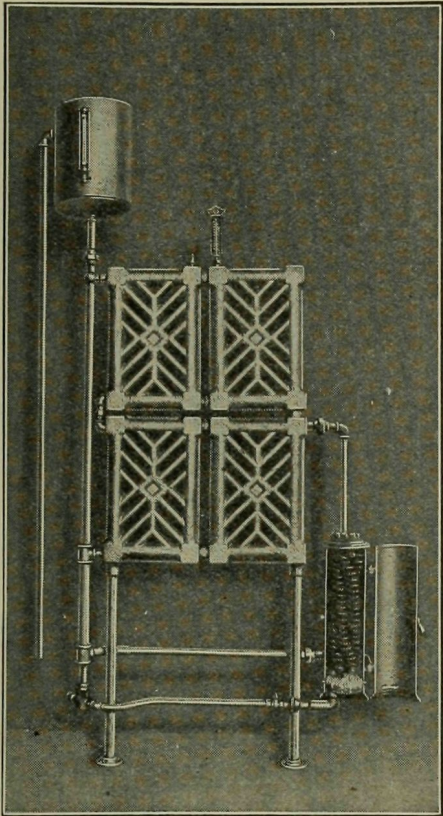
The field book is the Deputy's notebook and is arranged so that he may have before him the assessments for previous years and the land values for two years.

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.

Hot Water Room Heater.

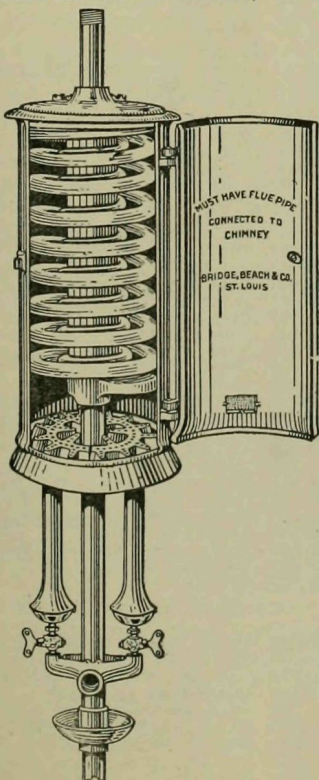
THERE is here shown a device for supplementarily heating houses by hot water generated by an auxiliary heater. One such unit is shown in the cut. A single heater will heat a good sized garage or bungalow, using radi-



ators of any type, or a number of pipes run around the room, and they can be placed in series of two, three or four heaters according to the space to be heated, and can be controlled by a thermostat. The heater is made to work with steam or hot water systems as desired.

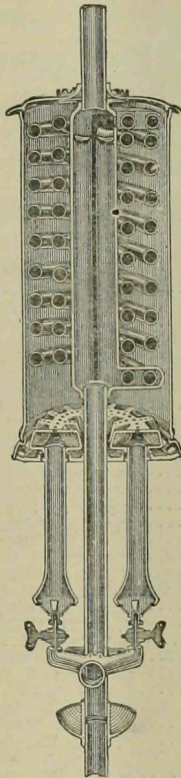
Copper Coils and Brass Centers.

WHAT is said to be the only water heater having double copper coil and brass centre circulator, is shown



herewith. The circulator is a hollow brass casting with four concave sides

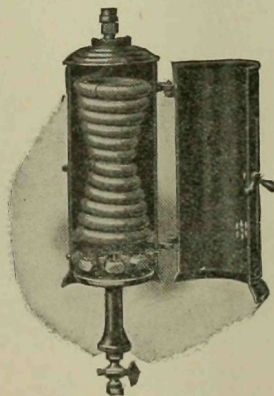
that act as baffle plates and throw additional heat to the coils. It is a direct water passage and is practically a water heater in itself. Small projecting ribs



in upper part of the chamber tend to increase quick circulation in the coils, which are brazed into the circulator at the top and bottom. The burner consists of two sections, each a burner in itself and having a separate valve. Each burner section fits the top of a separate air mixer and can be easily removed. The advantage of having the burner in two sections is evident in regulating the temperature. The cuts show the opened heater in perspective, and a sectional view of the circulator, double coil and divided burner.

An Auxiliary Kitchen Heater.

THIS heater, having cast iron jacket, is an improvement over the standard type with steel jacket, having far greater durability. A hinged door—half



of jacket—permits easy cleaning. A drip pan catches condensation and is a receptacle for match sticks. This heater has a cast iron top of black japan finish. It is equipped with a copper coil with brass couplings and cast iron deflectors. It is especially constructed with a high power star burner and has a heavy brass tee-handle cock.

Electrical Heating.

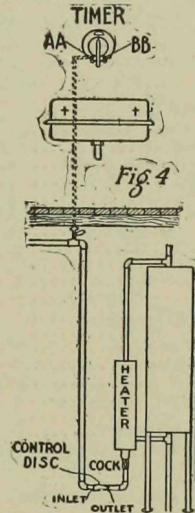
HHEATING by electricity, according to some authorities, has been proved entirely feasible. The only factor opposed to its universal use is the high rate charged by public service companies for current. It will be noted that even in Seattle the cost of current for heating is from 25 to 40 per cent, higher than for coal for the same heating area, but the comfort and convenience of not being required to go near the basement or to touch a shovel full of coal or ashes removes most of the objection when cost is not a consideration.

A Gas Heater Timer.

THERE is a pronounced increase in the use of circulating heaters with a range boiler in the cellar connected to a furnace coil. This makes it necessary for the housewife to make two trips to the cellar; first to light the heater and then to turn it off.

A satisfactory form of distant lighting has been sought, and success has been attained in the device shown herewith. With this attachment the water heater may be located in the cellar, or any other part of the house, and set to heat the boiler at any specified time.

The timer consists of a clockwork

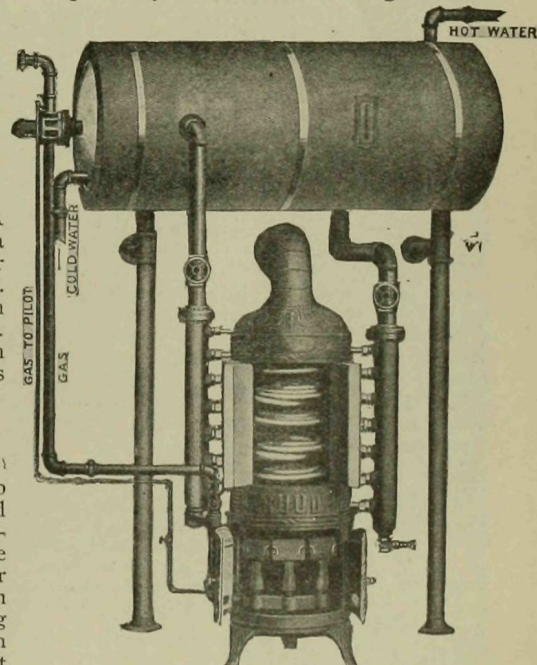


device on the face of which is a graduated dial. The act of turning the indicator to as many minutes as the heater is intended to burn automatically lights the heater and at the end of the minutes previously indicated the burner automatically goes out. By this means all possibility of overheating is eliminated and waste of gas through forgetfulness is prevented since the heater can only burn as long as determined upon in advance. It eliminates the possibility of accidentally turning on the gas without lighting it, as the gas can only be turned on by moving the indicator on the timer and the pilot light in the heater does the rest. The pilot consumes only about three cents' worth of gas a week.

Apartment Water Heater.

ONE of the most practical hot water heaters for large supplies is that shown in the accompanying illustration. This heater is equipped with a self lighting device that operates as soon as the cold water is drawn through the pipe. This operates a thermostat which releases the gas which, in turn, is ignited by a pilot.

The equipment in this heater is exceptionally fine, the coils being of extra



heavy copper tubing arranged on a three-coil basis so that the combustion gases have an opportunity of not only heating the water, but accelerating it by a system of superheating.

CURRENT BUILDING OPERATIONS

Structures to be Erected, During the Second Half of 1915, Will Represent a Total Investment of About \$54,900,000

This list refers mainly to buildings in prospect. For a list of operations recently begun, see issue of January 2, 1915, page 8

MANHATTAN AND BRONX.

Table with columns: Location, Class, Owners, Architects, Height, Est. Cost, Contractors. Lists various building projects in Manhattan and Bronx.

BROOKLYN, QUEENS AND RICHMOND.

Table with columns: Location, Class, Owners, Architects, Height, Est. Cost, Contractors. Lists various building projects in Brooklyn, Queens, and Richmond.

Classon av, nr Mad st, Bklyn.. Church.....	R. C. Ch. Nativity.....	R. F. Almirall.....	1	150,000..P. J. Carlin Constn. Co., G. C.
Anabel st, L I C.....	Factory.....	Courtney Dev. Co.....	2	150,000..Turner Constn Co., G. C.
Duryea st, L I C.....	Storage.....	Standard Oil Co. of N. Y. Private Plans.....	3	125,000..Turner Constn. Co., G. C.
Dean st & 3d av Brooklyn.....	Factory.....	R. F. Stevens Co.....	4	120,000..Mitchell-Farrell-Adrian, Inc., G. C.
Bridge & Plymouth sts, Bklyn. Storage.....	Kirkman & Son.....	G. A. Moore.....	7	100,000..Not let.
Jay st, nwc Front, Brooklyn.....	Factory.....	Grand Union Tea Co.....	10	100,000..Jno. Thatcher & Son., G. C.
West New Brighton, S I.....	School.....	Ch. Sacred Heart.....	2	100,000..Not let.
5th av, 43d to 44th sts, Bklyn.....	Theatre.....	190th St. Holding Co.....	2	100,000..Longacre Constn Co., G. C.
Kingston av, Brooklyn.....	Pavilion.....	City of New York.....	2 1/2	100,000..F. G. Fearon, G. C.
Av A & Rockaway pkwy, Bklyn. Hospital.....	Brownsville & E.N.Y. Hos. E. M. Adelson.....		4	100,000..Owner Builds.
Kent av, 9th and 10th, Bklyn.....	Brewery.....	F. & M. Schaefer Bwg. Co. Mortensen & Co.....	5 & 7	100,000..Jno. Peirce Co., G. C.
Fulton st & Hanover pl, Bklyn. Loft.....	Jason S. Bailey.....	Parfitt Bros.....	4	100,000..Wm. H. Bailey, G. C.
Richmond ter, New Brighton.. School.....	Rev. Chas. A. Cassidy.....	Walter Schumm.....	4	100,000..John Fallon, G. C.

Total of estimated costs specified for 127 buildings enumerated above..... \$54,877,000

SUBWAY PROGRESS.

Seven Out of Nine Sections of the Lexington Avenue Line More Than 90 Per Cent Completed.

The monthly engineering report from the Public Service Commission on Dual System contracts discloses some interesting news relating to the progress of construction. Seven out of nine contract sections of Route No. 5 (the Lexington avenue subway in Manhattan) extending from 43d to 157th street, are more than 90 per cent. completed. Four sections are practically completed, so far as the original contracts are concerned.

The two backward sections are Nos. 1 and 7. The first is the connection between the existing subway and the Lexington avenue and Queens (Steinway) lines, which is only 16 per cent. completed, and the second is the section 43d and 53d streets. The contractors for both of these are the Rapid Transit Subway Contracting Co.

The two sections of the Jerome avenue extension are 75 and 55 per cent. completed respectively, and the two sections of the Southern Boulevard and Westchester avenue extension, 60 and 48 per cent. respectively.

Routes Nos. 4 and 38 (the Seventh avenue line), containing eight contract sections, extending from South Ferry to 45th street, are from 20 to 68 per cent. finished. The three sections of the William and Clark street subway line, extending from West Broadway, Manhattan, to Clark street, Brooklyn, are 8, 23 and 9 per cent. completed. The Second avenue line in Queens is 100 per cent. finished and the line to Corona 90 per cent.

Routes 4, 5, 33 and 36 (the Broadway line to Flatbush avenue extension in Brooklyn, including East river tunneling) are in various stages of completion. Two of the thirteen sections are practically completed, while the tunnels are less than ten per cent. done.

Over three thousand men are engaged in third-tracking the Manhattan and Bronx lines.

Subway Entrances.

It was announced by the Public Service Commission during the week that the commission has obtained the rights for station entrances, stairway consents and beam right agreements in 132 cases in connection with the construction of the Dual System subways, and that negotiations are pending for 60 additional locations. These rights were obtained without the payment of any money consideration, either voluntarily by the property owners or for certain privileges granted them in the way of show windows, etc., between station or stair platforms and their premises. The rights include approaches to subway stations through buildings, right-of-way for stairways leading to stations and beam rights, by which private walls may be used for stairway supports. Wherever the commission can obtain a subway entrance through private property the placing of kiosks on the sidewalks is obviated, and efforts are continually being made to obtain such rights.

Favors Tunnel to Queens.

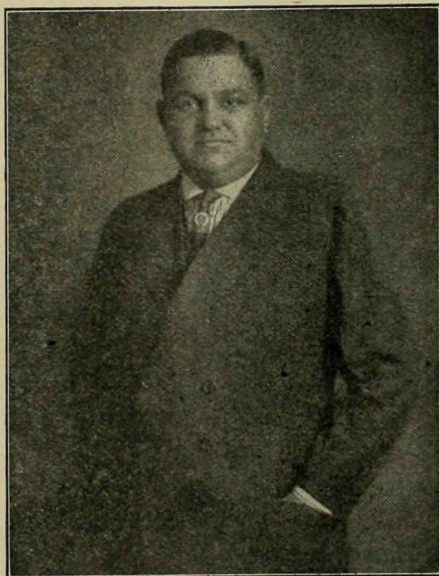
The Board of Estimate held a special meeting yesterday morning to consider and decide the question of the best method of taking the Brooklyn Rapid Transit subway trains of the Broadway-59th street line from 59th and 60th streets, Manhattan, across the East River to the Bridge Plaza, Long Island City.

The Chamber of Commerce of Queens has been actively engaged in having this problem solved, and has done all in its power to interest those likely to be affected by the new transit line. The chamber contends that no change should be made in the plan heretofore announced of building tunnels under the East River.

In a circular letter sent out C. G. M. Thomas, president of the chamber, said that the construction of tunnels could be accomplished at less total cost to the city, and according to the offer made by the Degnon Contracting Company in December, 1914, the operation of these trains into Queens could be had at as early a date as by reconstructing the Queensboro Bridge. At the same time the present roadway of fifty-three feet will be left intact for the increasing vehicular traffic due to the large industrial and residential development of Queens.

New Honor for Mr. Crawford.

Wm. Crawford has succeeded George A. Just as chairman of the Board of Examiners in the Building Department, which has been called the Supreme Court of the Building Trades. Mr. Crawford is a mason builder and general contractor. He has been president of the Building Trades Employers' Association for a number of years and has represented it on the Board of Examiners.



WILLIAM CRAWFORD.

The members of the board continue as heretofore, namely: George A. Just, Lewis Harding, D. Everett Waid, Charles Buek, John Kenlon, Cecil F. Shallcross, as well as Mr. Crawford. Mr. Waid represents the architectural profession, Mr. Shallcross the fire underwriters, Mr. Kenlon is chief of the Fire Department, and Messrs. Just, Harding, Buek and Crawford are builders. Edward V. Barton is clerk of the board.

New Mt. Vernon Postoffice.

Joseph Di Benedetto, 423 East 115th street, Manhattan, has been awarded a general contract to construct the new postoffice building for the U. S. Government to be located on the east side of South 1st avenue south of First street. The new building has been planned by the Acting Supervising Architect of the U. S. Treasury Department, James A. Wetmore. It will be fireproof, one story in height, built of brick and limestone, 82x87 feet. The cost is given as \$100,000.

NO ARCHITECTS SELECTED.

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

NEWARK, N. J.—Mrs. John Schrieber, 990 Frelinghuysen av, Newark, has purchased the plot 50x100 at 989 and 991 Frelinghuysen av, on which a 4-sty and basement brick and stone apartment house will be erected. No architect has been selected.

BROCKPORT, N. Y.—The Church of Nativity, care Rev. Father James Keenan, Utica st, Brockport, is contemplating the erection of a stone church at Main and Monroe sts. No architect selected.

MEDINA, N. Y.—St. Mary's R. C. Church, Rev. Father Thomas Gleason, Eagle st, Medina, contemplates the erection of a Medina sand stone school and auditorium, adjacent to the church. No details have been decided upon and project will not go ahead for some time. No architect selected.

MT. VERNON, N. Y.—An appropriation of \$45,000 has been granted for an eight room addition to school No. 9, at East 5th st and Bedford av, for the Board of Education of Mt. Vernon, Ed. Bienvenu, clerk; George Howard, president, 60 South 3rd av, Mt. Vernon, and E. W. Robischon, chairman building committee. No architect selected.

PORT BYRON, N. Y.—H. R. Warren, lumber dealer, this place, contemplates the erection of a hollow tile and brick veneer residence. No architect retained.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—The American Real Estate Co., Construction Dept., Park Hill av, Yonkers, has completed plans for the 5-sty apartment house, on Franklin av for Miss Edna B. Lewis, 117 Radford st, Yonkers. The architect will build and is taking bids on subs and materials.

PASSAIC, N. J.—E. E. Twist, architect, 229 Main av, Passaic, is preparing plans and will take bids on separate contracts about July 15, for the four stores and three brick apartments to be erected at Monroe and Vreeland sts, for Nathan Lenz, 198 Monroe st, Passaic. The cost is estimated at about \$10,000.

DWELLINGS.

MT. VERNON, N. Y.—A. G. C. Fletcher, 103 Park av, Manhattan, has completed plans and is taking estimates on general contract from a selected list of bidders, for the erection of a 2 1/2-sty frame residence, 30x30 ft, on Oakland av, for H. S. Dixon, care Architect.

WOODBURY, L. I.—Rogers & Blydenburgh, Babylon, N. Y., are estimating the general contract for a residence to be erected at this place, for F. S. Van Stade, from plans by Cross & Cross, architects, 527 5th av, Manhattan, and desire estimates on all subs.

HOSPITALS AND ASYLUMS.

BAYONNE, N. J.—Bids will be received until 10 a. m. July 14 for the brick and stone parental home to be erected on the east side of Hudson Boulevard, from West 54th to West 57th sts, for the Hudson County Parental Home, Fred Rider, county collector, Court House; Richard Stevens, chairman. John T. Rowland, Jr., 93 Slip av, Jersey City, architect. The cost is estimated at about \$18,000.

MUNICIPAL WORK.

MONMOUTH COUNTY, N. J.—The Board of Chosen Freeholders of the County of Monmouth is taking bids to close July 19 at 11 A. M., for the Strauss Bascule Trunnion bridge over the Matawan Creek, on road from South Amboy to Keyport. George D. Cooper, 60 Broad st, Red Bank, county engineer.

SCHOOLS AND COLLEGES.

PERTH AMBOY, N. J.—Bids close July 19 at 8 P. M., for P. S. 9, by the Board of Education. Goldberger & Greisen, 149 New Brunswick av, architects. J. N. Pierson & Son, 110 Smith st, associate architects. Cost, about \$25,000.

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Manhattan.

APARTMENTS, FLATS & TENEMENTS.

79TH ST.—Schwartz & Gross, 347 5th av, are preparing preliminary plans for the 13-sty apartment house at 156-160 East 79th st, which is to be erected by Julius Tishman & Sons, 18 East 41st st. Cost, about \$350,000.

174TH ST.—Charles B. Meyers, architect, 1 Union sq, is preparing plans for the 5-sty and basement semi-fireproof brick, limestone and terra cotta apartment and stores, 75x106 ft, to be erected in the north side of 174th st from Anthony to Carter avs, at an estimated cost of \$75,000. The owner, care Avenue St. John & Fox Street Corporation, Elias Lapin, president, 661 Tinton av, will build.

RIVERSIDE DR.—Young & Wagner, Inc., 347 5th av, have completed plans for a 6-sty apartment at the southeast corner of Riverside drive and 160th st, for the Hudson View Construction Co., 189 Broadway. Cost, about \$500,000.

DYCKMAN ST.—Plans have been prepared by Gronenberg & Leuchtag, 303 5th av, for two 5-sty apartments in the west side of Dyckman st, 50 ft south of Sherman av, and at the southwest corner of Dyckman st and Sherman av, for J. E. C. Building Co., Inc., 30 East 42d st. Cost, about \$105,000.

171ST ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 5-sty apartments in the south side of 171st st, 339 ft east of Ft. Washington av, and in the south side of 171st st, 268 ft. east of Ft. Washington av, for the One Seventy One Building Co., 30 East 42d st. Cost, about \$120,000.

135TH ST.—Otto Spannhake, 233 East 78th st, has completed plans for alterations to the 5-sty apartment, 237 West 135th st, for Michael and Attilio Pisapio, 1927 Broadway. Cost, about \$3,000.

FACTORIES AND WAREHOUSES.

129TH ST.—Hopkins & McEntee, 37 East 28th st, have completed revised plans for a 1-sty brick and concrete brick manufacturing plant, 81x137 ft, at 201-5 East 129th st and East River, for the New York Composite Brick Corp., Chas. Haines, 201 East 129th st, manager. Cost, about \$30,000. Bids will be received about July 14.

STABLES AND GARAGES.

135TH ST.—Mason R. Strong, architect and engineer, 7 Wall st, is preparing plans for the 2-sty reinforced concrete garage, 99x150 ft, in the south side of 135th st, between Amsterdam av and Broadway for the 135th Street Garage Corporation, Mahlon C. Martin, Jr., president, 11 Broadway, care General Motors Export Co., at a cost of \$35,000. The owner will build and will soon take bids on materials.

MISCELLANEOUS.

161ST ST.—J. C. Bailey, care of owner, has completed plans for a 1-sty brick boiler house, 55x39 ft, in the south side of 161st st, opposite Sherman av, for the N. Y. C. & H. R. R. Co., 70 East 45th st. Cost, about \$10,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

WEEKS AV.—C. B. Meyers, architect, 1 Union sq, is preparing plans for the 5-sty brick, limestone and terra cotta apartment house, 84x95 ft, to be erected at the southwest corner of Weeks av and 173d st, for the Adivine Construction Corporation, Adelstein & Avrutine, of 71 Nassau st, at an estimated cost of about \$70,000. The owner will build.

PROSPECT AV.—Matthew W. Del Gaudio, architect, 1910 Webster av, has prepared plans for two 5-sty apartment houses, with stores, 70x95 ft, to be erected at the southwest corner of Prospect av and 187th st for A. Caretta, 663 Crescent av, at a cost of \$80,000.

FACTORIES AND WAREHOUSES.

140TH ST.—The Architects & Builders Co., Inc., 38 Marble Hill av, has completed plans for a 6-sty storage, 50x89 ft, in the south side of 140th st, 28 ft east of Morris av, for Ellen N. Duncan Smith, 268 East 140th st. Cost, about \$30,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

HEMPSTEAD AV.—Shampan & Shampan, 772 Broadway, have prepared plans for five apartments at the southwest corner of Hempstead av and Jamaica Plain rd, for the Esor Realty Corporation.

LEE AV.—Sass & Springsteen, 32 Union sq, Manhattan, are preparing plans for a 6-sty apartment, 44x100 ft, at 111-113 Lee av, for the P. & S. Realty Co., D. Pollack, 30 Hart st, owner and builder. Cost, about \$40,000.

NOSTRAND AV.—Shampan & Shampan, 772 Broadway, have been commissioned to prepare plans for a 3-sty apartment on the west side of Nostrand av, 27 ft south of President st, for the G. & M. Improvement Co., care of B. M. Maltz, 26 Court st. Cost, about \$125,000.

AVENUE C.—W. T. McCarthy, architect, 16 Court st, is preparing plans for the 4-sty brick apartment, 50x88 ft, on the north side of Avenue C, 50 ft east of East 4th st, for the De Haven Realty Co., Morris Schnitzman, president, 584 Essex st, Brooklyn, at a cost of \$35,000. The owner will build.

EAST 14TH ST.—W. T. McCarthy, architect, 16 Court st, is preparing plans for the 4-sty brick non-fireproof tenement, 41 x88 ft, to be erected on east side of East 14th st, 279 ft north of Foster av, for the Parkvale Realty Co., Flynn & Katz, proprietors, care architect, at a cost of \$35,000. The owner will build.

EAST 14TH ST.—W. T. McCarthy, architect, 16 Court st, is preparing plans for three 4-sty non-fireproof brick apartments, 50x88 ft, to be erected in the east side of East 14th st, 129 ft north of Foster av, for the Parkvale Realty Co., Flynn & Katz, care architect, at a cost of \$100,000. The owner will build.

PRESIDENT ST.—Louis Berger & Co., architects, 1652 Myrtle av, Ridgewood, L. I., have completed plans for the 4-sty brick tenement, 20 families, 50x101 ft, in the south side of President st, 150 ft west of Nostrand av, for Max Schoenberg, 316 Throop av, at a cost of \$45,000. The owner will build.

DWELLINGS.

HINSDALE AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 2½-sty residence and garage, 25x55 ft, on the west side of Hinsdale av, north of Livonia av, for Dr. A. Harris, 1484 Eastern Parkway, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, marble and tile. Cost, about \$7,000.

54TH ST.—B. F. Hudson, 319 9th st, is preparing plans for fifteen 2-sty residences, 20x38 ft, in the south side of 54th st, 100 ft east of 11th av, for the Innovation Development Co., J. C. McIntyre, president, 1127 Av G, owner and builder. Cost, about \$60,000.

AV O.—B. F. Hudson, 319 9th st, is preparing plans for three 2-sty brick residences, 22x55 ft, on the south side of Av O, 100 ft west of Coney Island av, for Mrs. Elizabeth Buys, 509 West st, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, tile baths, dumbwaiters. Cost, about \$18,000.

64TH ST.—Matthew W. Del Gaudio, architect, 1910 Webster av, Manhattan, has prepared plans for a 3-sty brick dwelling, store and bakery, to be erected in the north side of 64th st, 160 ft west of 14th av, for Luigi Minetti, 1418 64th st, Brooklyn. The owner will take bids on general contract. The cost is estimated at \$7,000.

FORBELL AV.—Henry Rockmore, architect, 1216 Liberty av, has completed plans for the eighteen 2-sty brick residences, 18x31 ft, on the west side of Forbell av, 20 ft north of Pitkin av, for the Rockmore Realty Co., 1215 Liberty av, at a total cost of \$36,000.

WEST 2D ST.—James A. Boyle, architect, 367 Fulton st, is preparing plans for the 2½-sty frame and stucco residence, 17x42 ft, to be erected in the east side of West 2d st, 250 ft north of Avenue Q, for the Highlawn Realty Co., Charles Bennett, president, 36 Willoughby st. William Hendry, 1514 West st, has received the general contract. Shingle roofing, steam heating, electric wiring, tile baths, parquet floor and hardwood trim. The cost is estimated at about \$4,000.

STABLES AND GARAGES.

16TH ST.—Benjamin F. Hudson, 319 9th st, is preparing plans for a 2-sty garage, 25x100 ft, in the north side of 16th st, 175 ft east of 10th av, for George W. Ballway, 1617 8th av. Cost, about \$10,000.

ATLANTIC AV.—C. W. Mullin, architect, 153 Remsen st, is preparing plans for the 1-sty brick garage, 80x100 ft, to be erected on the south side of Atlantic av, near Albany av, for Kenneth Nichols, 686 Prospect Place, at a cost of \$5,000. Slag roofing, electric wiring, oil separator, underground tanks, no heating and no turntable.

THEATRES.

4TH ST.—W. B. Wills, 1181 Myrtle av, has completed plans for a 1-sty brick theatre, 50x92 ft, at the southeast corner of South 4th st and Hooper st, for the Empire Photo Play Co., 1265 Myrtle av, owner, who will award general contract. Cost, about \$10,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.
GLENDALE, L. I.—Maxwell R. Cantor, 373 Fulton st, Brooklyn, has completed

plans for a 3-sty brick tenement, 29x79 ft, at the northeast corner of Cooper av and Wilton av, for the Wilton Building Co., Inc., 64 McKibben st, owner and builder. Cost, about \$10,000.

LONG ISLAND CITY.—L. Berger & Co., 1652 Myrtle av, Ridgewood, are preparing plans for seven 3-sty brick apartments, 28x68 ft, on the west side of 13th av, 231 ft south of Jamaica av, for William Allan, 39 Jamaica av, owner and builder. Cost, about \$60,000.

EVERGREEN, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, are preparing plans for alterations to two apartments at 1192-1194 Cypress av, for Emmet Preeg, 1613 Dill pl, Ridgewood, owner and builder. Cost, about \$4,000.

DWELLINGS.

WHITESTONE, L. I.—Jos. W. Weiss, 16 Court st, Brooklyn, has completed plans for four 2-sty brick residences, 17x53 ft, in the south side of 14th st, 314 ft west of 8th av, for George Van Arden, 5805 20th av, Brooklyn, owner and builder. Cost, about \$16,000.

KEW, L. I.—F. G. Lippert, 132 Nassau st, Manhattan, has completed plans for a 2½-sty frame residence, 41x32 ft, in the east side of Mowbray st, 370 ft north of Austin st, for the Chapelfields Construction Co., Amityville, L. I., owner and builder. Cost, about \$7,000.

RICHMOND HILL, L. I.—H. E. Haugaard, Hillside Bank building, has completed plans for a 2-sty brick store and residence, 14x70 ft, on the south side of Jamaica av, 29 ft east of Walnut st, for Lillian C. Roedd, 1637 Atfield st, Dunton, L. I., owner and builder. Cost, about \$6,000.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2-sty tile residence, 38x25 ft, on the west side of Ascan av, 130 ft north of Greenway South, for the Sage Foundation Homes Co., Forest Hills, owner and builder. Cost, about \$8,000.

ELMHURST, L. I.—Plans have been prepared privately for two 2½-sty frame residences, 22x54 ft, on the west side of Arlington av, 140 ft south of Kensington Terrace, for Moran & Cunningham, 233 8th av, owners and builders. Cost, about \$10,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for two 2½-sty frame residences, 18x34 ft, on the west side of Maure av, 95 ft north of Liberty av, for John Erickson, Liberty and Morris avs. Cost, about \$4,000.

JAMAICA, L. I.—R. Kurz, architect, Fulton st, Jamaica, has completed plans for the two 2½-sty frame residences, 16 x36 ft, in the east side of Dean st, 197 ft north of Lincoln av, for Wagner & Fialkowski, 10 Sylvester av, Jamaica, at a cost of \$4,000.

ELMHURST, L. I.—Joseph A. Boyle, architect, 367 Fulton st, Brooklyn, is preparing plans for a 2½-sty semi-fireproof terra cotta and stucco residence, 24x50 ft, in the east side of 19th st, 360 ft north of Albermarle Terrace, for Ferdinand Glassner, 56 25th st, Elmhurst, at a cost of \$6,000. The owner will build.

Nassau.

DWELLINGS.

ROSLYN, L. I.—Nicholas F. Brady, 54 Wall st, Manhattan, contemplates the erection of a residence here. Architect's name for the present withheld.

BALDWIN HARBOR, L. I.—Arthur C. Jackson, 25 Madison av, Manhattan, has been commissioned to prepare plans for several frame bungalows for a corporation, care of Samuel Eichen, treasurer of Baldwin Harbor Realty Co., 243 West 34th st, Manhattan.

PLANDOME, L. I.—F. G. Lippert, 132 Nassau st, Manhattan, is preparing plans for a 2½-sty frame and stucco residence for Harry J. Washburn, 18 East 34th st, Manhattan. Cost, about \$15,000.

LOCUST VALLEY, L. I.—Jas. Gamble Rogers, 470 4th av, Manhattan, is preparing plans for a 2½-sty brick residence and garage for George F. Ide, care of architect, and expects to take bids on general contract, about July 20.

STABLES AND GARAGES.

MINEOLA, L. I.—I. B. Baylis, architect, 55 Main st, Hempstead, has completed plans and will soon take bids on general contract, for the 1 and 2-sty fireproof brick garage, 50x75 ft, to be erected here at a cost of about \$8,000, for Andrews Bros., Mineola. Steel truss and slate roofing, steam heating, electric wiring and no turn table.

MISCELLANEOUS.

CARLE PLACE, L. I.—Plans are being prepared for the addition to the water works, consisting of laying 5 miles of iron pipe, between Mineola and Westbury,

at a cost of about \$30,000. Walter E. Sexton, Mineola, L. I., engineer. The owner will take bids shortly.

Westchester.

DWELLINGS.

PELHAM MANOR, N. Y.—F. B. Chapman Pelham Manor, has completed plans for a 3-sty residence, 40x100 ft, for Robert J. Leonard, 997 Edgewood av. Cost, about \$30,000. The general contract will be awarded without competition.

YONKERS, N. Y.—H. L. Quick, architect, 18 South Broadway, Yonkers, is preparing preliminary plans for a 2½-sty stone, frame and stucco residence for E. D. Miner, care the architect, to be erected on Berkeley rd, at a cost of \$8,500. Details will be announced later.

YONKERS, N. Y.—Moore & Landsiedel, 148th st and 3d av, Manhattan, are preparing plans for the three brick and limestone stores and residences to be erected at the northwest corner of Franklin and Riverdale avs for Mrs. Bridget Biorwirth, 472 18th av, Astoria, L. I. The owner will take bids on general contract about July 16. The cost is estimated at \$5,000.

HALLS AND CLUBS.

NEW ROCHELLE, N. Y.—J. Edward Birmingham, 45 Warburton av, Yonkers, has been commissioned to prepare plans for a 2 and 1-sty brick lodge building at the corner of Centre av and Relyea pl, for the New Rochelle Council No. 339, Knights of Columbus.

SCHOOLS AND COLLEGES.

SCARSDALE, N. Y.—Guy Lowell, 225 5th av, Manhattan, is preparing plans for a 2-sty high school on the west side of New York Post rd, north of Sherbrooke rd, for the Board of Education, Thos. F. Burgess, president. Cost, about \$64,000. Owners will advertise for bids about July 15.

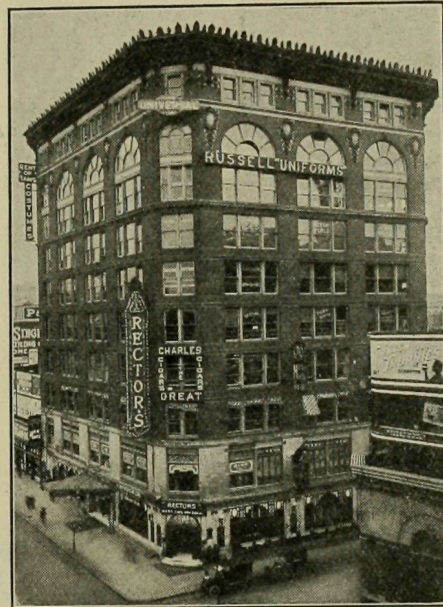
STORES, OFFICES AND LOFTS.

MOUNT VERNON, N. Y.—Clark, MacMullen & Riley, 101 Park av, Manhattan, have completed plans for a 3-sty telephone building at 35-37 South 6th av, for the New York Telephone Co., 15 Dey st, Manhattan. McKenzie, Voorhees & Gmelin, 1133 Broadway, Manhattan, architects. Cost, about \$50,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
PATERSON, N. J.—Jos. DeRose, 119

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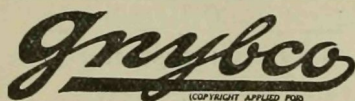


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Contemplated Construction—Continued.

Ellison st, is preparing plans for rebuilding the 3 and 4-sty building, 84x91 ft, at the corner of Ellison and Gross sts, for Francesco Rodia, 239 Franklin st. Alteration consists of converting old town hall, which was destroyed by fire, into stores and apartments.

PASSAIC, N. J.—Jos. DeRose, 119 Ellison st, Paterson, N. J., has completed plans for two 3-sty tenements, 30x50 ft each, at the northeast corner of State st and Park pl, for The Residence Construction Co., 87-89 Henry st. Cost, about \$6,000 each.

JERSEY CITY, N. J.—Carl I. Goldberg, architect, 437 Broadway, Bayonne, N. J., has plans well under way for the 3-sty tenement, to accommodate 12 families, on Beacon av, at a cost of \$12,000. The structure will be built of brick, face brick and limestone front and will be erected on a plot 50x66 ft. The owner will build and take estimates on subs and materials.

DWELLINGS.

PATERSON, N. J.—Herman Fritz, architect, News Bldg., Passaic, N. J., has completed plans for six 2½-sty frame residences to be erected at this place for Seely Van Riper, 525 East 31st st, Paterson, to cost about \$3,500 each.

PLAINFIELD, N. J.—George H. Fisher, Jr., architect, 224 Manson Pl, Plainfield, has completed plans for a 2½-sty frame residence, 25x40 ft, on Sheridan av, for James C. Manning, 1034 West 7th st, Plainfield, at a cost of about \$6,000. The owner will build.

NEWARK, N. J.—Nathan Welitoff, architect, 222 Washington st, Newark, is preparing plans for a 2½-sty frame residence, 26x64 ft, at the corner of Farley and Avon avs, for Louis Doblinsky, 309 Avon av, Newark, at a cost of \$7,500. The owner will build by day's work. Bangor slate roofing, steam heating, electric wiring.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Armour & Co., 52 10th av, Manhattan, contemplate the erection of an addition to the 3-sty factory adjoining the Halstead plant, from private plans. Work will not be started before fall.

HALLS AND CLUBS.

ISLAND HEIGHTS, N. J.—J. H. Frank, architect, Real Estate Trust Bldg., Philadelphia, Pa., has completed plans for the 1-sty frame auditorium, 64x66, to be erected for the Methodist Church of Island Heights, Island Heights, N. J. The owners will take all bids.

MUNICIPAL WORK.

LEONIA, N. J.—The Fire Committee of the Borough of Leonia, Harry Stark, chairman, is taking bids to close July 12, for the construction of a 1-sty frame fire house for the Borough of Leonia.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

BUFFALO, N. Y.—Colson & Hudson, architects, 35 Dun Bldg., Buffalo, are preparing plans for the erection of a 3-sty tapestry brick, terra cotta and Indiana limestone apartment house, 80x100 ft, at the southwest corner of Delaware av and Bryant st for Edward James Smith, president Molin & Hunter Laundry Co., 172 Linwood av and Lambert G. Smith, care Argo Sales Co., Main st, and Charles Mosier, 1266 Seneca st, all of Buffalo at a cost of \$100,000. Mosier & Summers, 1266 Seneca st, Buffalo, are the general contractors. The architect and owners will take bids on subs about July 15. The mason and carpenter work will be done by the general contractor.

BANKS.

WOLCOTT, N. Y.—J. Mills Platt, 524 Cutler Building, Rochester, has been retained to prepare plans for a bank building here for the First National Bank of Wolcott.

DWELLINGS.

GREENWICH, CONN.—C. P. H. Gilbert, 1123 Broadway, Manhattan, has completed plans for a 2½-sty residence, 152x40 ft, for Alexander L. Dommerich, 254 4th av, Manhattan. Bids will be taken during August.

BUFFALO, N. Y.—Lewis & Hill, 335 Brisbane Building, are preparing plans for a 2-sty pressed brick and limestone residence, 36x46 ft, at Morris and Parker avs, for W. F. Stuhmiller, 413 East Delevan av. Cost, about \$18,000.

JAMESTOWN, N. Y.—Freeburg & Fidler, architects, Chadakoin Block, Jamestown, are preparing preliminary plans for a 2-sty non-fireproof brick and stucco residence, 45x50 ft, at the corner of Lakeview and Euclid avs, for James L. Weeks, care the architect, at a cost of about \$15,000. Details are undecided.

HALLS AND CLUBS.

AKRON, N. Y.—Lodge No. 527, F. & A. M., C. E. Shields, Master, J. W. Wickwire, chairman building committee, contemplates the erection of a 2 or 3-sty masonic hall here, to cost about \$8,000. A site is being selected.

SCHOOLS & COLLEGES.

MALONE, N. Y.—The Northern New York Institution for Deaf Mutes, Edward C. Rider, superintendent, contemplates the erection of a kindergarten building here. An appropriation of \$25,000 has been made.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Eastern Construction Co., 110 West 40th st, has received a general contract to make alterations to the 5-sty brick tenement at 311 East 48th st. B. Frankenthaler, 1215 Madison av, owner. Work consists of new toilets, masonry, mason, plastering and painting. Cost, \$2,000.

MANHATTAN.—(Sub) Hinkle Iron Co., 534 West 56th st, has received the contract for steel work for the 12-sty fireproof brick, limestone and terra cotta elevator apartment house, 105x142 ft, at 321 to 329 West End av, and 303 to 307 West 75th st, for the Charmion Construction Co., Henry Mayer, president, 2309 Broadway, to cost \$500,000. Neville & Bagge, 105 West 40th st, are the architects, and Robert E. Moss, 126 Liberty st, the steel engineer.

MANHATTAN.—Ravitch Bros. Construction Co. has been awarded the general contract to erect the 12-sty apartment house on the west side of Park av from 50th to 51st sts, for the Park Avenue Improvement Co., lessees, 63 Park Row. Warren & Wetmore, architects.

NEWARK, N. J.—Vicola Pannullo, 243 Oliver st, Newark, has received the general contract for the 3-sty face brick and limestone tenement and store, 6 families, to be erected at 305 Chestnut st, for Pasquale Defalco, premises. Herman Metzger, 240 Market st, Newark, architect. The cost is estimated at about \$9,000.

CHURCHES.

MANHATTAN.—The Jardin Co., 489 5th av, has received the general contract to erect the synagogue on the west side of Stebbins av, 104 ft north of 163rd st, for the Congregation of Mt. Sinai, care Rev. Dr. Max Beichler, 1012 Simpson st, from plans by Sommerfeld & Steckler, architects, 31 Union sq. Julius Trattner is treasurer of the Building Committee.

MANHATTAN.—Clark & Appelman, 419 East 16th st, have received the general contract to erect the 2-sty church, 40x100 ft, for the Mt. Gilead Baptist Church, Rev. L. B. Twisby, pastor, 39 East 132nd st, from plans by F. E. Glasser, architect, 70 Manhattan st, at a cost of about \$25,000.

FAR ROCKAWAY, L. I.—J. P. Streifer, Edgewater Crescent, Far Rockaway, has received the general contract to erect the 2½-sty frame and brick veneer synagogue, 47x76 ft on the east side of Central av, 200 ft north of Nelson av for the Congregation of Gates of Prayer, care the architect, at a cost of about \$30,000. Plans were prepared by Louis Allen Abramson, architect, 220 5th av, Manhattan.

DWELLINGS.

MANHATTAN.—The Lorenzo Construction Co., 84 East 10th st, has received the contract for alterations to the building at 146 West 54th st, for Dr. Frank H. Miller. Ogden & Day, 320 5th av, architects.

ELIZABETH, N. J.—Elias Applegate, 18 DeHart pl, has received the general contract to erect a 2½-sty hollow tile and stucco residence at 1250 Clinton pl, for Francis Kelly, 155 Bond st. John MacQueen, 560 Walnut st, architect. Cost, about \$6,000.

NUTLEY, N. J.—Daniel Mellis, 291 Cortlandt st, Belleville, N. J., has received the general contract to erect a 2½-sty stucco residence and garage, 20x30 ft, for H. R. De Sinclair, care of Akron Rubber Tire Co., 324 West 52d st, Manhattan. Lewis Colt Albro, 2 West 47th st, Manhattan, architect. Cost, about \$5,000. Shingle roofing, steam heating, electric wiring.

GLEN COVE, L. I.—Milton O. Wicks, Nassau av, has received the general contract to erect a 2½-sty residence, 28x30 ft, for Ernest W. Wolf, Jr., Clement st. Cost, about \$6,000.

NORTH STAMFORD, CONN.—Warren E. Green, 29 West 38th st, Manhattan, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 20x20 ft, and garage, for Henry Miller, this place. Paul R. Allen, 37 West 39th st, Manhattan, architect.

FACTORIES AND WAREHOUSES.

ROCHESTER, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, and Prudential Building, Buffalo, has received the general contract to erect a reinforced concrete factory and warehouse for the Vacuum Oil Co., Rochester. The building will be three stories and basement, 95x217 ft, and will be built entirely of reinforced concrete of the beam and girder construction. Work will be started at once.

HALLS AND CLUBS.

MANHATTAN.—The North Eastern Construction Co., 225 5th av, has received the general contract for general interior alterations to the Settlement Building at 318 and 320 East 82d st for the Emanuel Sisterhood of Personal Service; Mrs. William Einstein, president. E. H. Janes and A. W. Cordes, architects, 124 West 45th st.

BROOKLYN.—Simonelli & Sons, 28 Conelyea st, have received the general contract to alter the 1-sty brick hall southwest corner of Lorimer and Withers sts, for Peter Doelger Brewing Co., Inc., 407 East 55th st, Manhattan. Chas. E. Stegmayer, 168 East 91st st, Manhattan, architect. Cost, about \$15,000.

HOTELS.

SCHENECTADY, N. Y.—The J. F. Growe Construction Co., 118 Hudson av, Albany, has received the general contract to remodel and erect an addition to the 8-sty hotel at 220-224 South Centre st, for the Mohawk Hotel, John H. Meehan, proprietor. Chas. A. Sussdorf, 100 State st, Albany, architect. Peter Keeler Building Co., 425 Orange st, Albany, plumber. W. B. Armstrong Co., 3 Fulton st, Albany, heating work. Cost, about \$150,000.

MUNICIPAL.

BAYONNE, N. J.—Nathan Levy, 679 Avenue C, Bayonne, N. J., has received the general contract, excluding masonry and plumbing, for the alterations to be made at City Hall, Avenue E and 31st street, at a cost of about \$10,000. Henry Epstein, Avenue C and 23rd street, Bayonne, N. J., has received the plumbing contract; W. H. Watters, 34th st and Boulevard, Bayonne, the mason and George Harding & Son, 16 East 40th st, Bayonne, the plastering contract.

THEATRES.

BROOKLYN.—Adolph Zink, 736 Bushwick av, has received the general contract to erect a 1-sty moving picture theatre, 45x100 ft, at 379-381 Broadway, for John W. Reed, 379 Broadway. E. M. Meisinger, 394 Graham av, architect. Cost, about \$15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Eastern Construction Co., 110 West 40th st, has received a general contract to make alterations to the 12-sty loft and store building at 7-9 West 30th st, Geo. Mienan, 148 West 72d st, owner. Architect, B. Leavin, 110 West 40th st. New penthouse, iron stairs, elevator doors, masonry, electric wiring, etc. Cost, \$1,600.

WEST NEW BRIGHTON, S. I.—Wm. A. L'Hommiedieu & Co., 1 Madison av, Manhattan, have received the general contract to alter the 3-sty telephone building for the New York Telephone Co., 15 Dey st, Manhattan. E. A. Munger, care of owner, architect. Cost, about \$8,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan

FACTORIES AND WAREHOUSES.
CHERRY ST, 428½, n s, 126.4 w Jackson st, 1-sty shop; cost, \$1,000; owner, Mary Gorman, La Fontaine av, Bronx; architect, Jacob Fisher, 931 Fox st. Plan No. 229.

HOSPITALS AND ASYLUMS.
26TH ST TO 29TH ST, 1st av to East River, 1-sty brick hospital, 18x30; cost, \$2,000; owner, Bellevue & Allied Hospitals of the City of New York, foot of East 26th st, John W. Brannan, Pres. Board of Trustees; architects, McKim, Mead & White, 101 Park av. Plan No. 228.

STABLES AND GARAGES.
BROADWAY, 1709-1711, n w cor West 54th st, 2-sty brick auto salesroom and garage; cost, \$28,500; owner, Estate of Richard S. and Richard F. Ely of Avon, Conn.; trustee, Harris D. Colt, 515 Park av; architect, S. Edson Gage, 28 East 49th st. Plan No. 331.

RIVERSIDE DR, s s, of centre line of West 157th st, six 1-sty stucco garages; total cost, \$1,620; owner, Mrs. N. G. Miller, Audubon Park and 157th st; architect, J. L. Cheatham, 522 West 112th st. Plan No. 330.

157TH ST, n s of center line, 170 w of Riverside drive, 1-sty fireproof garage, 60x16; cost, \$1,200; owners, Emma L. & Chas. Adams, Bronxville, N. Y.; architect, Andrew Greis Co., Inc., 335-37 West 19th st. Plan No. 232.

Bronx

APARTMENTS, FLATS AND TENEMENTS.
CROTONA PARK EAST, e s, 100 s Crotona Park East, 5-sty brick tenement, tar and gravel roof, 75x107.8; cost, \$75,000; owner, Wey Bldg. Co., Max S. Yarfitz, 979 East 163d st, Pres.;

architects, Goldner & Goldberg, 331 East 149th st. Plan No. 373.

CRESTON AV, e s, 224.25 n 184th st, 5-sty brick tenement, plastic slate roof, 50x82.6; cost, \$50,000; owners Gersmann Lozner Inc., Julius Gersmann, 455 East 173d st, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 376.

MORRIS AV, s e cor 166th st, 5-sty brick tenement, slag roof, 49x85.6; cost, \$50,000; owners, Farago Const. Co., Emilio Farago, 2407 Beaumont av, Pres.; architect, Lucian Pisciotta, 331 East 149th st. Plan No. 381.

DWELLINGS.

DIGNEY AV, e s, 493.16 n Kingsbridge rd,

2-sty brick dwelling, tar and gravel roof, 21x37; cost, \$3,000; owner, Swiss Realty Co., Jos Runk, 4256 Digney av, Pres.; architect, James H. Anson, 2857 Briggs av. Plan No. 375.

GOODRIDGE AV, e s, 133 s 250th st, 2-sty & attic brick dwelling, 33x49, shingle roof; cost, \$10,000; owners, Delafield Estate, Eugene Delafield, 27 Cedar st, exr; architect, Carlton van Valkenberg, 140 West 57th st. Plan No. 378.

PAULDING AV, e s, 54.4 s 217th st, 1-sty brick dwelling, tin roof, 18x50; cost, \$3,000; owner, Pauline Greenberg, 1820 Wallace av; architect, Jos. Martine, 503 5th av. Plan No. 380.

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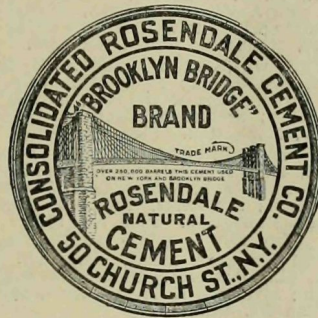
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BUILDING MATERIALS AND SUPPLIES

LARGER NUMBER OF STRUCTURAL STEEL ORDERS—BIG PLANTS INCREASING THEIR CAPACITY BY ADDITIONS

Lumber Prices Firmer—Look For Tight Markets Soon

LUMBER has begun to follow the lead of other building materials. One manufacturer's agent in New Jersey this week quoted a special shipment made up largely of building shapes and sizes suitable for speculative building at prices slightly above the June 15 list to a contractor who plans to erect one hundred houses in North Jersey, and who has a contract to put up an addition to a machine shop in Brooklyn, the specifications for which call for wooden flooring. Coupled with this sale was one reported from Brooklyn for spruce at a higher level than those which had been considered fair market prices up to the first of the month. Even lath was said to be firmer at \$3.80. One agent expected a change upward in practically all lumber prices by September first, running about fifty cents to \$1.50. Dealers in consequence may be expected to quote supplies to consumers at a slight advance from now on.

Linseed oil continues to move down in price, the quotation at the close of the week being approximately 57 and 58 cents in large lots. Paint prices have not been affected by this drop which now amounts to a total recession of ten cents a gallon within the last five weeks. The drop in this respect is more than made up in the increased cost of lead and other paint ingredients.

Pig iron sales are much more brisk and the U. S. Steel Corporation was reported in the market this week for 15,000 tons of open hearth steel billets. The Carnegie Steel plant is working at 85.5 per cent. of capacity and some of this is accounted for by recent structural contracts showing that building operations are beginning to move ahead. Building projects in New York City as reported up to June 30 show a total of \$86,027,961 as compared with \$71,379,408 in the same period in 1914, an increase in estimated cost of \$14,648,553. The number of building projects filed during the same period ending June 30, 1915, was 6,073 as compared with 5,838 in the first half of last year. The total increase in building projects for the entire metropolitan district including the five counties in eastern New Jersey and Westchester county in New York, is 2,311 with a total increase in estimated value of \$17,116,000.

This shows that speculative residential building in the suburbs has not kept proportionate pace with the increase in building construction in the more congested districts.

Illustrating how the demand for war munitions and supplies is being met by manufacturers, it might be stated that steel contracts already let call for structural material for the enlargement of the Fore River Ship Building Company, Moore Brothers plant, Republic Iron & Steel Company, the Miller Rubber Company, the McKeesport Tin Plate Company, the Westinghouse and General Electric Companies and the Standard Oil Company. Other contracts requiring structural steel include a six-story building for the corner of Halsey and Market streets, Newark; a loft building at 29th street and Fourth avenue, an apartment house at 75th street and West End avenue, New York taking 1,100 tons of steel, a highway bridge over the Passaic river at Pine Brook, N. J., an office building at Yonkers calling for 200 tons and a store for the Balch-Price Company in Brooklyn taking 600 tons of shapes. An incidental steel order is one taken by the American Car & Foundry Company calling for 4,100 box cars for the Russian Government.

Builders say that with American manufactures developing increasing activity the reflection of this prosperity will be shown in increased miscellaneous construction about the spring of next year. In the mean time increased volume and value of plan filings indicate a gradual improvement in demand for all materials going into general construction and with prices already moving up it is predicted in some quarters that many other commodities besides Portland cement will be at abnormally high prices after the turn of the year, if indeed it does not take place this autumn.

Plan filings in the five boroughs for the week follow. In the same week last year there were 277 plans filed valued at \$2,447,107.

	Week ending,			
	July 2.		July 9.	
	No.	Value.	No.	Value.
Manhattan.....	4	\$672,000	10	\$34,320
Bronx.....	18	409,775	11	197,150
Brooklyn.....	86	591,320	85	808,860
Queens.....	85	263,570	147	631,891
Richmond.....	32	146,355	31	39,921
Totals.....	225	\$2,023,020	284	\$1,732,142

It was said by another firm that from now on higher prices for building grades of lumber could be looked for. He said that the scarcity of experienced lumber camp labor was a contributing cause to this trend.

OLD TILE CO. REORGANIZING. Trent Company, of Trenton, Being Put On a Stronger Basis.

ONE of the oldest and best known tile and ceramic manufacturing companies in the East, the Trent Tile Company of Trenton, N. J., with a local office at 101 Park avenue, this city, is being reorganized and put upon a basis which will enable it to continue to maintain its place as one of the leading establishments in the industry. This readjustment is made necessary on account of the changed conditions existing in the faience, ceramic mosaic, wall floor and fireplace tiles in this country as a result of the shutting out of competition with European manufacturers in consequence of the war. Practically every American manufacturing establishment dealing in these specialties have realized the golden opportunity awaiting them as the result of a concentration of tile purchasing here in this country and have been expending large amounts in the reconstruction of plants and recapitalization of them.

TILE AND CERAMICS. American Manufacturers Taking More Business as Season Advances.

CERAMIC interests supplying this market report a sharp improvement in the inquiry developing for sanitary interior finish. There is said to be a growing tendency for finer

decorative clay ware. One local agency for a number of tile plants said this week:

"We have been doing a fairly good business here in New York, especially in quarries and special tile for store decorative purposes and panelling. We have found that American architects are becoming more in sympathy with the efforts of American manufacturers to produce as highly artistic tile and ceramic decorative material as foreign manufacturers formerly did before the war developed. We look for a very active autumn and winter. Our business compares favorably with that for a normal year."

MAGNESITE SHUT OFF.

A Serious Condition Confronts the Clay Products Industry.

CLAY products plants along the New Jersey seaboard supplying this market with clay products of one sort or another complained this week that if the general upward tendency of building material prices ultimately included clay products it would be principally because of a scarcity of magnesite, a component used for producing certain effects in front and some common brick. Trieste, the sole seaport of Austria through which this material could be shipped to the United States since the war began, has been closed by the entrance of Italy into the struggle and the result is that the limited supply available in this country is rapidly diminishing in quantity and prices for it are said to be soaring to unheard of prices. One important manufacturer said that while he did not expect at this time that the price of all front brick would be advanced from this cause, he did think it might have an actuating influence for fancy front brick. He said his chemists have been experimenting for some time in the hope of producing a substitute.

Official transactions for Hudson River brick covering the week ending Thursday, July 8, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		
	Arrived.	Sold.
Open barges, left over, Friday A. M., July 2—17.		
Friday, July 2.....	0	0
Saturday, July 3.....	14	9
Monday, July 5.....	17	14
Tuesday, July 6.....	0	2
Wednesday, July 7.....	3	3
Thursday, July 8.....	5	5
Total.....	39	33

Reported en route, Friday, July 9—5. Condition of market, firmer. Prices, Hudsons, \$5.75 to \$6; Raritan, \$6.00 and (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark \$7 and (yard). Cargoes left over Friday A. M., July 9—23.

1914.		
	Arrived.	Sold.
Left over Friday, A. M., July 3—11.		
Friday, July 3.....	11	12
Saturday, July 4.....	5	3
Monday, July 6.....	9	8
Tuesday, July 7.....	3	4
Wednesday, July 8.....	5	4
Thursday, July 9.....	5	7
Total.....	38	38

Condition of market unsteady. Prices: Hudson, \$5.60 to \$5.87½; Newark, yard, \$6.75 to \$7.25; firmer. Left over Friday a. m., July 10—11.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to July 9, 1915.....	858
Total No. of bargeloads sold Jan. 1 to July 9, 1915.....	835
Total No. bargeloads left over July 10, 1915.....	23
Total No. bargeloads left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over, Jan. 1 to July 10, 1914.....	972
Total No. bargeloads sold Jan. 1 to July 10, 1914.....	917
Total No. bargeloads left over July 11, 1914.....	55

PORTLAND CEMENT.

More Than Normal Quantity Moving Into This Market Now.

JUNE Portland cement shipments out of the Lehigh and Hudson valleys this year were in excess of normal by 5 per cent. The last of the business taken at the \$1.23 basis is now being moved to purchasers. The Lehigh valley shipments to this district during June were 6 per cent. above those for May, or approximately 18 per cent. over the total shipments for June of last year.

Export business has begun to develop. An inquiry for 3,000,000 barrels came in from France a short time ago and this week another inquiry for 1,000,000 barrels came from the same country, but from different interests. On July 1 there was less than one-half the amount of cement on hand in the Lehigh districts than there was at the same time last year, despite heavier production. Some firms did not shut down on the July 4 holidays. June shipments were 1,250,000 in excess of those of June, 1914. Philadelphia headquarters look for a bigger cement movement the next six months than ever before.

The Consolidated Rosendale Natural Cement Company, through its local agent, William C. Morton, announced that there would be no change in its quotation of 90 cents for the present. "There is still considerable Portland cement in the hands of dealers here that was bought at the old rate of \$1.23 and until the dealers have disposed of this supply and the mills get through shipping on the sales made at that level, we will stand pat at 90 cents. Conditions, however, are improving. We are selling more natural cement than in some time and the business is increasing. We will wait until conditions become more staple before we make any change in our quotations."

LINSEED OIL. Quotations Lower on New Card Schedule Just Issued.

QUOTATIONS for linseed oil on a new card schedule just issued at Duluth show a sharp recession from last week's prices amounting to four cents in carload lots and about two cents for moderate quantities, city. Lists here are now 57 and 58 cents a gallon. The prospects are that prices remain at that figure for a while.

LUMBER.

Builders, Moved by Higher Prices, Seek Contract Deals.

MOVED by the slow, but none the less steady, upward trend of prices in practically all departments save concrete ingredients, builders showed a keener desire to tie up on specified quantities of materials for a protracted period this week. They were met, so the Record and Guide was informed, with something more like indifference than they have encountered for some time and it surprised them when they learned that few houses would cover them on quotations for even large quantities for longer than the third quarter.

One house was said to have refused to make a quotation on fourth quarter hardwood, giving as its reason that the fourth quarter of 1915 and the first, second and third quarters of 1916 now looked as though they would be the biggest in recent years for all grades of lumber, both for domestic and foreign consumption and that while they would be willing to take care of old customers they did not care to tie up any of their supplies under the existing circumstances.