

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, AUGUST 28, 1915

TWO NEW ARTICLES FOR THE BUILDING CODE

They Regulate Roofing and Roof Structures and Chimneys and Heating Apparatus—Tentatively Prepared and Subject to Revision

A NOTHER article in the proposed revised Building Code has been issued in preliminary form by Rudolph P. Miller, expert to the Building Committee of the Board of Aldermen, covering Roofing and Roof Structures, being Article 20 of the Building Code.

The article starts out with the general proposition that all construction hereafter placed above any roof of a building within the fire limits, and of any building over 40 feet high without the fire limits, shall be of incombustible materials. Certain exceptions to this are provided for later on.

Roofing is required, as in the present code, to be of brick, tile, slate, tin, copper, iron, or plastic slate, asphalt, slag or gravel, besides which asbestos roofing or concrete roofing will be accepted.

Cornices and gutters, as heretofore, will be required to be of incombustible materials, except in the case of frame buildings. Existing cornices that become unsafe and dangerous or damaged to the extent of one-half or more must be taken down and if replaced made to conform with the requirements for new cornices. If not damaged more than one-half they may be repaired.

All buildings are required to have leaders for conducting water from the roofs. These leaders must be connected with the sewer, and where there is no sewer the water must be conducted by pipes below the surface of the street to the street gutter or a cesspool.

Skylights of Metal.

All skylights hereafter must be constructed of metal; the parts must be all thoroughly riveted together in addition to any soldering that may be done. Skylights that are placed over shafts of any kind must be glazed with plain glass. When plain glass is used in any skylight, it must be protected by a wire screen immediately above the skylight. In public passageways or rooms of public resort a similar screen must also be placed below skylights with plain glass. No pane of glass in a skylight must exceed 720 square inches.

Scuttles are required on all buildings over 15 feet high, except dwellings with peak roofs; and where a scuttle is provided there must be an iron ladder leading to it. They must be covered on the top and edges with sheet metal or other approved incombustible material. All scuttle openings must be at least 2 by 3 feet in size.

Roof Houses.

In the provisions regarding roof houses a distinction is made and a rather sharp line drawn between bulkheads and pent houses. The term bulkhead applies only to enclosed structures around stairways, shafts of any kind, tanks, elevator machinery or ventilating apparatus. Any other enclosed structure above the roof is a pent house, provided it is not more than 12 feet above such roof.

Any enclosed structure except a bulkhead is treated as a story of the building. The only purpose in providing for pent houses is to make provision for a construction of the exterior walls of pent

houses where they do not come over walls in the story beneath that is lighter than the construction required for the exterior walls of buildings. Walls of bulkheads on buildings over 40 feet high must be constructed of fireproof materials. Any construction accepted for fire partitions will be permitted for the construction of bulkhead walls. This does not, however, preclude the same construction for elevator shafts for the part above the roof as below.

The roofs of any such bulkheads, if not constructed as a fireproof floor, may be of angle or tee iron supporting block tile of terra cotta, concrete or gypsum. All bulkheads, however, must be covered on both top and sides with some incombustible, weatherproof material. Such walls of pent houses as are set back more than 5 feet from the walls of the story below may be constructed of 8-inch brick or 6-inch terra cotta or concrete. They must be supported on steel or reinforced concrete girders.

Windows in roof houses, except where required to be fireproof by other provisions of the law, are to be constructed the same as the exterior windows of the building. Doors in roof houses of any kind must be metal or wood covered with metal.

A provision is made for sun parlors and similar roof houses, which must be of incombustible materials throughout and the floors of which must be constructed as is required for the roof of the building.

Roofs having a slope of more than 60 degrees with the horizontal must be constructed fireproof, as heretofore, and the dormer windows in any such roofs must also be of fireproof construction.

Roof Tanks.

Tanks are to be supported on masonry, reinforced concrete or steel construction of sufficient strength and carried to a proper foundation. An emergency valve must be placed in or near the bottom of every tank. No tank shall be placed near a line of stairs or an elevator shaft. All roof tanks shall have covers with proper slope and if of wood, covered with metal. When hoops are used on tanks they must be of steel of round section.

Provision is made that in all cooling towers all the material must be incombustible except the drip bars, which may be of wood.

Chimneys and Heating Apparatus.

As another part of the revision of the Building Code now under way by Rudolph P. Miller, expert to the Building Committee of the Board of Aldermen, another article, No. 19, dealing with Chimneys and Heating Apparatus, is ready and has been issued in a preliminary form. In general it deals with chimney construction and the installation of all forms of heating devices, from ordinary ranges and stoves to cupola furnaces. In this connection it covers the subjects of flues, fireplaces, drying-rooms, smoke houses, hot air ducts, registers, smoke pipes, steam and hot-

water pipes, and outside metal smokestacks.

All smoke flues under this proposed article must be encased in masonry, the thickness of the walls depending on the character of the heating apparatus to be served. For this purpose heating devices are divided into three grades: low, medium, and high; the low grade being those in which the temperature does not exceed 600 degrees Fahrenheit, such as bake ovens, coffee roasters, hotel ranges, hot-water furnaces, low-pressure steam boilers, etc.; medium grade heating devices are those in which the temperature varies between 600 and 1,500 degrees Fahrenheit, such as high-pressure steam boilers, annealing furnaces, smoke houses, gas producers, etc.; the high grade heating devices are those in which the temperature runs over 1,500 degrees Fahrenheit, such as blast furnaces, cement kilns, earthenware kilns, porcelain baking ovens, etc.

For ordinary kitchen ranges the thickness of the masonry around flues must be 4 inches, unless wood studding, furring or sheathing is placed against it, when 8 inches is required. All flues, however, must be lined. For other low grade heating devices the wall thicknesses of the flues must be 8 inches, besides being lined. For medium grade heating devices 8-inch walls are required, besides 4 inches of fire brick for 25 feet from the smoke connection. The flues for high grade devices must be built double, there being an inner lining of fire brick.

Solving an Old Problem.

The cutting off of the draft of flues of existing buildings by reason of carrying adjoining buildings to a greater height, which has given more or less trouble in the past, is taken care of by a provision requiring those who are erecting new buildings or raising existing ones to a height greater than adjoining chimneys to carry the chimneys up as the building progresses, placing the responsibility for this on the parties doing the new work.

The provisions as to fireplaces and mantels are very much the same as those in the present code. Eight-inch backing with a fireproof lining is required for fireplaces. Trimmer arches supporting hearths must be provided to all fireplaces or chimney breasts. When heaters are placed in fireplaces, the mantels must be of incombustible material. Woodwork of mantels must not be nearer than 12 inches to the sides or top of open fireplaces. Flame fireplaces must be built against brick walls.

Metal Stacks.

A new section is added covering the construction of metal stacks. Three types of stacks are provided for: independent stacks which stand by themselves and must rest on an independent foundation, stacks immediately outside of the building which they serve, and interior stacks which must be enclosed in at least 8 inches of masonry. All metal stacks must be carried at least 10 feet above the highest point of any roof within 25 feet.

There are sections dealing with cupola chimneys and underground flues.

One section is devoted to specifying how heating devices of different grades must be mounted to protect any combustible construction on which they rest. This section also provides for the extent to which this protection must be carried on all sides of the device and for the clearances between the devices and combustible construction above and around the same. Heating devices which emit vapors, fumes or gases, or cause the banking of heat against combustible construction must be ventilated by means of hoods and flues carried to a point above the roof.

Ordinary kitchen ranges must rest on trimmer arches and proper hearths.

Other sections deal with drying rooms and smoke houses and registers.

Vent Flues.

Vent flues in masonry must be at least 4 inches thick and lined with flue lining. When they are used for the venting of low grade gas-burning devices, three flues may be placed in one passage, provided they are separated by double flue linings. Not more than one gas-burning device will be permitted on any one flue, and no such flue must be connected with a smoke flue.

Ducts for the transmission of air through buildings may be constructed of sheet metal and protected in various ways against surrounding woodwork,

depending on whether they run through floors, partitions, closets or open spaces.

Smoke pipes are prohibited from passing through any floor or non-fireproof roof. Clearances between smoke pipes and combustible construction are specified for varying conditions. Protection of smoke pipes from ordinary ranges and stoves through partitions are the same as the requirements of the present code.

Requirements as to steam and hot-water pipes in floors remain unchanged.

The provisions for protection against excessive heat from gas fixtures of different kinds are specified somewhat more elaborately than in the present code.

THE PROBLEM OF TRADE WASTE REMOVAL

Contractors Obtain Injunction Against Use of City Dumps—Uptown Property Owners and Business Firms Affected—What Is Trade Waste?

A NUMBER of business men and owners of New York commercial structures were surprised this week to learn that hereafter they will be required to remove at their own expense the various kinds of waste material incidental to the maintenance of the building or the conducting of their trades.

This situation was brought about through the granting of an injunction to the contracting firm of Dailey & Ivins, restraining the city from removing from all buildings in Manhattan and the Bronx not used as dwelling houses waste matter other than garbage and from depositing it on the city-owned dumps.

It appears that the city made a contract with this firm under the terms of which the firm hauls away on their scows and makes suitable disposition of the refuse, waste, etc., collected by the Department of Street Cleaning. The contractors under this agreement have exclusive permission to use for these purposes the city dumps, fifteen in number, located in various sections of the city.

The scows employed in the work are the property of Dailey & Ivins and they are not obligated to accept what is known as trade waste, as distinguished from household rubbish. The firm, however, which had been doing this work for the city for the last twenty years, has been accepting practically all kinds of waste material, not only from the city wagons but also from the private carts operated under permits issued by the Department of Street Cleaning and the Department of Health.

Last April, Dailey & Ivins declared that the trade waste that was being dumped on their scows was of such a character that it was making their contract unprofitable, and since they were not required under the terms of the contract to accept such material they sought an injunction to restrain the city from depositing such matter on the dumps. The injunction was granted in July and went into effect on Monday of this week. The decision of the court in full was published in the Law Journal of June 17. That section which outlines the reason for the issuance of the injunction reads as follows:

The Court's Opinion.

"Plaintiffs sue for an injunction restraining the authorities of the city from dumping upon plaintiffs' scows at the various dumps what plaintiffs designate as trade waste as distinguished from household rubbish. * * * As to the dumping of the so-called 'trade waste' into the scows of plaintiffs, that is, the wooden portion of the refuse, a more serious question arises. The plaintiffs are required to remove 'rubbish.' The word 'rubbish' is defined by the contract to mean 'household rubbish.' A strict construction of this definition would perhaps justify the plaintiffs in refusing to receive upon their scows any kind of rubbish which was not the discarded matter from households or residences,

as distinguished from business or manufacturing establishments, and would not justify the city in dumping any other than actual 'household rubbish' upon plaintiffs' scows.

"Should an injunction issue, however, restraining the city from collecting and dumping upon plaintiffs' scows all so-called trade waste without distinction and allowing it only to dump upon such scows strictly 'household rubbish,' inextricable confusion would ensue. There are many buildings used for both business and residential purposes, in some buildings residences largely predominate, and in others business predominates.

"It would be impracticable for the defendants' employees while gathering and carting away rubbish to determine just what rubbish in such buildings was household rubbish and what was business rubbish. * * * I think, however, that under the provisions of the contract the plaintiffs are not required to take upon their scows trade waste or rubbish from buildings which are exclusively used for trade or manufacturing purposes, and that the defendants are not justified in dumping upon plaintiffs' scows rubbish from such places."

It would seem offhand that a new hardship is to be imposed on taxpayers. Inquiry, however, elicited the information that payment for the removal and disposition of trade waste was not a new development either in this city or elsewhere, but has been the custom with owners of downtown buildings, who pay as high as 4 and 5 cents a can for the disposition of ashes and 7 to 9 cents a barrel for the carting away of other kinds of rubbish incidental to the maintenance and operation of buildings. It was news for them to hear that the uptown people had been receiving this service without charge.

Are Ashes Trade Waste?

Building managers are interested in the question as to whether ashes in an office or commercial building would come under the classification of trade waste. B. E. Martin, who is president of the Building Managers' Association, declared that the responsibility of the city rested upon an interpretation of the meaning of the phrase "trade waste."

"I do not think," he said, "that it has been definitely established just what constitutes trade waste, and this whole question will probably not be settled until there is a test case. It seems to me, however, that if only in the interest of health the city should make disposition of the accumulated dirt, ashes, etc., in buildings regardless of whether they are used for dwellings or business. (Except in the cases of Public Service Corporations, which corporations, I understand, are compelled by law to take care of such matter.) To otherwise prefer, I believe that the above ruling could easily be proved class legislation and as such unconstitutional. We intend to call a meeting of real estate men some time next week, when the matter will be discussed."

Street Cleaning Commissioner John T. Fetherston declared this week that the matter was not a contest between his department and property owners and business men, and that he was powerless as regards the court order. He said:

"The present situation is not the result of any action or order originating in this department. We must obey the order of the court and that order prohibits us from dumping material known as trade waste upon the scows of the contractors, who have asked for and received an injunction to that effect. Anything the department can do to relieve the situation and to lessen the embarrassment is being done and will continue to be done."

The New Law.

That the Commissioner anticipated that this question would eventually come up was indicated in his preparation of a bill passed by the last Legislature, known as Chapter 500 of the Laws of 1915. It authorizes the Street Cleaning Commissioner to collect and dispose of trade waste from industrial, manufacturing and other establishments and to charge a rate to be fixed by the Board of Estimate and Apportionment. It also authorizes him to issue permits to persons or corporations for the performance of this work, who could use the city's dumping space for this purpose.

The alternative for those affected by the issuance of the injunction is to employ private carting concerns, who in turn will be compelled to use privately owned dumps, of which there are about eighteen. It is felt that this available dumping space will be inadequate to successfully handle the enormous amount of trade waste occasioned in such a large manufacturing community as New York City. The matter is still in status quo and it is probable that on account of the urgency of immediate action a solution of the problem will speedily be worked out.

Under the "trade waste" law, above mentioned, the Commissioner may be afforded an opportunity of exercising his power in the case. If the private contractors take advantage of the situation and the evident helplessness of the owners and business men, and increase their prices of removal, the Commissioner may be spurred to take the action which he is authorized and permitted to pursue under this law.

Population of the United States.

The population of the United States on July 1 was 100,725,000, according to estimates of the actuaries of the United States Treasury Department, which was a gain of 142,000 during the month of June. For the twelve months ending June 30, the department estimates the country's growth to have been 1,698,000.

Since Jan. 1, 1879, the United States has gained more than 100 per cent., or 52,494,000 people.

A PLAN TO SAFEGUARD REALTY RECORDS

Suppose the Hall of Records Should Be Burned, How
Could Titles Be Established? Asks Register Hopper

IN presenting his budget estimates for 1916, the Register of New York County, John J. Hopper, felt obliged to bring to attention the fact that no way has been provided for preserving the real property records of New York County in case of fire or other catastrophe resulting in the destruction of the Hall of Records or its contents. This risk is guarded against by the large insurance and title companies by means of a duplicate plant or set of records which are stored in fireproof buildings or vaults placed in a locality away from the city. It has been impossible heretofore for New York County to make any such provision; it can now be done very easily and at slight expense.

Mr. Hopper recommends that the duplicate abstract record plant which is now in his office be separated from the original records and stored in a building away from the city. The office would retain the original abstract plant for title searching purposes.

There are on record in the Register's office of New York County 1,039,915 deeds and about 1,000,000 mortgages. Upon these deeds and mortgages rest the title to all the property on Manhattan Island, valued at about \$5,000,000,000. The books or libers, which number over 8,000, in which these instruments are recorded, are kept in the Hall of Records in Chambers street.

The recent destruction by fire of the Equitable Building and of the contents of a part of the Capitol Building at Albany has proved that merely depositing records in a fireproof building does not safeguard against partial or total destruction by fire. The loss to land owners of New York City in case the original records should be destroyed by fire, earthquake or other catastrophe is beyond calculation.

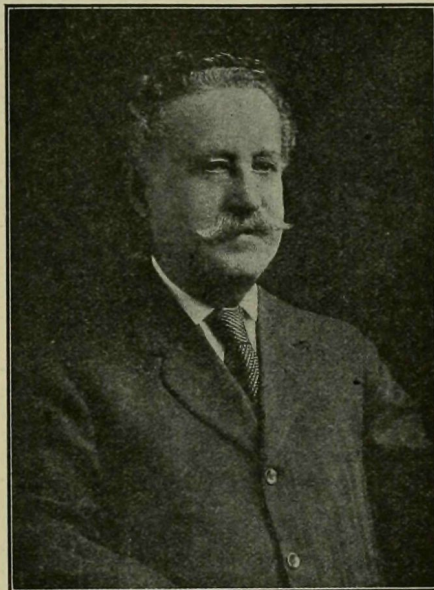
The Great Fire in Chicago destroyed the original records, but the damage was mitigated to a degree by the fact that abstracts of the records made by a private company were saved. The salvation of these private abstracts was a boon to owners who otherwise would have been without any evidences of title at all, but on the other hand the owners were largely at the mercy of the title company, whose profits from the selling of abstract information have run into the millions.

The fire and earthquake at San Francisco and the fire at Jacksonville, Florida, have in recent years brought home the lesson of the great loss resulting from the destruction of title records. In order to obtain facts in the matter, Mr. Hopper wrote to the recording officers of Chicago, San Francisco and Jacksonville to ascertain how great a loss was involved in the burning of the records in those cities.

What It Cost Chicago.

Joseph E. Connery, Recorder of Cook County, Illinois, states that the records in the Recorder's office and in all the courts of record in the county building were absolutely and completely destroyed by the Great Fire in Chicago in October, 1871. He says in his letter to Mr. Hopper:

"The great expense to the real estate owners after the fire was of course in restoring the evidence that they had. The abstract companies managed to save enough of their plants so that by combining all the plants in existence before the fire they had, or claim to have had, a complete set of books and



HON. JOHN J. HOPPER.
Register New York County.

records. Their prices immediately raised and millions of dollars have been expended since then by real estate owners for abstracts of title.

"An act of the legislature was passed, as you have noted, authorizing the restoration of evidence of title by proceedings in court, and this was availed of to a great extent, but of course at great expense."

The San Francisco Disaster.

Edmond Godchaux, Recorder of the City and County of San Francisco, says in a letter to Register Hopper concerning the effects of the conflagration following the earthquake of 1906:

"The official records were, in effect, all destroyed. Some books were saved, but these, since they constituted only a broken chain of evidence, were of little value.

"An emergency measure (the McEnerney Act) for the establishment of titles was enacted by the state legislature. About 35,000 suits have been filed under this act, and some thousands are still to be filed. It is estimated that proceedings under this act alone will cost the people from \$2,500,000 to \$3,000,000.

"As you will readily understand, there is no way to arrive at an even approximate estimate of the direct cost to the people of the destruction of the official records. The total cannot be less than several millions of dollars. That the loss of these records also resulted in great inconvenience, loss of time, anxiety and some litigation must be readily apparent to you. All told, the loss of our official records was in itself no small disaster."

The laws passed by the legislatures of the various states after the great disasters referred to have, says Mr. Hopper, proven insufficient to remedy the confusion into which titles have been thrown by the loss of the records, and in many cases individual hardships have undoubtedly resulted even where an attempt to remedy the evil by resorting to the courts has been made. Statistics can only incompletely show how great has been the damage caused in other cities, and estimates of the probable loss if the New York records were destroyed must be very unsatisfactory; but it is certain that the expense would

be enormous and the inconvenience widely felt. Mr. Hopper further says:

Abstracts Prior to 1891.

"New York County is in a position to insure itself against the consequences of a catastrophe resulting in the destruction of its title records by making use of the duplicate abstract plant which has been prepared by the Re-Indexing Department. This department during the past four years has abstracted all the deeds and mortgages recorded prior to 1891, numbering about 1,200,000. By the use of carbon paper, each abstract was prepared in duplicate. Each abstract contains the names of the parties, the date of record, the liber and page number and a complete description of the property affected by the instrument. The property in each abstract has been located not only by the block and section of the land map, but also by the lot according to the lot system now established in the Register's office.

"The original abstracts are arranged according to block and lot and constitute the locality plant which is now a part of the searching equipment of the office. The carbon copies of the abstracts are placed in the order of the libers and pages of the original record and are bound in volumes. These carbon abstract volumes (or miniature libers, as they are sometimes called) are a complete reduplication of the substance of the original libers, with the additional information showing the section, block and lot affected.

Abstracts After January 1, 1914.

"Beginning with my administration on January 1, 1914, a similar system of abstracting has been extended to all instruments currently recorded. The current abstracts are in every respect complete reduplications of the contents of the instruments. Each one is examined by an experienced attorney and is signed by the abstractor, and examiner.

Interval Between 1891 and 1914.

"The instruments in this period have not been abstracted, but a complete re-examination and checking of the block indexes has been going on during the past year. To expedite this work a type-written copy of the entire block index is made, upon which all corrections and the lot numbers of the property affected are noted. This copy of the index after 1891, after the corrections and lot numbers have been transferred to the final copy of the index, is preserved and furnishes a complete chain of title for each lot for the interval between 1891 and 1914. From this copy the names of the parties, the date of record, the liber and page of record and the number of the lot affected may be determined.

Diagram of "Key" Blocks.

"As the basis of the lot system of the office, diagram or 'key' blocks have been prepared for the whole of Manhattan Island, upon which each lot of the city is shown in detail. These blocks have been drawn upon tracing cloth, from which lithoprints are obtained at small expense. In addition to this, all of the maps contained in libers, together with many of the most important title maps on file, have been drawn upon tracing cloth and extra lithoprint copies have been obtained. This is true also of the important historical farm maps which have been compiled from original researches by the Drafting Division. Randall's original Atlas, upon which the present street system is founded, has also been treated in a similar way.

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HAS THE CITY BEEN OVER-ASSESSED?

President Purdy of the Tax Board Answers Questions from the Advisory Council—Reductions Are Made When the Market Indicates Actual Depreciation

THERE is prevalent a general sentiment in real estate circles that property has been over-assessed this year by the Department of Taxes and Assessments. Undoubtedly this belief has been intensified because of several conspicuous requests for reductions by distinguished citizens and prominent corporations. In one day owners of property valued at \$8,500,000 were reported to have applied for reductions, almost one-half of which was accounted for by a single building.

Due to the encouragement and formal invitation of the assessing authorities, there were also numbers of modest properties listed for reduction, but frequently such cases are used to obtain material for correction of under assessments, since each complaint of over-assessment is a suggestion of under-assessment of all others whose burden is relatively lighter.

The Advisory Council of Real Estate Interests, appreciating the heavy tax burden now sustained by real estate owners, addressed inquiries to President Lawson Purdy, of the Department of Taxes and Assessments, which, with Mr. Purdy's replies, may be of interest to taxpayers at this time and, in substance, are as follows:

Petitions for Reductions.

The number of petitions submitted to the Tax Department for reduction of assessed value of real estate this year was 13,231, as compared with 10,620 for 1914, 10,099 for 1913, 12,720 for 1912, 20,216 for 1911 and 5,233 for 1910. This year the department has urgently requested individual owners to personally file petitions for reductions, which fact may account in part for an increase in their actual number.

From this number there have been obtained 302 writs of certiorari for 1915, as compared to 389 for 1914. To indicate whether the general average of assessed valuations upon real estate contrasts favorably with actual market values, these figures are cited. For 1913 there were 2,977 sales where the consideration was stated amounting in the aggregate to \$69,183,729, while the assessed value was \$70,112,972. For 1914 there were 2,699 such sales; consideration \$56,982,100; the assessed value \$60,553,819.

If foreclosures were omitted from both years, the ratio of assessed value to the considerations quoted would be slightly less than 100 per cent. In this particular it might be observed that foreclosure sales are usually below actual market values. To facilitate and expedite final action upon all petitions that are submitted to the department for reduction and which must be filed between October 1st and November 1st it is stated that they are always acted upon within the time allowed by law, which is the end of January.

Conferences on Values.

If reductions are warranted, as many cases as possible are compromised or justifiable requests are approved. When market conditions indicate actual depreciation of property, the commissioners have conferences with the deputies concerning assessments for the following year and in particular concerning those sections of the city where the commissioners think values are falling. In many sections of Manhattan large decreases have been made in the assessment rolls for 1915, although real estate as a whole was increased by \$58,904,325; for 1914 the increase was \$43,212,051.

Personal property increased by \$11,756,195; for 1914 the increase was \$14,

874,220. Special franchises assessed by the State Board of Tax Commissioners decreased \$24,447,241; for 1914 the decrease was \$34,441,270. The aggregate assessment on both real and personal property was \$8,460,815,992, an increase of \$70,660,520 above that of 1914. Of this amount \$8,108,764,237 was for real estate and \$352,051,755 for personal property. As a standard of comparison, it might be observed that the total valuation of sixteen entire States with North Dakota on the north and Texas on the south and extending to the Pacific but not including California, is \$8,112,668,481.

Corporation Assessments.

Resident corporations have an increased assessment of \$5,119,700 over the entire assessment of \$112,840,000 for last year. Non-resident corporations show an increase of \$2,520,000 over \$27,429,900 for 1914. Exempt real estate has increased from \$1,873,895,243 for 1914 to \$1,966,737,033 for this year. The real estate owned by the United States from \$66,000,000 to \$67,000,000, approximately; the State of New York from \$3,250,000 to \$4,750,000; the City of New York from \$1,423,034,740 to \$1,502,704,340, and educational, religious and charitable institutions from \$381,000,000 to \$392,000,000.

The increase in the assessed value of real estate is very much less than the amount added for new buildings, because of reductions in land values in parts of the city and in the assessed value of buildings. Building reductions were due more to adolescence than to depreciation and in this respect Manhattan is the chief sufferer. Nearly \$70,000,000 was added to Manhattan for new buildings, but the reductions considerably exceeded this sum, so that the assessed value of buildings in Manhattan, for 1915, is less than in 1914 by more than \$15,000,000.

In Section I, which is all Manhattan, south of Grand and Watts streets, there was a decrease in assessed land value of \$5,516,600, and a decrease in the assessed value of buildings aggregating \$315,200. There was a net decrease of \$5,831,800.

In Section II, which lies between Grand and Fourteenth streets, there was a decrease in the assessed value of both land and buildings of \$25,424,750.

Section III lies between Fourteenth and Fortieth streets, where there was a net decrease of \$7,993,450.

Section IV, lying between Fortieth and Ninety-sixth streets, west of Sixth avenue and Central Park, showed a net increase of \$10,061,900.

Section V, lying east of Sixth avenue, between Fortieth and Ninety-sixth streets, showed a net increase of \$22,545,500.

Section VI, which is east of Lenox avenue and north of Ninety-sixth street, shows a net decrease of nearly \$8,482,435.

Section VII, lying west of Lenox avenue, between Ninety-sixth and One Hundred and Fifty-fifth streets, nearly balanced the decrease on the east side with an increase of \$7,462,600.

Section VIII, which is all of Manhattan Island north of One Hundred and Fifty-fifth street, was increased \$13,899,830.

The Outer Boroughs.

In the Bronx the amount added by new buildings was nearly \$16,000,000, indicating healthy conditions. In Brooklyn the increase was not large, but there were no district showing a net decrease. All the wards of the Borough of Queens show some increase, while in the Borough of Richmond the gains and losses were small. In all boroughs 8,295 buildings were erected during the year, an increase over the previous year of 1,867.

The total number of real estate parcels is 545,094, giving about 8,000 parcels to be assessed by each deputy. The cost per parcel for assessing is about \$1, for each parcel is examined and criticised at least three times a year by as many different persons. In order that the tentative valuations may be made with exactness, every taxpayer has been invited to give information concerning his own property or that of others by the use of blanks provided by the Tax Department.

The Next Annual Report.

The report of the Tax Department will soon be published. Real estate owners who desire to take a useful part in the campaign for economy and efficiency and for equitable assessments should read this report to find facilities for investigation. The report will furnish statistical information in such form as to render easy comparison between the assessment of different parts of the city and between different sections and wards; tables showing land and improvement values in every section for four years; population for eight years, per capita and total assessment of all classes of real estate, classification of buildings, tax rates since consolidation and exempt property.

The report is liberally supplied with instructive maps, while the organization of the department, the cost of making assessments, all tax legislation and the assessments of real estate as actually carried out by the Deputy Tax Commissioner are lucidly and succinctly described. No real estate owner or broker can afford to be without a copy of this report, which is a compendium of useful and valuable information and can be obtained upon application to the Tax Commissioners.

The assessment roll is published in May by the Supervisor of the City Record and can be obtained for 25 cents, while the Land Value Maps are published by the Record and Guide free to its subscribers and furnished to others for \$2. In the supplement assessment rolls are contained complete sections and wards with the owners' names, the size of lots, the number of stories of the buildings, the section numbers, block numbers, name of streets, street numbers, lot numbers, the land values and the values of the real estate with improvements thereon. At the end of each supplement there is a complete record of all property in the section, which is exempt from taxation, together with its assessed value.

Land Value Maps.

The Land Value Maps cover the whole city and are published first by the Supervisor of the City Record for the exclusive use of the Tax Department before being given to the public. They are so prepared as to show on every side of every block the value per front foot of lots of standard size and lying normally with reference to grade of street. In suburban sections of the city, where separate parcels are sometimes several acres in extent and are not plotted, the unit placed upon the maps represents the value per acre.

—A for-sale sign has been hung on the outer wall of the Home for the Blind on Amsterdam avenue and 104th street. The neighbors regret its coming departure because it is one of a dozen institutional buildings that give character to the section—the old Bloomingdale section. They not only save it from being architecturally monotonous, but preserve an atmosphere of refinement for which a midtown quarter ought to be thankful.

A NEW HOME FOR THE REAL ESTATE BOARD

Closes Lease With Vincent Astor For Large Space in the Astor House Building—The Removal Will Celebrate 20th Anniversary

THE Real Estate Board is about to take one of the most important steps in its history—a step which the Board of Governors feel is second in importance only to the decision made in 1913, to broaden the scope of the board's influence by admitting associate members.

The board has leased from Vincent Astor five thousand square feet in the building to be erected on the southerly portion of the site of the Astor House, northwest corner of Broadway and Vesey street. The lease is for five years beginning May 1, 1916, with the privilege of renewing for a term to be decided on at the expiration of the five years. But the rate of progress made on the building has been so rapid that the structure will be ready for occupancy on January 1, 1916, and the Real Estate Board's removal from the present offices at 115 Broadway may be as early as February 1.

A Significant Move.

The removal of the Real Estate Board to quarters much larger and more elaborate than those now occupied is particularly significant. About the time of removal—in February—the board will be holding its twentieth annual banquet and will also be celebrating its having reached the one thousand mark in membership.

It is highly probable also that by that time the board will have gained the distinction of having the largest membership of any real estate board or exchange in the country, which—in this case—means in the world. Heretofore the Chicago Real Estate Board has claimed this distinction.

Ideal Location.

The removal to the building on the Astor House site was decided on after very careful deliberation. It was discussed in the Board of Governors, referred to a special committee, taken up again by the Board of Governors, referred by them to a special meeting of the active members, held on June 15, 1915, referred by this meeting to the Board of Governors with power, referred to the Ways and Means Committee, where it had quick action, and finally ratified by the Board of Governors at a special meeting on July 20, 1915. The question of the location was thoroughly discussed. A small minority thought there might be some question of the wisdom of moving so far away from the financial district. But the overwhelming majority agreed that this factor was not worth considering—that in fact the location, practically equidistant from the City Hall, the Municipal Building and the financial district, and the remarkable accessibility of the building because of the number of transit lines coming practically to its doors, make the building ideally suited to the needs of the board.

Commodious Quarters.

The space to be occupied by the Real Estate Board includes five thousand square feet on the Vesey street side, overlooking St. Paul's churchyard. The new quarters will be fitted up with a view to providing every facility for the members and for the constantly increasing scope of the board's work. There will be a main reception room, library, Governors' room, offices for the secretary and the executive secretary, managers' room and office staff, reception rooms for members and their clients, record room, etc. Special committees are now considering the details of these arrangements and of the decoration and furniture. On the subject of arrange-

ment, of special fixtures and decoration the cordial co-operation of the Astor estate has been secured.

The New Building.

The building itself will have many features that will commend it to the attention of tenants. Facing the broad open space formed by the junction of Broadway and Park Row it will have light and air facilities enjoyed to a degree by comparatively few downtown buildings. Besides this, the Vesey street frontage faces St. Paul's churchyard, giving additional light and air. On the northerly side of the building, beginning a few feet from the Broadway frontage, a wide court between the building and the Barclay street portion of the Astor House site assures abundant light for the offices on that side.

The building will not imitate the skyscrapers of the financial and adjacent district, but will be seven stories high, fronting 100.7 feet on Broadway and 157.6 on Vesey street. It is, of course, of entirely fireproof construction, with an exterior of limestone above the second story, the lower stories being of ornamental iron. The finish will be similar to that of the modern high class office structures downtown. About midway on both the Broadway and Vesey street facades the simplicity will be broken by an ornamental shield.

Meets Needs of Tenants.

The ground and second floors are designed for stores, the upper stories for offices.

It may be mentioned, incidentally, that the large ground floor store on the Broadway corner has already been rented to Geo. W. Welsh's Son, now at 256 Broadway. Announcement is also likely to be made in the near future of rentals to banking and similar institutions.

The building was designed by Charles A. Platt, architect, and the builders are Marc Eidlitz & Son. The foundation work was done by the Frederick Crawford Company. This was an unusually difficult task, as the work had to take into account the subway construction for the loop going from Church street to Broadway through Vesey street, practically under the new structure. The city acquired this easement and the site was cleared long before the new building was started. The foundation work thus differs from any so far built in New York City. It is constructed outside the subway and between the tracks of the underground transit line.

It is more than likely that one result of the Real Estate Board's occupancy and the development of the building as the center of real estate interest will be the formation of a luncheon club similar to those now in existence in a number of downtown office buildings. While this would be a logical result, the club feature has not yet been definitely settled.

History of the Board.

The Real Estate Board's removal marks an important step in its history since its organization as the Real Estate Board of Brokers in 1896.

Previous to 1885 there was no organization of brokers or unity of real estate interests outside of an Auctioneers' Association, in the old Exchange Salesroom in the basement of 111 Broadway. The growth of New York and the specialization which naturally followed brought many new questions and problems into the realty field. Individual interpretation of the laws of equity had created a condition where every office,

was a law unto itself. The system had begun to break down through overweight. The necessity for some standardization was keenly felt by the leaders of professional realty.

On April 14, 1885, the Real Estate Exchange and Auction Room, Limited, was formally opened with a membership of five hundred. They had previously purchased the good will and records and furniture of the old Exchange Auction Salesroom at 111 Broadway. There were no dues, but each member subscribed \$1,000 for a certificate of membership, entitling him to all privileges of the Exchange, as well as an individual share in all the profits of the corporation which had purchased the premises at 59 Liberty street. This old five-story brick building was remodeled at heavy expense into the Liberty Street Auction Room. It is now the site of the Chamber of Commerce Building, the ground floor being occupied by the Lawyers Mortgage Company.

End of Old "Exchange."

For some years the stock certificates sold at a handsome premium, going as high as \$1,400 for a \$1,000 share, but in 1891 the auctioneers split from the old Exchange, owing to a long series of differences, and for a period of four years the Real Estate Exchange kept on, practically with a limited auctioneers' annex, as all the legal sales were required by the judges to be made at 111 Broadway, under the auspices of the seceding auctioneers. In the final settlement, at the collapse of the Exchange in 1895, the stockholders received back the amount of their original subscription. Through the sale of the property at 59 Liberty street, the original stock investors suffered no loss on their investment.

The first three presidents of the old Exchange in order were the following: E. H. Ludlow, Hermann H. Cammann, E. A. Cruikshank, men whom the entire realty field has known for a generation as embodying the highest principles and standard of ethics known to real estate.

The objects of the old Real Estate Exchange were almost identical with those of the present Real Estate Board, except they had the auctioneers as members, controlled by the Exchange, whereas today the auctioneers are separately organized from the board as an association; however, the auctioneers today are nearly all individual members of the Real Estate Board.

Real Estate Board Organized.

In 1896 the Real Estate Board of Brokers was organized, with William H. Folsom as its first president. It was located at 59 Liberty street, the home of the old Exchange.

In 1898 the Board moved to the Trinity Building at 111 Broadway. This building was demolished in 1904 to make way for the present Trinity Building, and the board moved to the old Boreel Building at 115 Broadway. When that building was torn down in 1906, another move was made to the Haight Building, 156 Broadway, and from there the board moved back, in 1910, to the present location in the United States Realty Building at 115 Broadway, built on the site of the old Boreel Building. The Real Estate Board of Brokers was incorporated in 1908.

The present administration is as follows: Laurence M. D. McGuire, president; Albert B. Ashforth, vice-president; Elisha Sniffin, secretary; Frederick D. Kalley, treasurer; Richard O. Chittick, executive secretary; A. W. Fox, manager.

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Building Construction and Building Management
in the Metropolitan District

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If the marble building on the southeast corner of 42d street and Fifth avenue was intended for a temporary structure only, it has the distinction of being the costliest "taxpayer" ever erected in the city.

Of course the U. S. Government ought to build a great skyscraper to house the federal offices in this city, as many of them are in rented quarters. But what is the use of talking about it? The Government never does anything at the right time.

The New Western Union Building is 403 feet and 6 inches high and contains twenty-eight stories. One of the most interesting features connected with this operation was the underpinning of the adjoining buildings, which are now supported on concrete steel piles.

The noxious odors from the pot-boiling plants at Edgewater have become this summer a nuisance almost beyond endurance. Over a circuit of miles, first in one direction and then in another, they send their nauseating fumes. An immense injury is being done to real estate values, especially in the West End section of Manhattan. Can't something be done by the authorities?

You can have a private dwelling of twelve rooms near Madison avenue all to yourself for four thousand a year, or a flat of twelve rooms in a house with twenty or more other families on Madison or Park avenue for five thousand to twelve thousand a year. Most families seem to prefer the flat. They have reasons of their own, no doubt, but it shows the change that has come over us when private houses are more difficult to rent at half the price than rooms in what the law calls a "tenement."

Is There Any Hope?

When the Mayor vetoed the Lockwood-Ellenbogen bill he assured the property owning and rent-paying public that he would not discontinue but double his efforts to cure the admitted evils of the existing inspectional system. Not much physical force would be required to double such efforts as the Mayor ever made toward that end, and so far as heard from, no effort at all has been put forth since the veto.

The late Commissioner of Labor, who increased the number of employees in his department in one year by 68 per cent., confesses in his annual report that the many new and far-reaching labor laws "seemed" unduly burdensome to employers, and he urges them to have patience, as if patience would cure the evils.

In the constitutional convention there has come to the surface but one proposal offering any hope of relief. This is the home rule amendment giving cities the privilege of framing their own charters. No better grant of power could be desired if the public could be assured that the charter making would be done by a capable commission, one in sympathy with the plain desire of the people for a simplified form of government, without regard to geographical boundaries or political parties, and based on sound business principles.

The Record and Guide would not like to see real estate and the other substantial business interests of New York City pin their hopes for an economical and wisely ordered management of municipal affairs on the expectation that the charter will be right and then have the duty of writing it left to a committee of the old order of statesmen.

It will be a very difficult matter to have an acceptable charter approved in New York. We have not been able to get one after several trials, and what assurance is there that a country Legislature will not veto any bill of rights suitable for the metropolis? A more certain way would be to give the cities the choice of several good models already in use. Then would they get something of value as the product of the labors of the convention, otherwise some of them may get nothing very different from the present mode.

Somehow we must have incorporated into our city charters the principles everywhere accepted as essential to sound business practice.

A Well-Fortified Location.

The Astor Trust Company makes a very advantageous move in leasing three floors in the twenty-story building to be erected next year on the southeast corner of Fifth avenue and 42d street, and in some respects a rather significant move. Where the banking house is now situated, at 36th street, on the avenue, it is surrounded by a rich neighborhood clientele, but it is restricted to what is mainly a local service, even though a large one. As it is blocks away from both the elevated and subway transit lines, a considerable expenditure of time is required for frequent visits to the bank by anyone not living or doing business in the immediate vicinity.

In its new location the trust company will be near the principal traffic center of the city, where it will have not only equal neighborhood advantages to what it possessed in the present location only six blocks away but it will be in a position to attract depositors from most parts of the city, certainly from all quarters of Manhattan, Bronx and Queens boroughs. When the new Dual Transit System is in full operation the Grand Central section, into which the Astor Trust will move, will be the easiest to reach by more business men than any other. The change is therefore significant of an intention on the part of the directors to become a general and metropolitan financial power instead of merely a neighborhood convenience.

The change is also significant of the remarkable way in which important city interests are centering at 42d street and Fifth avenue. Forty-second street itself, at least between Fifth and Sixth

avenues, will not be susceptible of many, if any, more changes for years to come, but Fifth avenue and Madison, with the intersecting streets, offer opportunities which will soon be availed of by institutions whose movements will be considered as important as that of the Astor Trust. The section is particularly well adapted for office buildings designed to accommodate the commuting business public, and not only for that, but also for clubs, churches and other choice assembly buildings where people may attend and yet live in the suburbs. It will be the center from which one may go to almost any other part of the city in the quickest time.

As a real estate proposition for large investments the Grand Central section fills a larger place in men's thoughts today than any other. There is as little likelihood of it getting the go-by, or becoming deadened, or doing anything to impair an investment in the present century as any section that can be named. The period of the economic usefulness of any general purpose building recently or hereafter to be erected there is also certain to be as prolonged as if it were on Lower Broadway near Wall street, for the locality is as well fortified against depreciation by permanent traffic lines.

A State Budget Assured.

The first amendment passed by the State Constitutional Convention provides for the preparation annually by the Governor of a complete and intelligible budget setting forth a plan for financing the coming year's requirements. For the first time in the history of the State there will be submitted to the Legislature by an officer who may be held responsible for the wisdom or unwisdom of his proposals a statement showing the actual estimated revenues and expenditures, together with all the information needed for legislative action.

The people will know through the Legislature what the administration really proposes to do with the appropriations requested. The budget will be transmitted as part of a speech, message or letter from the Governor. It will make him directly responsible for any unwise use of public funds. He must not only definitely state what he intends to do with future grants, but what he did with those previously received. It will end the feeling of official irresponsibility which has been responsible in the past for the waste of tax money. The Legislature will have power to reduce items in the appropriation bill that will accompany the budget but not to add to them. All appropriations for the legislative and judicial branches of the government and for officers not under the jurisdiction of the Governor will be made by separate bills over which the Governor will have the power of veto.

Evidently the framers of the amendment had in mind the relations which subsist between the president of a large business corporation and its board of directors when at the annual meeting he renders a financial statement, states what his plans are for next year's work, what he wishes to spend for permanent betterments, what new capital he needs and how he proposes to raise it. He answers questions and explains his plans and policies. This is what the State of New York wants the Governor or his representative to do.

The adoption of a budget plan is the first step taken in the direction of less extravagant government. The per capita debt of the State (deducting sinking fund assets) has multiplied fifteen times in seven years. Appropriation bills and the public debt in both the cities and the States have been expanded to enormous proportions by an overmanned public service which in the face of diminished profits in business and distressing unemployment unfeelingly demands each year more and more tax money for discharging duties which in many instances are of no appreciable value or could be performed by much smaller forces.

Instead of an enormous appropriation

bill being hurried through the Legislature in its last hours there will be after this a plainly printed and thoroughly indexed document ready for consideration in adequate season by every member, from which all evidence of log-rolling will be absent, and for every item in which the Governor will be ready to give an account and be held responsible to the electorate. Under such circumstances the State of New York is very certain to get a more economical administration of public affairs.

Free Second Mortgages from the Taint of Usury.

Editor of the RECORD AND GUIDE:

It is gratifying to note that of late the allied real estate interests have been on the alert in combating laws hostile to owners and, in addition, are now planning remedial legislation to be introduced at the next session of the Legislature.

Among other propositions, an energetic fight is to be made to free second mortgages from the taint of usury.

In view of the fact that within recent years real estate has depreciated considerably, it has been a serious problem with many owners how to meet their interest and tax charges and perhaps a payment in reduction of the first mortgage.

In most instances the struggle to "hold on" has impoverished the owner, and the only available means left to protect the property is by raising a second mortgage.

We must bear in mind that there is a limited field for second mortgages. A lender must exercise considerable caution and be prepared to meet the charges and demands of the prior mortgagee in case of default; and in the event of a foreclosure of the first mortgage he must be prepared to protect the property by purchase and meet the costs of foreclosure, arrears of interest and taxes. In addition, he must secure a new mortgage, doubtless at a less figure than the old one, and that means the investment of additional capital.

A lender on first mortgage loans from 60 to 66 per cent., while a lender on seconds reaches 80 per cent.

The result is that in the event of adversity or natural depreciation the security of the second mortgage becomes hazardous, if not utterly worthless.

In order to attract lenders to this class of security, it is necessary to make the pay proportionate to the risk. Under existing laws, excepting purchase money or corporation mortgages, no higher rate than 6 per cent. can be charged. The courts have frowned on all subterfuges and have repeatedly soundly scored second mortgage lenders, until the impression has spread and taken root that this class of lenders was engaged in a nefarious and criminal business. As a result, lenders, recognizing that the force of these attacks jeopardized their security, withdrew from the market, so that it has well nigh become impossible to secure seconds, excepting at extortionate rates.

Both bank and Wall street loans are not limited to any particular rate of interest, but the lender can legally exact any rate to meet an emergency.

With remedial legislation, permitting the second mortgage lender to exact adequate compensation, wider opportunity will be afforded the owner to secure the moneys necessary to protect his property.

The danger of usury must be eliminated and the loans legalized. When this is done, lenders will be attracted and a field opened to enable an owner to secure funds to protect his equities.

Once the taint is removed, renewed buoyancy will result.

The mortgage business, like that of every other line, excepting war munitions, has not fulfilled its promise of the early part of the year.

Investors have held back for no other apparent purpose than one of "watchful waiting." We are thus confronted with the anomalous condition of an overflowing exchequer and a scarcity of money.

Many investors, induced by the seem-

ingly low price of Wall street securities, have invested in this line, only to find that a series of fluctuations has impaired their security.

The immense influx of gold from foreign countries has built up a surplus which must necessarily find an outlet.

Business is not sufficiently brisk to absorb this vast accumulation; so that, in time, real estate must reap the inevitable benefit.

Brick and mortar have always attracted the investor as the safest and sanest investment; and when the municipality recognizes the necessity of guarding its chief asset from multifarious depressive laws, real estate will again appeal to the public—and not in vain.

JOHN FINCK.

198 Broadway.

International Engineering Congress.

Editor of the RECORD AND GUIDE:

You are doubtless aware that the International Engineering Congress is a serious effort on the part of the five societies under whose auspices it is conducted to give to the profession and the world at large something of real professional value in the shape of a clear statement of present practice in all branches of engineering in the different countries of the world. The work of securing, editing and publishing the transactions of the congress is, as you will readily appreciate, enormous. It is being performed purely as a labor of love by the officers and members of the Committee of Management representing the five societies guaranteeing the expense, and the price of the publications has been fixed just high enough to cover the actual cost of clerical work, printing and binding on an assumption of membership, which, before the outbreak of the European war was extremely conservative.

While the war and the resultant conditions, even in neutral countries, have greatly reduced the anticipated enrollment of members, they have not resulted in a proportionate reduction in either the quality or the quantity of the material offered for publication in the transactions. Sufficient papers have already been received to assure the success of the congress and the value of the transactions; but, in order that the congress should be the greatest possible benefit to the profession, it is essential that it should enroll the greatest possible number of members.

W. A. CATTELL,
Secretary.

Defects in the Home Rule Proposal.

Editor of the RECORD AND GUIDE:

The amended home rule proposal as reported by the Cities Committee (Pr. 823) represents a notable advance in dealing with municipal affairs, and would give a satisfactory grant of home rule to the cities of the State but for two serious defects in the grant of power to cities: The veto by the Legislature over all important local legislation, and the failure to give the City of New York control over the government of the counties in New York City.

The Legislative veto will prevent the cities from fully enjoying the powers of local self-government ostensibly granted to them. It will make the powers of charter amendments tedious, cumbersome and uncertain; it will create a divided responsibility, and will deprive the people of the cities and their local authorities of the sense of self-reliance essential to local self-government and denied only from having to make final decisions; it will retain in the Legislature the harassing necessity of giving attention to local affairs; and it will leave the cities subject to those partisan considerations which have in the past been so detrimental to their development. A grant of home rule with such a string to it cannot be regarded by believers in local self-government as a satisfactory grant of power to cities.

The argument that the power to adopt local legislation may be abused and should not be left without restraint, has little if any force when applied to a

charter revision adopted by vote of the people of the city. It has much greater force when applied to a charter amendment adopted by the local authorities. It must be conceded that they should not have unrestricted power to amend the city charter so as to change the framework of the city government, including perhaps the restrictions on their own powers deliberately adopted by the people. There must be some restraint on their action, some power to supervise it and prevent abuse of power.

The Citizens' Union believes, however, that this power should reside in the people of the city and not in a distant Legislature. The charter is the local constitution of the city; it should be adopted by the people of the city, just as the constitution of the State is adopted by the people of the State; and any substantial change in the framework of the city government upon which there is any difference of opinion, should be submitted to the people of the city for their approval. The requirement that a local measure of this kind shall be submitted to the Legislature for its approval is a denial of the right of local self-government and is inconsistent with the sound principle underlying the prohibition against special legislation regarding local affairs. The same reasons which should prevent the Legislature from passing special laws dealing with purely local matters operate equally to prevent it from passing on them by way of veto.

We have, therefore, urged, in a communication to each member of the convention, that the proposal be amended so as to eliminate the legislative veto, and substitute therefor a provision that any charter amendment changing the framework of the city's government or modifying restrictions as to issuing bonds or contracting debts shall not take effect until thirty days after its adoption, and that if within that period one per cent of the voters file a written protest, it must be approved by vote of the people of the city before it takes effect.

The other defect referred to, the failure to give New York City control over the county governments within its boundaries, makes the grant of power fall far short of a right of local self-government. The five county governments are an important part of the city government and the expense of conducting them is a heavy drain on the city's budget. They have been a fruitful field for the politicians. The mere power to fix the compensation of individual officers is inadequate, in the absence of power to regulate their number, their powers and duties, etc. Unless special legislation concerning the details of their administration is stopped, and control over them transferred to the city administration, subject, of course, to general laws to be enacted by the Legislature, the evils of the present situation will, in large measure, be continued, so far as the City of New York is concerned.

The proposal should, therefore, be amended so as to give the City of New York the same control over the government of the counties as it is to have over the city government proper, leaving full power in the Legislature to pass general laws relating to all counties.

With these amendments, and some others in matters of detail which need not be referred to here, the proposal will give to cities that measure of home rule which they demand and to which they are justly entitled.

THE CITIZENS' UNION,
By Wilfred Earl Youker, Sec.

(The amendment has, since the foregoing was written, been passed by the convention.—Editor.)

—“When will lenders appreciate the benefits of the long term, amortized loan. The better class of borrowers would welcome the practice. It is the lender who has to be converted. Foreclosures are the result of a borrower being unable to re-borrow, either because of a stringent money market or a depreciation in the value of the mortgaged property.”—Albert B. Ashforth.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits

Together With Other Current Realty Items

MOTT HAVEN SECTION.

Three Great Industrial Improvements— Lease of the Mott Property.

The old Mott Haven section of the Bronx, originally settled as a community of homes, and which, as the home building extended northward, became the heart and center of the borough's industrial activities, is taking on a new and vigorous lease on life.

This is due to the fact that the big business interests are awakening to a realization of the fact that this section with its splendid waterfront and railroad connections offers the seeker of a location for an industrial enterprise excellent sites at a moderate price and is the logical section of the greater city to receive the exodus of light manufacturers from Manhattan, which, judging from the past, is inevitable, as land values south of the Harlem become more and more prohibitive from year to year as the population increases.

A steady rise in realty values is predicted for this section by property owners and operators.

The three great improvements by which this section of the Bronx is expected to benefit lie, so to speak, side by side. They are the leasing of the Mott property for use as an automobile manufactory, the erection of a manufacturing terminal and the construction by the State of New York of a Barge Canal terminal.

The Hurlburt Motor Truck Company has leased through the Industrial Bureau of the Bronx Board of Trade the old plant of the Jordan L. Mott Iron Works for a long term of years. This property, which is situated on the Harlem River and the Mott Haven Canal, between Third avenue and 133d street, is one of the most advantageously located sites for automobile manufacturing in the greater city, as it has a waterfrontage on two sides and has rail connection with all the lines centering in the Bronx.

The decision of the Hurlburt company to locate in the Bronx was made after a careful investigation of many properties in all parts of New York and the metropolitan area and is in line with their policy of expansion and enlargement necessitated by the large increase in volume of business the company has had during the past year. The company, it is stated, has orders now on hand for over one thousand trucks, to be used as Red Cross ambulances in the present European war; and where heretofore a single eight-hour day has been the maximum of their operations, they will treble their force of workmen and operate the full twenty-four hours in shifts of eight hours, occupying over 50,000 square feet of floor space.

The move into the new quarters which have been thoroughly renovated and adapted to their specific needs by installing concrete flooring, etc., will be made on Saturday. The officials of the company expect to have the entire plant working full time by Monday next, employing over three hundred workmen.

The Hurlburt company has up to the present time manufactured its motor trucks in Chicago, and Sharon, Pa., and will still continue to use their plants in these cities. They expect, however, to manufacture the majority of their output in the new Bronx plant.

The officers of this company, which was the pioneer of the present popular worm gear drive, are William B. Hurlburt, president; Donald MacKay, vice-president, and Reed G. Haviland, treasurer. Duncan G. Harris, of the real estate firm of Harris & Vaughan, is

secretary. Frederick Crebbin will be in charge of the Bronx plant as factory manager.

LOUIS BIEL.

Louis Biel, vice-president of the United Cigar Stores Company, died of pneumonia, in Toledo, Ohio, on Sunday, in his forty-eighth year. He was president of the United Merchants' Realty & Improvement Company and the Broadway Renting Company, both subsidiaries of the United Cigar Stores Company, which acted as holding companies and managers for the extensive real estate properties of that corporation.

Mr. Biel owned a chain of cigar stores when George J. Whalen began to organize the company and these formed part of the original consolidation. The later work of Mr. Biel consisted principally in real estate management and the selection of desirable sites in all parts of the country for new stores. He was recognized as a high authority in this branch of real estate management. His shrewdness in real estate matters has been evidenced in the remarkable progress which the United Cigar Stores Company has made in the acquisition of some of the finest and most profitable business locations in the country.

Mr. Biel's home was at 509 West 149th street, in this city. He is survived by his widow and four children.

FOR BROKERS' PROTECTION.

A New Association Formed to Act as a Collection Agency.

One of the results of the recent convention of the founders of the National Association of Realty Brokers, held at the Hotel McAlpin last week, was the incorporation of the Realty Men's Protective Agency, the charter being returned from Albany Thursday.

Oliver Bunce Ferris, secretary and treasurer of the National Association of Realty Brokers, and also secretary and treasurer of the Realty Men's Protective Agency, explained the purposes of the new corporation by stating:

"As a result of our correspondence with the members of the national association prior to our founders' convention, many seemed to think our association should act in handling the collection of commissions for clients and as an organization to assist in prosecuting claims of that kind for them.

"There were some brokers, however, who objected to having the name of the National Association of Realty Brokers used as a collection agency, fearing it would bring the association in disrepute. A committee, appointed to consider this, recommended the establishment of a collection agency entirely separate and distinct from the association and suggested the name we have used. This collection business will be conducted under the direct supervision of a managing attorney, and arrangements have been made for a service of bonded attorneys to represent us throughout the United States in legal and collection matters.

"The facilities accorded will not be confined alone to the members of the National Association of Realty Brokers or be limited to one in a county as is the membership of that organization but can be of service to all brokers. The charter includes our conducting a mercantile and reporting business, and it is eventually planned to issue a 'Red Book' of real estate brokers, showing

not only names and addresses but the financial standing, reliability and nature of business handled by each. This is a service never before attempted.

"Several directories show the names and addresses of these real estate brokers throughout the country but make no effort to satisfactorily classify them according to the specialties they handle or to show their financial standing or reliability if dealing with them. What Martindale is to the legal fraternity, this agency aims to be to the real estate profession."

STATE CONSTITUTIONAL CONVENTION.

The home rule for cities article, prepared by Seth Low's committee, was adopted by a vote of 91 to 17, after a dozen amendments, offered by Assemblyman Smith, Senator Wagner, William F. Sheehan and De Lancey Nicoll designed to give real home rule to New York City without legislative interference, were defeated by a strict party vote.

The article was adopted substantially as it was reported from the Cities Committee, the second time, it having been sent back to that committee for re-drafting.

Under the provisions of the home rule article, each city will have exclusive power to manage, regulate and control its property affairs and municipal government, which power will include the exclusive right to organize and manage all departments and bureaus and the qualifications, number, terms of office, appointment and removal of all city officers and employees, including police officers.

May Revise Charter.

Each city also will have the right to revise or amend its charter in relation to its property affairs or municipal government and to amend any local or special law in relation thereto. A city may enact amendments to its charter or any existing local law in relation to any matter of State concern, the management, regulation and control of which shall have been delegated to the city by law, unless the Legislature shall enact a general law inconsistent with such amendments.

The legislative body of the city may enact such amendments subject to the approval of the Mayor and the Board of Estimate and Apportionment, except that in a city where the members of the board are not elected, or such a board does not exist, no such amendments shall be enacted without the assent of two-thirds of such legislative body.

But every amendment which changes the framework of the government of a city or relates to the issuance of bonds or contracting of debts shall be submitted to the Legislature for approval, but every other such amendment shall take effect immediately without the submission to the Legislature.

In 1917 each city shall submit to a vote of the people the question of whether the charter is to be revised and charter revision commissioners are to be named at the same time by the electors.

Building Activity in Queens.

The building throughout the Woodhaven and Ozone Park sections, where most of the building construction of Queens is going on, is almost entirely along the line of two-story brick flats, many of which are being erected by the block. Ridgewood follows with a similar class of buildings with the possible exception that there are more three-story buildings in its list.

Nassau County Realty.

The real estate market in and adjacent to Mineola, Nassau County, Long Island, is strongly self-assertive for this season of the year. It is partly due to the fact that Mineola is the county's capital and is of necessity a centralizing point, and the other cause is the fact that there is no villa plot or house buying movement extant elsewhere in central Nassau County at this time. Real estate developers point to Mineola as an investment magnet.

Its transit facilities are widely known and the knowledge of them will be further augmented next month when the annual fair of the Queens-Nassau Agricultural Society at Mineola will draw thousands of new visitors as well as old ones from all parts of New York City and Long Island. The fair ground is the last remaining vestige of bucolic days in Mineola.

The place has grown so rapidly as a suburban home community that its acreage has been almost entirely absorbed for residential purposes. During the past year the villa plot movement has captured the Boulevard section, and the house building movement has reached almost to the doors of the Wheatley Hills Country Club which was far removed from residential contact two years ago.

Frank P. Krug, whose hotel became famous during the automobile races for the Vanderbilt cup as "Krug's Corner," has bought a plot in the Boulevard section, adjoining his hotel, for the purpose of making structural improvements and enlarging his grounds. The plot has an extensive frontage on Jericho Turnpike, which, because of its growing prominence as a traffic thoroughfare, is experiencing a steady increase in fee values.

\$160,000,000 SUBWAY CONTRACTS.

All But \$4,000,000 of City's Share in Dual System Awarded.

Up to August 1 the Public Service Commission had awarded \$160,000,000 worth of construction and material contracts for the dual subway system. This is within \$4,000,000 of the total amount, \$164,000,000, which the city is to contribute towards the system.

The total of \$160,000,000, however, includes many of the contracts to be paid for eventually out of the contributions of the Brooklyn Rapid Transit and Interborough companies. The Interborough is to pay \$58,000,000 and the Brooklyn company \$14,000,000.

PLASTERERS' LOCK-OUT.

Order Goes Into Effect This Noon Against Union No. 60.

On account of Plasterers' Union No. 60 refusing to permit its members to work overtime, for enforcing a so-called scale of work which tended to reduce the output twenty to thirty per cent., and for calling a strike in violation of the trade agreement, the Building Trade Employers' Association has ordered a lock-out of members of Plasterers' Local Union No. 60, to go into effect this (Saturday) noon.

SAFEGUARDING REALTY RECORDS.

(Continued from page 347.)

"I propose that this duplicate plant of the contents of the Register's office, which has thus been produced as a by-product, be removed from the Hall of Records and stored in a building separate and apart from the original records. To be absolutely safe it is necessary to have a fireproof storage building in an isolated place entirely away from the city. A building erected upon some of the city's property in the Croton or Catskill Water Shed is suggested. The building could be of the simplest construction, would require no plumbing or heating and no supervision, except possibly a caretaker, and even that might be managed in connection with other watchmen service. Provision for proper ventilation should be made.

"I estimate that a building equipped with proper filing cases could be built for perhaps \$10,000. The expenditure of this comparatively small sum is recommended as an insurance fund for the protection of the property owners in New York County in case of loss of records from fire or other catastrophe. The practice of accumulating duplicate sets of records and storing them in a safe place away from the home office is followed by title companies and insurance companies as a matter of course for the protection of their business.

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PRIVATE REALTY SALES.

Market conditions showed the same tendency toward improvement that has been noted in the trading of the last few weeks. The month of August closed with a moderate demand for diversified classes of property in many sections of the city. Besides the slow but gradual growth in the volume of business transacted, the continued activity of builders in acquiring sites for immediate improvement is occasioning a more general spirit of optimism. Such buyers have been figuring prominently in the news, and since they rarely finance the projects out of their own pockets, the recent increase in the number of operations contemplated and undertaken might indicate that money is easier and less difficulty is being encountered in obtaining loans.

New apartment house operations destined to enlarge the growing residential districts in the neighborhoods of West 171st and 191st streets are foreshadowed by the acquisition this week of desirable plottages for such improvement. In Queens, a syndicate of local owners bought a large tract for development. A West End avenue corner, adjoining a house sold last week, is in course of sale, and, according to current rumor, may eventually be utilized for another large building operation similar to others which have recently characterized the activity on the avenue.

Of special interest was the lease of large space by a well-known trust company in the new building to be erected at the southeast corner of Fifth avenue and 42d street, as a result of which another imposing structure will be added to that important thoroughfare. Apartment and private house leasing was active, this being just about the time of the year when people are beginning to return from their summer homes to obtain locations for the winter. Other leases of interest concerned a tall commercial building in West 39th street, to be occupied by a large publishing company; and the old-time Metropolis Theatre, in the Bronx, which is to be converted into a clubhouse.

The total number of sales reported and not recorded in Manhattan this week was 25, as against 22 last week and 16 a year ago.

The number of sales south of 59th street was 7, as compared with 3 last week and 3 a year ago.

The sales north of 59th street aggregated 18, as compared with 19 last week and 12 a year ago.

The total number of conveyances in Manhattan was 129, as against 89 last week, 28 having stated considerations totaling \$532,800. Mortgages recorded this week number 38, involving \$768,739, as against 55 last week, totaling \$1,470,945.

From the Bronx 7 sales at private contract were reported, as against 9 last week and 8 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$385,250, compared with \$5,511,048 last week, making a total for the year of \$48,904,951. The figures for the corresponding week last year were \$684,387, and the total from January 1, 1914, to August 29, 1914, was \$29,154,390.

Three County Trade.

J. P. Finneran and P. J. Ryan sold for the Windemere Real Estate Company, Daniel H. Jackson, president, the five-story building at 69 and 71 Greene street, on plot 37.6x100. They also sold 448 Broome street, a five-story building, on lot 25x50. The new owner was represented by George W. Sutton, of New Rochelle. In part payment he gave 38 Hamilton avenue, Rochelle Park, New Rochelle, a three-story stucco house, with a garage and about two acres of land; also a vacant plot, 54x100, free and clear, located on the south side of 54th street, 125 feet east of Third avenue, Brooklyn. The deal involved about \$150,000.

A Buyer from Alabama.

T. J. McLaughlin Sons have sold, through John H. Lawrence, 780 West End avenue, at the southeast corner of 98th street, a twelve-story apartment house on plot 90 x 100, to Ashbell Hubbard of Mobile, Alabama. The building was completed about a year ago and is entirely rented and has been held at \$7,000. The four-story dwelling on lot 18.6 x 90 at 766 West End avenue was also sold as part of the same deal to protect the light of the apartment house. In part payment the purchaser gave 612 West 135th street, a five-story apartment house on plot 39 x 100.

Builder Buys on Heights.

Lewine & Kempner have sold to the Mose Goodman Corporation, Aaron Goodman, president, the plot 150 x 100, in the north side of West 191st street, 100 feet east of St. Nicholas avenue, for improvement with three six-story apartment houses. The entire operation will involve about \$225,000. In the deal the sellers were represented by H. Seymour Eisman and the buying company by Weschler & Kohn. The same builders are now completing two apartment houses in the west side of 188th street, east of St. Nicholas avenue.

New Queens Industry.

The estate of H. A. Cram, J. Sergeant Cram, trustee, sold to the By-Products Chemical Company, W. H. Reid, president, as a site for a reclaiming plant, the property bounded by Newtown Creek, Apollo, Pallock and Front streets, an area of 219x400 feet. On this block a one-story building will be constructed at once for the company by the National Bridge Company, to be ready for occupancy by Nov. 1. The sale was negotiated by Floyd S. Corbin.

Residence Deal Pending.

Negotiations are reported to be well advanced for the sale of the three-story residence of Walter Luttgen at the northeast corner of West End avenue and 93d street, a three-story dwelling occupying a plot fronting 75.6 feet on the avenue by 100 in the street. The adjoining dwelling at 690 West End avenue on lot 21 x 100 was reported sold last week by Rose Jacobs. The combined properties would make a site suitable for a high-class apartment house improvement.

Apartment Dwelling Trade.

Edward H. Reynolds bought 15 East 82d street, a five-story dwelling, on lot 25 x 102, from Mrs. Annie S. Arnold who took in exchange the six-story apartment house known as the Valla Mont at the northeast corner of St. Nicholas avenue and 119th street on plot 50 x 136. The transaction involved about \$275,000 and was negotiated by Alfred C. Marks.

800 Queens Lots Sold.

Edward J. Talbot has sold to the South Side Property Corporation, composed of residents of Nassau county, a tract of twenty-six blocks, nearly 800 lots, in the South Side Park, Jamaica. This development is just to the south of the old village of Jamaica and fronts on the Rockaway road. The Nassau county buyers will develop the tract.

Another West Side Deal.

Robert Podgur has purchased from Samuel and Henry A. Blumenthal the plot of nearly six lots in the south side of West 171st street, 200 feet west of Broadway, measuring 143 x 95. He intends to begin the erection of two five-story apartment houses. The broker was Joseph Silverson.

Builders Buy on East Side.

Dr. James Bishop and Miss Anna E. Donald are reported to have sold to builders, 59, 61 and 63 East 56th street, three four-story dwellings, on plot 50x100.5. The same buyers are also rumored to have purchased adjoining properties.

Manhattan—South of 59th St.

BROOME ST.—G. Tuoti & Co. have sold for a client of the law firm of Kurzman, Frankenhaimer & Gutman to Jennie Marino the 6-sty tenement at 319 Broome st, on plot 25.6x75.4.

FRONT ST.—Warren & Skillin sold for Alice Story Rowland and Abby Story Marshall, 5 Front st, a 5-sty building, on plot 36x80, at the southwest corner of Moore st. The property has been in the family for many years.

MERCER ST.—The Belmore Holding Co. has sold to the Undersellers' Co. the two 5-sty lofts and stores on plot 50x100 at 113 and 115 Mercer st; and 92 6th av, a 3-sty tenement, with stores, on lot 20.9x90. In exchange the seller took a large plot in Brooklyn, located on 10th av, Denyses la, 79th, 80th and 81st sts.

49TH ST.—Frank B. Taylor sold for Mrs. Ethel C. Remington 57 West 49th st, a 4-sty dwelling, with extension, 20x100.5, a Columbia College leasehold.

Manhattan—North of 59th St.

91ST ST.—Leon S. Altmayer has sold for Mrs. Henrietta A. Rosenblatt the 3-sty dwelling 109 East 91st st, and also for the estate of Samuel Rosenblatt the adjoining 3-sty private house 111 East 91st st to L. Simon. The two properties form a plot 30x100 ft. and will be altered by owner into two American basement dwellings.

104TH ST.—Slawson & Hobbs have sold the estate of Paul Hoffman, 312 West 104th st, a 3½-sty dwelling, on lot 20x100.5.

129TH ST.—Leslie B. McClure has purchased from I. Trapler, 306 West 129th st, a 5-sty flat on a lot 25x100. In part payment the buyer gave 515 West 144th st, a 3-sty dwelling on a lot 16.8x100. Edward Polak, Inc., negotiated the trade.

CONVENT AV.—C. M. Wilmerding is reported to have resold the 3-sty dwelling on lot 20x100 at 337 Convent av, southeast corner of 144th st.

LENOX AV.—Frederick Brown sold the Century, a 7-sty apartment house, plot 75x85, at the northeast corner of Lenox av and 119th st, held at \$175,000.

Bronx.

SIMPSON ST.—D. H. Jackson Realty Co. bought from the Simbar Realty Co., 906-914 Simpson st, two 5-sty apartment houses, on plot 150x100.5.

137TH ST.—Daniel H. Jackson has sold, through Sussman, Gibbs & Karlin, 635-637 East 137th st, a 6-sty flat, on plot 37.6x100.

BRYANT AV.—Leonard Weill has sold the northeast corner of Bryant av and Freeman st, a 5-sty new law flat, with seven stores fronting 53 ft. on the av, 85.6 ft. on the st. The buyer is Henry Klapper, who gave in part payment the 4-sty flat at 1434 2d av. Adolph and Henry Bloch, as attorneys, represented Mr. Klapper in the transaction.

CAMBRELING AV.—The Henry Morgenthau Co. has sold, through D. A. Trotta, the southwest corner of Cambreling av and 189th st, a vacant plot, 50x100. The purchaser will erect a 6-sty apartment house.

CAMBRELING AV.—Daniel H. Jackson sold to Nathan Wilson and Charles Pincus four lots, extending from Cambreling av through to Beaumont av, 100 ft. south of 189th st.

PROSPECT AV.—Walter Wilkens sold to Louis E. Kleban, through Alexander Selkin the four 2 and 3-sty buildings, 876-878 Prospect av through to 825-827 Westchester av, a plot 50x112x irreg.

WALDO AV.—The Delafield Estate has sold a large plot of ground at Fieldston, situated on the corner of Waldo and Livingston avs, to J. M. Richardson Lyeth, who will build a residence and garage for his own use.

Brooklyn.

GARFIELD PL, ETC.—Jerome Property Corporation sold 151 Garfield pl for Mary Mullee to John T. Finnerty; also 381 5th st, for Mrs. M. Watermon to Mrs. A. Carswell.

WEIRFIELD ST.—James M. Hawley sold 383 Weirfield st, a 2-fam. house, for William O'Brien to the Island Holding Co., Charles Becker, president.

2D ST.—E. T. Newman sold for Mrs. Anna K. Kuck 662 2d st, a 4-sty dwelling.

77TH ST.—Samuel Galitzka Co. sold for the K. & G. Holding Co. the 2-sty house 569 77th st, on lot 18.5x100.

MONTRÖSE AV, ETC.—Realty Associates announce the following recent sales: 93-99 Montrose av, on plot 100x100; also plot 50x100 in the west side of Emerson pl, 160 ft. north of Lafayette av, to Newkirk Realty & Construction Co., through M. Arlington Wilson; southwest corner Rogers av and Union st, plot 127.9x100; south side of Malbone st, 300 ft. west of Bedford av, 100x100, to "250 Pacific Street, Inc." The purchasers will improve the Rogers av plot with a brick building on the corner and five 3-sty buildings on the inside lots. On the Malbone st plot they will erect two 4-sty apartment houses. North side of Lincoln pl, 375 ft. east of Underhill av, plot 50x100, and north side of Lincoln pl, 575 ft. east of Underhill av, 100x100; also plot at 297-9 Pearl st, 50x102, to the Conrad Construction Corporation. The frame buildings now in the Pearl st plot will be torn down and a 5-sty apartment erected. Northeast corner of Bedford av and Robinson st, plot 85x100 on the corner and 50x123 in the rear in Robinson st, to Grace Una, for improvement, through the Westwood Realty Co.

Queens.

BAYSIDE.—John E. Lawler purchased two plots at Broadway-Flushing, from Charles H. Walsh.

BAYSIDE.—M. Donnerfield, of Brooklyn, purchased 140 lots from the Bayside Land Association, south of Broadway and west of Bell av. The property had been held at \$15,000.

CORONA.—Jacob Hamer sold two lots on Fairview av to Max Margolian.

CORONA.—Alice J. Griffin sold to Joseph McMahon the plot 100x100 on the east side of Lent av, 166.2 ft. south of Park av.

FOREST HILLS.—Sage Foundation Homes Co. sold to L. Galloway 4½ lots in Rock Rose pl, Greenway South. The buyer will erect a residence for his own occupancy.

FLUSHING.—Flushing Terrace Realty Co. sold to Ralph A. Watson the plot, 39x104, at 16 West 16th st.

FLUSHING.—Ernest T. Van Zandt bought from John A. Innis 36 lots on Murray Heights, which have been held at \$25,000.

FLUSHING.—Frank C. Chaffee sold to George D. Glass, of Flushing, the plot 40x200 in the west side of 34th st, 436 ft. south of Mitchell av.

LONG ISLAND CITY.—The Borden Condensed Milk Co. has purchased from Cornelius W. Clark a plot, 27x90, on the west side of Steinway av, 175 ft. south of Pierce av. The plot adjoins the Borden Co.'s plant, which is to be enlarged.

MALBA.—The Malba Estates Corporation, which is associated with the Realty Trust, has sold to H. N. Treuett, of Manhattan, a recently completed Dutch Colonial residence at the corner of North and Malba drs, overlooking Powell cove.

OZONE PARK.—The New Jersey Av Realty Co sold to Hendrix Improvement Co. 42 lots and a plot at Ozone Park; 26 of the lots have a frontage of 520 ft. north side of Freeland av; 7 have a frontage of 140 ft. south side of Freeland av, and 160 ft. south side of Bell pl, all located on block on the east side of Woodhaven av; also a plot with a frontage of 28 ft. east side of Woodhaven av, 121 ft. south side of Freeland av. The deal involves about \$25,000.

ROSEDALE.—New York Suburban Land Co. sold 20x100, on Boulevard, to E. M. Robinson; 40x100 on Union av to C. Foye.

WHITESTONE.—Thomas J. Smith sold to Samuel T. Holtzendorff the plot, 100x100, in the south side of 28th st, 325 ft. east of 14th av.

Richmond.

PORT RICHMOND.—The Sewell Agency sold to the B. F. G. Realty Corporation, Inc., of Manhattan, the plot, 50x102, on the northeasterly side of Harrison and Sharpe avs.

Nearby Cities.

JERSEY CITY, N. J.—Harry J. Max sold to H. R. Ward 375 Bergen sq, a 3-sty store building, 19x74. The buyer gave in part payment five lots at the northwest corner of Tonnele av and Broadway.

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AND

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JERSEY CITY, N. J.—William Stickel sold to Fred E. Armbruster three brick factories, one 50x100, at the northeast corner of Lincoln st and Columbia av; another 100x100, at the northwest corner of the Boulevard and Lincoln st, and one at the northeast corner of Summit av and Graham st, 50x100.

NEWARK, N. J.—Feist & Feist sold the vacant lot, 403 Warren st, to Harry Herschfeld, who will improve.

Rural and Suburban.

ARLINGTON, N. J.—Henry G. Eilshemius sold for the estate of H. G. Eilshemius to Mrs. Mary H. Naylor, of Arlington, N. J., the southeast corner of Grand and Eilshemius av, a plot 73x123, for improvement with a dwelling.

BAYSHORE, L. I.—The Orac Realty Co. of Manhattan has bought the Wright Barclay property on Clinton av, adjoining the property of Hester B. Poillon, for about \$5,000.

CEDAR KNOLLS, N. Y.—The First Mortgage and Real Estate Co. has sold a plot of land near the entrance to Cedar Knolls to A. J. McAllister.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on 3d av to M. Gorey, and 40x100 on Beach av to F. Buttely.

GLEN ROCK, N. J.—S. S. Walstrum-Gordon & Forman sold for Fred C. Robbins the residence in the east side of Bradford st to Harley P. Hatfield.

HACKENSACK, N. J.—The Boundary Realty Co. purchased a tract of about 700 lots at Hackensack Heights, N. J., from the Hackensack Realty Corporation. The tract faces Essex st, a main thoroughfare, near the Hackensack Hospital. The Boundary Realty Co. will build moderate-price homes.

HARRISON, N. Y.—Byran L. Kennelly has sold for Eugene S. Reynal his Hunt Club property, consisting of 80 acres, with buildings, in Purchase st, Harrison. The property has been held at \$80,000.

ISLIP, L. I.—Dwight W. Pardee has purchased from the William H. Moffitt Realty Co. a plot with buildings in the north side of Main st, adjoining the J. C. Dorsey property. The consideration was about \$20,000, and in part payment Mr. Pardee gave a plot at Bay Shore on Clinton av, 1,300 ft. south of Main st, held at \$11,000.

MONTCLAIR, N. J.—Feist & Feist sold for Philip Desent, the 1-sty salesroom, 385 Bloomfield av, to the Electric Garage Co., I. T. Straus, president.

PHILIPSE MANOR, N. Y.—Harry A. Bee-mis has purchased a plot on Farrington av, overlooking the Hudson River, from the Estates of Tappan Zee.

PORTCHESTER, N. Y.—Bryan L. Kennelly sold the estate of Daniel E. Seybel, deceased, Hillandale, in Ridge st, to John W. Kiser, of St. Paris, Ohio, for occupancy. The property is one of the show places of Westchester county, and comprises about 19 acres of attractive landscape, with a residence containing forty rooms, lodge, large garage and other outbuildings. The property was held at \$225,000.

SUSSEX CO., N. J.—George Batten has sold Deep Springs farm in Sussex County to Ernest C. Hinck, of Montclair. The farm comprises 280 acres.

UPPER MONTCLAIR, N. J.—The Frank Hughes-Taylor Co. sold a tract fronting about 400 ft. on Normal av, Upper Montclair, to E. L. Canfield, of Newark.

WHITE PLAINS, N. Y.—The Scarsdale Estates, Robert E. Farley, president, sold to Harold E. Peysers a 1/2 acre plot, adjoining his country place.

YONKERS, N. Y.—Dr. and Mrs. Julian J. Meyer, of Yonkers, have bought a plot of land on the north side of Valentine la, 200 ft. west of Broadway, for improvement with a dwelling.

YONKERS, N. Y.—Thomas Burke sold for E. A. Verbeck to Mrs. Edith Pope Rivercrest 18 Sunnyside dr, corner Fairfield rd, a large brick and marble villa overlooking the Hudson near the Ludlow station, held at \$23,000. He also sold for the Valley Farms Co. to James E. Totten four lots on Sedgwick av, upon which the buyer will erect 2-sty houses, and to Abram Schreiber, who recently bought the dwelling at 4 Hawthorne pl, the adjoining property, on plot 46x100, at 72 Belvedere pl.

LEASES.

Astor Trust in New Skyscraper.

The Astor Trust Company has leased the first, second and third floors and space in the basement of the new 20-story building to be erected by the Oceanic Investing Company at the southeast corner of Fifth avenue and 42d

YES, YOU COULD CONDUCT YOUR REAL ESTATE OR BUILDING BUSINESS WITHOUT THE RECORD AND GUIDE, LIKEWISE YOU MIGHT BE ABLE TO GET ALONG WITHOUT A TELEPHONE —BUT IN EITHER CASE IT WOULD BE MIGHTY HARD SLEDDING.

street, on a plot 73.5 x 100, directly opposite the New York Public Library. The company has been located at Fifth avenue and 36th street for many years. No information was available this week regarding the new rental that is to be paid by them on the length of the term. The lease was negotiated by Paul B. Saxe of the Frank B. Taylor Company. The Oceanic Investing Company, owners of the property, has a directorate consisting of Albert G. Milbank, Alfred E. Thorne and George L. Nichols. The company bought the property in December, 1913, from Edwin Wolff, of Philadelphia, at a price then reported to be in the neighborhood of \$2,000,000. It had previously purchased the opposite northeast corner of Fifth avenue and 42d street. The present operation, involving the projected building, will, it is believed, represent an investment of nearly \$3,500,000. The lease, in itself, is an unusually big transaction, involving so large an amount of space in such a centrally located neighborhood.

Firm to Change Location.

Wm. A White & Sons have leased for the Murray Hill Investing Co. the northerly store in the new building being completed at the northeast corner of Fifth avenue and 37th street, to Ormes Inc., phonographs, now located at 366 Fifth avenue.

Metropolis Theatre for Lodge.

Henry Rosenberg has leased for ten years at an aggregate rental of about \$30,000 the four-story Metropolis Building at 2642 Third avenue, to the Bronx Aerie of Eagles, 491. The property will be used as a clubhouse for the lodge, which intends to install a gymnasium, swimming pool, bowling alleys, etc.

Pictorial Review Enlarges.

Leases have been closed for a long term of the newly constructed mercantile building, 216-220 West 39th street, by the Pictorial Review Company, which also occupies the adjoining twelve-story building at 222-226 West 39th street. Both of these properties are owned by Julius Kayser. The brokers were L. Tanenbaum Strauss & Co.

Manhattan.

BARNETT & CO. leased the dwelling at 1925 Madison av to Elizabeth McDonough.

BASTINE & CO. leased for the American Real Estate Co. in 114 5th av, space to Edward Grano and Hirsh Koplowitz.

WM. D. BLOODGOOD & CO., INC., leased apartments in 245 West 51st st to Miss Fannie Fiske Hasbrouk; in 45 East 34th st to T. A. Dorgan.

HENRY BRADY leased to the Berger Manufacturing Co. the store at 204 West 23d st; also the 2d loft at 202 West 23d st to Philip Korosky.

BRETT & GOODE CO. leased in 150-56 Lafayette st about 6,000 sq. ft. on the 6th floor to the Feinberg Bindery & Mailing Corporation.

FIRM OF L. J. CARPENTER leased for Walter and Richard Trimble the building at 21 Platt st to A. W. Harris & Co., dealers in lubricating oils.

DUBOIS & TAYLOR leased apartments at 544 West 15th st to Morris Cohen, Victor Fitch Bonsall, Louis Wintner and Mrs. Charles Efron; at 460 West 149th st to Mrs. Hernine Stern, Solomon Flatow, Julius May and Leo Muehlen-thal; at 460 West 147th st to Max L. Cohen, Charles E. Nissen, Albert L. Rice, Louis L. Strauss, Francis H. Ely, Jacob Sax, Demund J. Outwater, Louis J. Issacs, Charles Wyman, Irving J. Kamber, Charles W. Thomas, Helen G. Sortore, William Storch, Howard F. Morton, Mrs. Cora S. Hawley, David Weill and Alfred D. Emery; at 600 West 146th st to Simon Kaufmann; at 315 West 99th st to Miss K. Delaney, Mrs. Alice Minton and Mrs. Julia C. R. Kearney; at 3569 Broadway to W. Irving Twombly, Rudolph Stein, Michael Wolf, Jack Price, Giles D. Kleinberger, John J. Hickey, William M. Evans, George E. Carhart, Tyler Barrett, M. H. Simmons, Harry N. Steinfeld, David Rothschild, Emil Drosse, Carl F. Braun, Henry R. Stanton, Alexander B. Riouffe, Mrs. Etta F. St. John, Mrs. Dell Tiernan and Carl Sieburg, Jr.

DUFF & CONGER have rented for Cross & Brown Co., as agent, for Frederick Ayer, an apartment at the northwest corner of 86th st and Lexington av; also store at 129 East 86th st.

DUROSS CO. leased the parlor floor, 16 East 13th st, to Louis Frank; also the private houses, 148 West 18th st to Harriette A. Tripp; 129 West 16th st to M. J. North; 111 Bedford st to James C. Cracabasso; 223 West 12th st to Bernard Kristianson; 271 West 22d st to M. Loran, and 203 West 16th st to Ida Wybrecht.

DOUGLAS L. ELLIMAN & CO. leased apartments in 1155 Park av for Bing & Bing to Mrs. George Stevens; in 122 East 76th st for Julius Tishman & Sons to W. H. Rolston; in 287 Lexington av to Miss Minerva Blaisdell, and re-

newed leases in 28 East 49th st to Mrs. K. MacPherson, and in 9 East 49th st to Mrs. E. I. McGrath.

DOUGLAS L. ELLIMAN & CO. have leased apartments in 955 Park av for T. J. S. Flint to Blaine Ewing; in 122 East 76th st for Julius Tishman & Sons to William A. Wilson; in -57 Lexington av for Mrs. P. L. Crovat to Miss R. B. Exiner, and have renewed leases in 9 East 49th st for Charles Brown to Saunders Norvell and in 157 East 81st st to Mrs. J. B. Elwell and A. W. Williams.

DOUGLAS L. ELLIMAN & CO. have leased the last remaining apartment in the new building at 45 East 62d st, adjoining the new Colony Club structure, which will be open October 1, next, to W. N. Kernan of the New York Central Railroad; also apartments in 146 East 49th st to Louis Mange, and in 18 East 48th st to Louis A. Ripley; also for Pepe & Co., agents, 128 Washington sq, a 3-sty house on a lot 20x 83, to Horace Green.

BENJAMIN ENGLANDER has leased for the Cassidy Limited of Montreal, Canada, to Bloom & Millman, of 19 West 18th st, the 4th floor in 20-28 West 33d st, containing 12,500 sq. ft.

J. B. ENGLISH has leased apartments in 205 West 56th st to Mrs. Johnson and Mme. Marione.

FIRE COMPANIES BUILDING Corporation rented the Cedar st store at 80 Maiden la and 27 Cedar st to the American Eagle Fire Insurance Co.; also space to H. W. Henning & Son, R. H. Greef and J. H. Robinson.

M. FORMAN & CO. rented space at 13 West 24th st to Goodstein & Aronson; at 40 West 22d st to H. Wiesenfeld & Co.; at 130 West 22d st to Joseph Stegman & Co., Harry Silverman & Co. and Hering & Badler, and at 38 West 26th st to the Dorothy Waist Co.

FREDERICK FOX & CO. have rented to Morton & Sartoris the entire 2d floor at the southeast corner of 48th st and Broadway. The lessees, after extensive alterations, will use the premises as a skating rink.

GAINES & DRENNAN CO. has leased apartments in 1 Lexington av to Hamilton Rogers and to Warren C. Van Slyke; and in 24 Gramercy Park to Miss C. L. Scott.

GOODWIN & GOODWIN rented for Mathilde Juvet to Saul Epstein and Solomon Kasden the 3-sty dwelling at 64 West 113th st.

ROYAL SCOTT GULDEN has leased the 2d floor at 13 West 46th st to Miss G. B. Jordan; a loft at 7 West 45th st to Miss E. J. Halpin, and with Marston & Co., the top floor at 61 West 46th st to H. Ronin, ladies' tailor; the 3d floor at 69 West 46th st to Fusco & Co. and space in 12 West 47th st to Miss J. Emerson.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have leased apartments in the Edmund Francis Court, Amsterdam av and 120th st, to Mrs. Ida A. Austin, Miss A. T. Dolphin, Miss Valerie Bartz, W. L. Witherspoon, Mrs. A. D. Madden, L. S. Meyers, Mrs. D. C. Bartholomew and Miss M. A. McKennan.

M. & L. HESS (INC.) have leased, as agents for Louis Stern, Benjamin Stern and the estate of Isaac Stern, the 5th loft at 28-30 West 23d st, through to 9-19 West 22d st, with a floor area of 20,000 square ft., to Rosenstock & Cohen, ladies' underwear, of 14 East 22d st.

M. & L. HESS (INC.) leased the 3d loft at 41 East 21st st to Oscar Rosner; the 6th loft at 103 5th av to Irving C. Stern, of 527 5th av; space at 30 West 15th st to Goldiere & Co., and space at 409 Pearl st to O'Keefe & Bannin, Inc.

THE HOUGHTON COMPANY leased for Helen M. Warner, Mabel H. Smith and Ethel S. Hazen, the 4-sty dwelling, 218 West 72d st to R. J. Hune.

THE HOUGHTON COMPANY and J. Emslie Miles have leased for W. Beach Day, representing the Clark estate, the 5-sty dwelling, 42 West 74th st, to Pierre J. Smith, treasurer of the Federal Sugar Refining Co.

A. KANE & CO. rented for Mary L. Glover, the 3-sty dwelling, 231 West 128th st.

ALBERT E. KELLY leased for Margaret A. Stirling the 3-sty dwelling at 114 West 124th st to William J. Irving.

NELSON, LEE & GREEN, INC., have leased the 6th floor apartment in 47-49 East 58th st, to Gottfried O. Bodensiek.

NELSON, LEE & GREEN and Dean Widner have leased for 10 years the large portion of the 19th floor in the Vanderbilt Concourse building, at Vanderbilt av and 45th st, to E. C. Brown, proprietor of the "Gas Age" and other publications. Mr. Brown was a tenant at 280 Broadway for more than 25 years.

CHARLES F. NOYES CO. has leased the southerly half of the 12th floor in 47-49 West st for B. Crystal & Son, to the European & Far Eastern Sales Co.; a part of the 6th floor in the same building to Joseph N. Maloof; offices at 72-74 Beaver st to John Nicolas Co.; and in conjunction with Daniel Birdsall & Co., the 3d loft at 116 Duane st for Daniel P. Morse to the Beacon Falls Rubber Co.

CHARLES F. NOYES CO. has leased the store and basement at 320-2 Pearl st for Robert B. Lawrence to Joseph Graf, of 101 Beekman st, the 5th floor at 256 Pearl st to James E. Rowe, of 295 Pearl st; the 3d floor at 290 Pearl st for A. H. Frankel to Adolph Kaiser and the 2d floor at 40 Eurling slip for the estate of Patrick Skelly to Frank P. Rizzerto.

J. B. ENGLISH has leased for A. M. Lyon to Harry Adelman the 2d loft at 1648-50 Broadway.

PEASE & ELLIMAN have leased for Mrs. A. T. Harbison to the Virgil Piano Conservatory the 5-sty dwelling at 11 West 68th st.

PEASE & ELLIMAN have rented for Stanley M. Isaacs and others to Frank O. Walther the 4-sty dwelling, 110 East 73d st; also the 4-sty dwelling at 124 West 58th st to Mrs. J. F. Hutchinson; for the 161 East 79th st Co., controlled by I. Randolph Jacobs, an apartment in 161 East 79th st to David Banks, and for the Odell Townsend Realty Co. an apartment in 640

West End av to E. F. Roebeck, of the Metropolitan Trust Co.

PEASE & ELLIMAN have rented for Mrs. Maria L. Hoyt, who was represented by James Anderson Hawes, to Mrs. Carolyn Armstrong the 5-sty residence at 46 East 53d st; also in conjunction with Douglas L. Elliman & Company as agents, an apartment in 383 Park av to Mrs. Emma Munsell; for the Century Holding Co., Lee & Fleischmann offices in 25 West 45th st to Joseph Sisianni, and for the Esthold Realty Co., Bing & Bing, an apartment in the new house at 1155 Park av to William A. Greer, of DuVal Greer & Co.

PEASE & ELLIMAN have rented for William Donovan to Dr. Bragio Bartoli the 3-sty dwelling 125 East 106th st; also leased offices in 307 5th av to Madame Beatrice; apartments in 103 East 75th st to Arthur K. Mack; in 24 West 59th st to Mlle. Theresa de Villiers; and in 146 East 49th st to Louis Mange; and made renewals of apartment leases in 46 East 41st st to S. Jonas; in 1190 Madison av to E. W. Fitzgerald; in 411 West 114th st to E. A. Moss; in 315 West 115th st to Charles Suba; in 315 West 115th st to H. E. Lennox, and in 607 136th st to Mrs. M. A. Booth.

PEASE & ELLIMAN leased apartments in 104 East 40th st to Herbert Fuller; in 56 West 11th st to Harry Townsend; in 63 East 74th st to Dr. D. H. Davison; in 780 Madison av to Mrs. A. Bourne Sutton; in 150 West 80th st to Dr. Robert G. Moore, and in 25 Fort Washington av to R. G. Clute; also made renewals of leases in 157 East 81st st to N. Cusack; in 27 East 62d st to F. W. Hull; in 1190 Madison av to Herman Koening; in 127 Riverside dr to Messrs. Ives Williamson & Gulick; in 607 West 136th st to Mrs. F. A. Mayer; in 25 Fort Washington av to Miss H. K. Kilpatrick; in 56 West 11th st to R. C. Pierce; in 202 West 51st st to V. Cumberson, and in 607 West 136th st to Mrs. C. Leonard.

PEASE & ELLIMAN rented for Mrs. Maria L. Hoyt, represented by James Anderson Hawes, the 5-sty American basement dwelling at 46 East 53d st, to Mrs. Carolyn Armstrong.

PORTER & CO. have leased for Louis J. Pooler to Rosabel Fisher, the 3-sty dwelling at 241 West 122d st.

HERMAN RINALDO leased for Philip Zeitlein two floors at 231 Grand st, to the Phoenix and Chatham National Bank.

MORRIS ROSE and Benjamin R. Lumms leased to Sadonia B. Eisler, the 1st floor at 44 West 33d st.

SCHULTE REALTY CO. has leased through Charles F. Noyes Co. to L. H. Saltzman, Inc., for 21 years, space in the new Sun Bldg. to be erected for the Schulte Realty Co. at the corner of Frankfort and Nassau sts.

SHAW & CO. leased for Florence S. Livingston the 3-sty dwelling 231 West 129th st to Marcella Cottrell.

SHAW & CO. have leased for Thomas O'Reilly the 3-sty dwelling 26 West 123d st to Charles E. Babbitt.

MALCOLM E. SMITH leased the parlor floor, at 142 West 57th st, to Morris Schatz.

WILLIAM R. WARE leased private houses for Marie L. Curtis to Merrill H. Green at 303 West 84th st; for Catherine Lindenman, to Homer Theocaridis at 342 West 87th st, and for

Arnold Stiner to John J. Leahy at 67 West 97th st; also apartments at 311 West 97th st to H. A. Schroeder, Laura Pizer, James Thedford, Eugene Pitou, Jr., Warren H. Stone, Lienan Sus, Ida Schloss, M. C. Cleveland, I. Adelsberger, George S. Little, Cora Orthwein and E. K. Connor; at 316 West 84th st to Dr. Jacob Diner; at 235 West 76th st to Philip Le Boutillier, and a loft at 199 Franklin st to Milton Catervas.

ISIDORE ZIMMER leased to Ignatz Selden, through Harris & Simon, the 4-sty flats at 613 to 619 West 144th st for 3 years at an aggregate rental of \$30,000; also to Samuel Moshkowitz 164 to 158 East 100th st for 3 years; also to Leo Askerman 2605 8th av, 502 West 133d st and 670 11th av for 3 years.

Brooklyn.

BULKLEY & HORTON CO. leased dwellings at 673 St. John's pl to George N. Northridge; also 299 Vanderbilt av to Joseph Glover.

E. T. NEWMAN leased dwellings at the southeast corner of Carroll st and 7th av to Dr. H. H. Ward; also 373 8th st to J. E. Ericksen; 573 7th st to Mrs. Mary Tatillaz; 183 8th av to Mrs. Helman; and 473 1st st to A. H. Schubert.

ISIDOR ZIMMER has leased to Alexander Hinderstein and Paul Axelband twelve 4 and 5-sty apartments, comprising the entire block front on Eastern pkway, known as 1504-1530 Eastern pkway, 458-468 Saratoga av and 1809 to 1813 St. John's pl.

Suburban.

DEBLOIS & ELDRIDGE rented for Robert G. Hone his cottage on the corner of Old Beach rd and Greenough pl, Newport, R. I., to Miss Georgiana G. King for the winter.

FISH & MARVIN have rented at Bronxville for the Tanglewilde Co. cottage No. 2, now occupied by Frederick Nicholas, to George H. Partridge of New York City; also in conjunction with Angell & Co. for Edward C. Gude his property on Meadow rd, "The Grange," Scarsdale, N. Y., and for Mrs. Ethel L. Best her property at Lawrence Park, Bronxville, to Myles S. Slocum.

L'ECUSE, WASBURN & CO. has leased for Mrs. Rose G. Eddy her home at Plandome, L. I., to Charles W. Weaver of Manhattan.

H. C. & C. L. PERRIN rented Herbert L. Denny's residence at Pine Island, Milton Point, Rye, consisting of several acres of water front and a large stone mansion, to Joseph Duveen, of New York and London.

JOHN SCOTT sublet for William C. Ivison the Arthur F. Cosby house, in Keene la, Woodmere, L. I., to J. Markham Marshall.

OBITUARY

ABRAHAM FIRETAG, retired real estate operator, died on Sunday at his home, 35 Prospect Park Southwest, Brooklyn, in his eighty-third year.

BENJAMIN F. VAN VOORHIS, an adjuster for the Norwich Union Fire Insurance Co. died on Tuesday at his home, 29 Rugby rd, Brooklyn. He was sixty-three years old and a member of the Royal Arcanum, Anglo-Saxon Lodge, F. and A. M., and the Old First Class of Public School No. 16, in Wilson st. He is survived by a brother.

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REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resumé from January 1 to date.)

MANHATTAN. Conveyances.

Table with columns for 1915 (Aug. 20 to 26) and 1914 (Aug. 21 to 27). Rows include Total No., Assessed value, No. with consideration, and Consideration.

Mortgages.

Table with columns for 1915 (Aug. 20 to 26) and 1914 (Aug. 21 to 27). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with columns for 1915 (Aug. 20 to 26) and 1914 (Aug. 21 to 27). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1915 (Aug. 21 to 27) and 1914 (Aug. 22 to 28). Rows include New buildings, Cost, Alterations, and amounts.

BRONX. Conveyances.

Table with columns for 1915 (Aug. 20 to 26) and 1914 (Aug. 21 to 27). Rows include Total No., No. with consideration, Consideration, and amounts.

Mortgages.

Table with columns for 1915 (Aug. 20 to 26) and 1914 (Aug. 21 to 27). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with columns for 1915 (Aug. 20 to 26) and 1914 (Aug. 21 to 27). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Table with columns for 1915 (Jan. 1 to Aug. 26) and 1914 (Jan. 1 to Aug. 27). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1915 (Aug. 20 to 26) and 1914 (Aug. 21 to 27). Rows include New buildings, Cost, Alterations, and amounts.

BROOKLYN. Conveyances.

Table with columns for 1915 (Aug. 19 to 25) and 1914 (Aug. 20 to 26). Rows include Total No., No. with consideration, Consideration, and amounts.

Mortgages.

Table with columns for 1915 (Aug. 19 to 25) and 1914 (Aug. 20 to 26). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Building Permits.

Table with columns for 1915 (Jan. 1 to Aug. 25) and 1914 (Jan. 1 to Aug. 26). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1915 (Aug. 20 to 26) and 1914 (Aug. 20 to 26). Rows include New buildings, Cost, Alterations, and amounts.

QUEENS. Building Permits.

Table with columns for 1915 (Aug. 20 to 26) and 1914 (Aug. 20 to 26). Rows include New buildings, Cost, Alterations, and amounts.

Table with columns for 1915 (Jan. 1 to Aug. 26) and 1914 (Jan. 1 to Aug. 26). Rows include New buildings, Cost, Alterations, and amounts.

RICHMOND. Building Permits.

Table with columns for 1915 (Aug. 20 to 26) and 1914 (Aug. 20 to 26). Rows include New buildings, Cost, Alterations, and amounts.

Table with columns for 1915 (Jan. 1 to Aug. 26) and 1914 (Jan. 1 to Aug. 26). Rows include New buildings, Cost, Alterations, and amounts.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given. Jane E. Britton—Nov. 23, 1914—6TH AV, 409, swc 25th st—300-46, 3-sty bldg., 20.7x100, \$100,000. 10TH AV, 591, swc 43d st—1071-36, 3-sty bldg., 23.5x80, \$18,500. Conrad R. Gross—July 24, 1912—147TH ST, 427 W—2062-23, 3-sty dwg., 18x99.11, \$20,000. BROADWAY, 3780-3798—2116-1, 2-sty taxpayer, 199.10x75x irreg and 157TH ST, 553-559—2116-64, 2-sty taxpayer, 50x100, adjoining, \$482,500. BROADWAY, nwc 172D—2142-66, 201.10 x100.2x irreg, \$175,000. ST. NICHOLAS AV, 889, swc 155th st—2068-67, 6-sty apt., 102x60.6x irreg, \$150,000. 158TH ST, 544-550 W—2116-11, 6-sty apt., 100x99.11, \$187,500. 158TH ST, 552-556 W—2116-9, 2-sty bldg., 50x99.11, \$60,000. John McGinnis—July 2, 1913—49TH ST, 233 E—1323-15 1/2, 3-sty dwg., 18x100.5, \$10,500. Arthur J. Ridley—May 9, 1914—64TH ST, 118 E—1398-66, 3-sty dwg., 12.6x100.5, \$15,000.

REAL ESTATE NOTES.

B. W. MAYER is the buyer of the 5-sty residence 42 West 86th st, sold last week by Pease & Elliman for George McKesson Brown.

J. B. ENGLISH has been appointed agent for the 7-sty elevator apartment house 240-242 West 49th st.

SANFORD HALLOCK, for three years manager of the country department of F. R. Wood, W. H. Dolson Co., is now associated with L. E. Field at 96 Broadway.

PEASE & ELLIMAN have been appointed agents of the 5-sty apartment house, 570 West 156th st, by the Matado Realty Co., Adolph Sussman, president.

KENNETH T. TUCKER, after four years' association with Pease & Elliman, is now connected with the Houghton Co. as manager of their apartment house department.

A. J. MADDEN was the broker in the sale recorded Tuesday of the 3-sty dwelling 11A West 172d st for Jewel B. Noble to Julia H. Fitch.

J. WARNER, a Cuban merchant, is the buyer of the private house at the south corner of Riverside dr and 106th st, reported sold last week by Charles B. and Carrie Barkley, through Slawson & Hobbs.

E. S. WILLARD & CO. have been appointed agents for the recently completed 6-sty elevator apartment house known as the "Court Washington," at the southwest corner of 170th st and Fort Washington av.

AUGUST HECKSCHER has obtained a \$600,000 building loan from the Prudential Insurance Co. of America for the 20-sty office building he is preparing to erect on the southwest corner of Madison av and 42d st.

A. L. & S. WOLFSON were the brokers in the sale reported last week of the plot, 75x119.6, adjoining the southeast corner of Audubon av and 181st st for Maude C. Vollman to the Southside Construction Co., which gave in part payment the 5-sty apartment house, 506 West 181st st.

M. & L. HESS (INC.) have been appointed renting and managing agents for Louis Stern, Benjamin Stern and the estate of Isaac Stern of the two buildings 28-30 West 23d st, running through the block to 9-19 West 22d st, and 32-46 West 23d st through to 21-35 West 22d st. These properties, which comprise a floor area of 500,000 sq. ft., were formerly occupied by the firm of Stern Brothers.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Schuyler L. Parsons and others, as plaintiffs, took over 505 Fifth avenue, an eighteen-story office building, formerly owned by Henry Corn, at foreclosure, for one bid of \$25,000, the only offer made to Henry Brady, as auctioneer. Joseph J. O'Donohue, Jr., receiver for the Improved Property Holding Company, was the defendant in a foreclosure action to satisfy claims amounting to about \$278,575. The property is leasehold. The new owners are also the owners of the land, which was leased several years ago to Henry Corn's Improved Property Holding Company. Plaintiffs comprised the bulk of buyers this week; among them were a number of banks, trust companies and charitable institutions.

At the New Dorp, Staten Island, auction sale of building sites, by Charles H. Bard, of Mount Vernon, forty-eight lots were sold, before darkness prevented further disposition. The sale will be continued, on the premises, this afternoon.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 27, 1915, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

Greene st, 163 (*), ws, 130.4 n Houston, 25x100, 7-sty bk loft & str bldg; due, \$60,183.20; T&c, \$166.60; Julia A Groh, 50,000

3D st, 140-4 W, sec 6 av (No 16), 60x50, 1-2 & 2-3-sty bk tnsts & str; due, \$26,692.45; T&c, \$751.92; Abr Silverstein, 27,250

11TH st, 63 E (*), ns, 248.9 w Bway, 27x103.3, 5-sty bk loft & str bldg; due, \$39,481.13; T&c, \$1,249.52; Eugene A Philbin et al, trstes, 40,500

114TH st, 246 E (*), ss, 100.1 w 2 av, 20.11x100.11, 4-sty stn tnt; due, \$8,423.56; T&c, \$483.28; Knickerbocker Hospital, 8,000

120TH st, 152 W (*), ss, 225 e 7 av, 16.8x100.11, 3-sty & b stn dwg; due, \$10,-

999.78; T&c, \$222.32; Corporation for the Relief of Widows and Children of Clergymen of the Protestant Episcopal Church in State N Y, 9,000

131ST st, 14 E (*), ss, 219.1 w Mad av, 18.2x99.11, 3-sty & b fr dwg; due, \$7,942.14; T&c, \$182.40; Emigrant Industrial Savings Bank, 5,000

Edgcombe av, 191 (*), ws, 425.4 s 145th, 17x100, 3-sty & b bk dwg; due, \$10,018.90; T&c, \$192.11; Daniel Seymour, 9,500

Pleasant av, 399 (*), swc 121st (No 452), 20.10x76.9x20.10x76.9, 4-sty stn tnt & str; due, \$8,737.25; T&c, \$149.61; Emigrant Industrial Savgs Bank, 8,500

West End av, 48, es, 75.5 s 62d, 25x100, 5-sty bk tnt & str; due, \$12,514.97; T&c, \$861.78; Albt E Hartcorn, 13,800

HENRY BRADY.

Ludlow st, 17 (*), ws, 175.1 n Canal, 25x88.5, 5-sty bk tnt & str & 5-sty rear tnt; due, \$25,966.26; T&c, \$296.75; Luis DeEr-razu, 20,000

97TH st, 29 W, ns, 325 w Central Park W, 25x100.11, 5-sty bk tnt; adj Sept 8.

131ST st, 142 W (*), ss, 267.11 e 7 av, 32x99.11, 7-sty bk tnt; due, \$46,661.48; T&c, \$550.75; Excelsior Savgs Bank of City N Y, 10,000

131ST st, 51 E (*), ns, 175 w Park av, 25x99.11, 5-sty bk tnt; due, \$19,927.22; T&c, \$282.15; Jno N Molter, 10,000

133D st, 66 W (*), ss, 135 e Lenox av, 25x99.11, 5-sty bk tnt; due, \$14,999.42; T&c, \$294.35; Jno M Bowers, 12,000

5TH av, 505 (*), es, 27.5 n 42d, 37x108, 18-sty bk office & str bldg; due, \$257,576.35; T&c, \$20,998.94; Schuyler L Parsons et al trstes, 25,000

M. MORGENTHAU JR. CO.

Cannon st, 133 (*), ws, 80 s Houston, 20x100, 6-sty bk loft bldg; due, \$21,735.18; T&c, \$247.82; Esperanto Mfg Co, 19,250

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DUMONT AV, nec Elton, 20x78; Herman B Scharmann—Milford Constn Co et al; S Seiderman (A).
 HOPKINSON AV, ws, 40 n Dumont av, 60x100; Fannie Jones—Aaron Kaplan et al; S Seiderman (A).
 HOPKINSON AV, nwc Dumont av, 40x100; Magdalena Buedel—same; same (A).
 LINCOLN AV, ws, 276.4 n Atlantic av, 50x87.6; Sarah W Cobb—Ella Sparrow et al; F Cobb (A).
 SURF AV, nec W 24th, runs n127.8xe37.7xs 119.5xw38.6 to beg; Mary N White—Margt McDonald et al; W Warner (A).
 PROP bounded n land Frank M Parker xs land Timothy Cortelyou xw land of Jas C Church; Marie Hanley—Clara K Intemann et al; partition; W C Finnigan (A).

AUG. 20.
 BARBEY ST, ws, 80 n Belmont av, 20x75; Wm Herod—lke Weiner et al; Smith, Doughty & W (A).
 BERGEN ST, ss, 34 w Bond, 20x75; Belle Robins—Katie Pitt et al; M Monfried (A).
 FLOYD ST, ns, 85 e Nostrand av, 26x100; Kings Co Savgs Instn—Minnie Lippmann et al; W W Taylor (A).
 FULTON ST, 217.2A; Jacob Snyder—Louis Cohn et al; Snyder & Larafan (A).
 MONROE ST, 355½; also LEXINGTON AV, 595; also LAFAYETTE AV, 752, 752A, 754 & 754; Thos J Corcoran—Arthur L Corcoran & ano; to create a title; W E Cook (A).
 WITHERS ST, ns, 325 w Lorimer, 28.3x97.3x 25x84; Henry Fine—Frank Miele et al; P A Katske (A).
 WITHERS ST, ns, 350 w Lorimer, 28.3x84x25x 70; Henry Fine—Frank Miele & ano; P A Katske (A).
 2D ST, ss, 20 e Bond, 20x80; Adelaide E Payne—Jno Longano et al; C Hitchcock (A).
 56TH ST, sec 4 av, 28.2x100; Home Life Ins Co—Jno Beckmann et al; T F Redmond (A).
 58TH ST, ss, 200 w 17 av, 40x100.2; also 58TH ST, ss, 280 w 17 av, 210.6x100x213.2x100; Henry R Pyne—Godwin Realty Co & ano; F C Mebane (A).
 61ST ST, nes, 379.10 se 18 av, 18x100; Lawyers Mtg Co—Wilbur C Smith et al; Cary & Carroll (A).
 FT HAMILTON PKWAY, ses, 61.2 sw 46th, 20.4 x100.2x20x96.7; Cath M Otterstedt—Jennie R Reid et al; T F Redmond (A).
 HOWARD AV, ws, 133.7 s Blake av, 33.4x101; Jno F Hector—Louis Howitz et al; foreclosure mechs lien; I Solomon (A).
 JEFFERSON AV, ns, 413.6 e Howard av, 28.6x 100; Home Life Ins Co—Jno P Lamerdin et al; T F Redmond (A).
 4TH AV, es, 60 n Pacific, 30x80; Kings Co Mtg Co—Sarah Berlin & ano; Furst & Furst (A).
 10TH AV, ses, 38 ne Prospect av, 18x79.7; Title Guar & Trust Co—Benrub Realty & Constn Co et al; T F Redmond (A).

AUG. 21.
 PROSPECT PL, sec Utica av, 19.8x90; Harris Kahn—J Geo Frederick et al; H L Thompson (A).
 WARWICK ST, ws, 200 s Sutter av, 50x100; Louis Dejong Co—Wm Bauman et al; to create a trust; A W Meisel (A).
 WEST ST, es, 120 n Av J, 20x100; Herman B Scharmann—Milford Constn Co et al; S Seiderman (A).
 WEST ST, es, 180 n Av J, 20x100; same—same; same (A).
 WEST ST, es, 160 n Av J, 20x100; same—same; same (A).
 WEST ST, es, 140 n Av J, 20x100; Herman B Scharmann—Milford Constn Co et al; S Seiderman (A).
 N 9TH ST, nes, 125 se Berry, 25x100; German Soc of N Y—Jno O'Grady et al; H L Thompson (A).
 16TH ST, swc 10 av, 20x77.10; Y W C—Saml H Berlin et al; Wood, Cooke & S (A).
 E 39TH ST, es, 417.6 n Av I, 40x100; Abr Hausman—Fannie G Burroughs et al; foreclosure tax lien; Saul J Cutler (A).
 45TH ST, nes, 340 nw 12 av, 40x100.2; Anna M Everit—Adie L Cook et al; Geo W Pearsall (A).
 67TH ST, sws, 180 se 4 av, 20x100; Bklyn Assn for Improving Condition of Poor—Emma Wilson et al; H L Thompson (A).
 AV P, ss, 107.6 w East 8th, 21.6x100; Rosa Holzschub—Palatial Homes Co et al; F J Sullivan (A).
 MANHATTAN AV, nwc Milton, 95x117.6x93x 96.10; Jno J Cashman—Isabella C N Smith & ano; J G MacMahon (A).
 WASH AV, ws, 138 n Gates av, 20x113; Jno Schumacher—Mary T L Warren et al; Mark S Feiler (A).
 ALL LOTS on map prop of Jno C Searles; Sarah A Moore—Maria F Bigelow et al; to create a title.

AUG. 23.
 BERGEN ST, ns, 342.6 e Classon av, runs e9.6 xn84xs65xe65.3xe23.10xs43 to beg; Anna M McGregory—Bertha Scherzler et al; breach of contract; L Lichtenberg (A).
 HULL ST, ss, 269.5 e Stone av, 25x100; N Y Investors' Corp—Gerhard Mathis et al; H L Thompson (A).
 PRINCE ST, es, 118.8 n Tillary, 19x61.6; Emily M Hoag—Marie Santali et al; T F Redmond (A).
 14TH ST, sws, 297.10 nw 6 av, 25x100; Title G & T Co—Annie Leonard et al; T F Redmond (A).
 E 21ST ST, ws, 100 n Av J, 47.6x100; Title G & T Co—Kath Powers et al; T F Redmond (A).
 E 32D ST, es, 175 n Clarendon rd, 20.6x102.6; Jno G Bene—Clarendon Constn Co et al; S Seiderman (A).
 E 32D ST, ws, 530 s Av F, 30x100; Cath Doran—Albert P Hogle et al; L Dennis (A).
 60TH ST, sws, 20 se 10 av, 20x100; No River Savgs Bank—McKeler Realty Co et al; T F Redmond (A).
 61ST ST, sws, 135 se 15 av, 20x100; May Gasser—Wellmont Realty Corp et al; Kiendl, Smyth & G (A).
 63D ST, swc 6 av, runs w320xs145.11xe80.1xe 371.10 to beg; Anna E King—Chas J Vorfrei et al; S Seiderman (A).
 AV R, ss, 80 e E 13th, 20x100; Gerard R E

Corpn—Jno A Mohlte & ano; Kiendl, Smyth & G (A).
 BEDFORD AV, sec N 10th, runs sw20xse80xsw80 xse20xne100xw100 to beg; BEDFORD AV, ses, 120.5 ne N 9th, 20.3x80; Ellen C Duffy—Bernart Weill et al; to test validity of a will; Hirsh, Newman & R (A).
 BEDFORD AV, ses, 120.5 ne N 9th, 23.5x80; Ellen C Duffy—Bernart Weill et al; to create a trust; Hirsh, Newman & R (A).
 BELMONT AV, sec Powell, 50x100; State Bank—Monok Co et al; J A Kohn (A).
 BELMONT AV, sec Powell, 50x100; State Bank—A Koepfel, Inc., et al; J A Kahn (A).
 DITMAS AV, sec E 9th, 32x100; Title G & T Co—Mary Babcock et al; T F Redmond (A).
 LINCOLN RD, ss, 320 e Bedford av, 20x105; Emilie Hoch—Saml Adler et al; S Seiderman (A).

AUG. 24.
 ELDERT ST, nws, 260 sw Knickerbocker av, 20x 100; Anna Schumann—Geo Parker et al; C W Philipbar (A).
 GRAFTON ST, ws, 400.3 s Sutter av, 20x100; Sol Helig—Elias W Dunner et al; S A Telsey (A).
 HALSEY ST, nws, 387.9 ne Knickerbocker av, 26.5x100; Harris Wilson—Jno W James et al; Wilson, Barker & W (A).
 MIDDLETON ST, nec Lee av, 25x80; N Y Investors' Corp—Sarah Rosenthal et al; T F Redmond (A).
 MONTGOMERY ST, ss, 620 e Albany av, 38.11x 132.3x38.10x109.2; Annie Forstner—Edw Stroyck et al; H C Babcock (A).
 PROSPECT PL, ns, 250 w Rockaway av, runs n 36.2xsw59.3xs4.5xe50 to beg; Jennie Power—Beckie Sosnowitz et al; A Rockmore (A).
 4TH ST, sws, 288.4 nw PP West, 17x100; Bond & Mtg Guar Co—Geo F Lamb et al; T F Redmond (A).

8TH ST, sws, 195 nw 6 av, 16.8x95; So Bklyn Savgs Instn—Lina S Cole et al; Coombs & Whitney (A).
 41ST ST, ss, 136 e 4 av, 18x100.2; 27TH ST, 235-235A; application for committee of Rosalie Rydewicz; H C Babcock (A).
 44TH ST, ss, 133.9 w 4 av, 18x100; Title G & T Co—Simon J Harding et al; T F Redmond (A).
 52D ST, nec 2 av, 46.8x100; 74TH ST, ns, 150 e Narrows av, 50x100; LOT 384-5, map of Wm I Kouwenhoven Farm, prop of Germania R E & Impt Co; Margery I Wahlbeck—Edwin A Wahlbeck et al; to set aside deed; Barnett & Jablow (A).

ATLANTIC AV, ns, 40 e Columbia pl, 20x70; Hamilton Trust Co—Anna Dunnigan et al; E J Connolly (A).
 CLERMONT AV, es, 84 n Willoughby av, 132x 200; Long Branch Banking Co—Norman L Munro Estate et al; MacFarland Taylor & C (A).
 GATES AV, ss, 242 w Ralph av, 19x100; Alice Senior—Matthew Noonoy et al; A A Spear (A).
 HAMBURG AV, sws, 125 se Cooper, 25x100; Maurice Rosenswaike—Anna M Buchner et al; G Hyde (A).
 HAMBURG AV, sws, 150 se Cooper, 25x100; same—same; same (A).
 NOSTRAND AV, es, 27.9 e President, 25x100; Title G & T Co—Shelbourne Constn Co et al; T F Redmond (A).
 PROP bounded w Old Mill rd xn land of Lawrence Kopper xs land Jno Van Wicklen & contains 10 acres; Jacob Dewald—Wyona Realty Co et al; G Hahn (A).

AUG. 25.
 DEAN ST, ss, 480 e Ralph av, 20x107.2; Kath Storz—Dean Howard Realty Co et al; B R Duncan (A).
 FULTON ST, nwc Enfield, runs n90.8xw100xs 20xw100xs104.10 to beg; FULTON ST, nwc Grant av, 83.2x100x101.4x100; Edw A Bell—Smith Williamson et al; R P Bell (A).
 E 4TH ST, ws, 320 s Av M, 89.7x100x60x104.3; Fredk A Tuttle—Caroline E Lacy et al; H Wishnew (A).
 14TH ST, ns, 225.5 e 7 av, 17.6x100; Bond & Mtg Guar Co—Cong Thuerth Israel, Inc, et al; T F Redmond (A).
 58TH ST, ns, 260 e 2 av, 20x100.2; Bond & Mtg Guar Co—Matilda Huber et al; T F Redmond (A).
 59TH ST, ns, 230 e 13 av, 50x100.2; Louise N Bristow—Wm J Stratton et al; H L Thompson (A).
 75TH ST, sws, 200 nw 12 av, 100x300; Jno Zitelli—75th St Bldg Corp et al; foreclosure mechanic's lien; Phillips & Avery (A).
 FRANKLIN AV, es, 182.3 s Park av, 16.8x80; Thos Crooke—Max Hankin et al; T F Redmond (A).
 HOWARD AV, ws, 133.7 s Blake av, 33.4x101; Ida Nathanson—Louis Howitz et al; S H Kugel (A).
 RIVERDALE AV, ss, 40 w Rockaway av, 20x 80; David Mintz—Abr Endelman et al; Mc-Loskowitz (A).
 8TH AV, es, 81.10 s 11th, 18.2x84; Danl Vossler—Emma Wolper et al; T F Redmond (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.
AUG. 21.
 2D AV, nwc St Marks pl, 48x120; Interborough Sash & Door Co—37 St Marks Pl Corp, Max Rose Realities, Inc, Harris Menkin & Harris Realty Co, Inc (67) 436.00
 2D AV, 21; Paul Glod—Katie Hirschhorn & Herman Hochstem (68)..... 2,500.00
AUG. 23.
 70TH ST, 501-5 E; Sterling Ceiling & Lathing Co—Jno Doe; Geo Dann (9)..... 145.00
AUG. 24.
 RIVINGTON ST, 134; Max A Moshenberg—Wm Edelstein; Kohn Bros, Inc (10) 218.50
 14TH ST, 223 E; Geo Poster—Albert E Smith; Louis Warsekowsky & Jacob Levy (11) 305.00

110TH ST, 80 E; Shapiro & Stollman—Louis Loon; Wm Nachamkis (13)..... 290.00
 LENOX AV, 192; Billig & Konigsberg, Inc—Florence C Speranza et al; trstes; Hungarian Republican Club (12) 230.00
AUG. 25.
 CLINTON ST, 147; Daniel M Rader—Bertha Boltan; Roberts Contracting Co, Inc (80) 216.00
 FORTYTH, 49; Arthur J Panoff—Banned Friend; Isaac Zimmerman (78) 84.30
 RIVINGTON ST, 134; Saul Kronman—Minnie Edelstein; Kahn Bros (81).... 44.00
 RIVINGTON ST, 237; Daniel M Raber—Mary J Quinn; Rubin, Roberts & Hurwitz (79) 31.00
 22D ST, 419-21 E; Aaron Leibovitz—Sarah Pernick; Nathan Gerber (76).... 98.25
 2D AV, 1831; Leib Guberman—Theodore Michaels; Isaac Singer (77) 50.00
 11TH AV, 433; Ralph La Pinna—168 West 34th St Co; Jas Hogan (74).... 11.00
 SAME PROP; Anthony Polzella—168 West 34th St Co; Jas Hogan (75).... 33.50
AUG. 26.
 DUANE ST, 131-5; Sydney J Freidin Estate of Eugene A Hoffman, Inc & Howard Contracting Co, Inc (82).... 508.00
 27TH ST, 113 W; Morris Levin & Son—Otto Wagner, Haas & Fried & E Singer (86) 82.50

Moving Day

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(Manhattan Mechanic Liens—Continued.)

Table listing Manhattan Mechanic Liens with columns for address, name, and amount. Includes entries for Madison Av, 6th St, 3D Av, 5th Av, 7th Av, and various other streets.

Bronx.

Table listing Bronx Mechanic Liens. Includes entries for Blackrock Av, Jackson Av, and 160th St.

Table listing Bronx Mechanic Liens. Includes entry for 160th St, 290 E.

AUG. 23. No Mechanics' Liens filed this day.

Table listing Bronx Mechanic Liens. Includes entries for Tiffany St, 160th St, and 160th St, 290 E.

Table listing Bronx Mechanic Liens. Includes entries for Jackson Av, Webster Av, and Needham Av.

Table listing Bronx Mechanic Liens. Includes entries for Needham Av and Needham Av.

Brooklyn.

Table listing Brooklyn Mechanic Liens. Includes entries for Remsen St, Van Dam St, and 58th St.

Table listing Brooklyn Mechanic Liens. Includes entries for Carlton Av, Howard Av, and Newkirk Av.

Table listing Brooklyn Mechanic Liens. Includes entries for Newkirk Av, Rockaway Av, and Prospect Pl.

Table listing Brooklyn Mechanic Liens. Includes entries for Prospect Pl, E 21st St, and Hopkinson Av.

Table listing Brooklyn Mechanic Liens. Includes entries for Wytthe Av, Nelson St, and Chester St.

Table listing Brooklyn Mechanic Liens. Includes entries for Chester St, Fulton St, and Bedford Av.

Table listing Brooklyn Mechanic Liens. Includes entries for Bedford Av, Georgia Av, and Hamilton Av.

Table listing Brooklyn Mechanic Liens. Includes entries for Hamilton Av, Livonia Av, and Douglass St.

Table listing Brooklyn Mechanic Liens. Includes entry for E 40th St.

Table listing Manhattan Mechanic Liens. Includes entries for 50th St, 58th St, 58th St, 58th St, 58th St, Coney Island Av, Dumont Av, Hamilton Av, and Tehama Av.

Table listing Manhattan Mechanic Liens. Includes entries for Cooper St, S 3D St, E 28th St, 78th St, and Flushing Av.

Table listing Manhattan Mechanic Liens. Includes entries for Hamilton Av, Block bounded by Jerome and Ocean, and R R Co.

Table listing Manhattan Mechanic Liens. Includes entries for R R Co.

SATISFIED MECHANICS' LIENS.

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

Manhattan.

Table listing Satisfied Mechanics' Liens in Manhattan. Includes entry for 58th St, 131 W.

Table listing Satisfied Mechanics' Liens in Manhattan. Includes entry for 204th St, ns, 125 w Bway.

Table listing Satisfied Mechanics' Liens in Manhattan. Includes entries for 1st Av, 1359; and 1st Av, 1359.

Table listing Satisfied Mechanics' Liens in Manhattan. Includes entry for 19th St, 144-6 W.

Table listing Satisfied Mechanics' Liens in Manhattan. Includes entry for Madison Av, 213; Alberene Stone Co.

Bronx.

Table listing Satisfied Mechanics' Liens in Bronx. Includes entries for 3D Av, es, 200 s 172d 25x125; and 3D Av, es, 200 s 172d 25x125.

Table listing Satisfied Mechanics' Liens in Bronx. Includes entry for Charlotte St, es, 100.7 n Seabury pl.

Table listing Satisfied Mechanics' Liens in Bronx. Includes entry for Lorillard Pl, es, 121.6 n 3 av, 50 x100.

Table listing Satisfied Mechanics' Liens in Bronx. Includes entry for 3D Av, es, 200 s 172d 25x125.

Table listing Satisfied Mechanics' Liens in Bronx. Includes entry for 3D Av, es, 200 s 172d 25x125.

Brooklyn.

Table listing Satisfied Mechanics' Liens in Brooklyn. Includes entries for Elderts La, nwc Liberty, —x—; and Same Prop; Marcea Bros—same.

Table listing Satisfied Mechanics' Liens in Brooklyn. Includes entries for Same Prop; Chestnut Ridge White Brick Co—same; and Elderts La, ws, 20 n Liberty pl, 80x100.

Table listing Satisfied Mechanics' Liens in Brooklyn. Includes entries for Same Prop; Standard Bldg Supply Co—same; and Watkins St, sec Liberty av, 80x100.

Table listing Satisfied Mechanics' Liens in Brooklyn. Includes entries for Liberty St, nwc Eldert la, —x—; and Same Prop; S Sloan—Cervadow Constn Co.

Table listing Satisfied Mechanics' Liens in Brooklyn. Includes entries for Nelson St, 12; Watson Lumber Co—Genaro Di Lia & Peter Marescelo; and W 24th St, es, 100 n Mermald av, 30x118.9.

Table listing Satisfied Mechanics' Liens in Brooklyn. Includes entry for Frasnano & Vincenzo Nasta & Son; July 8'15.

Table listing Satisfied Mechanics' Liens in Brooklyn. Includes entry for Newkirk Av, nwc Coney Island av, 89x101.2; F Geluso—J & S Realities, Inc; June 1'15.

Table listing Manhattan Mechanic Liens. Includes entries for Christopher Av, Chester St, and Livonia Av.

Table listing Manhattan Mechanic Liens. Includes entries for Livonia Av, Levin Kronenberg Co—Progressive Realty & Impt Co, and Livonia Av, nec Hinsdale.

1 Discharged by deposit. 2 Discharged by bond. 3 Discharged by order of Court.

ATTACHMENTS.

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

Manhattan.

Table listing Attachments in Manhattan. Includes entries for Brasch & Rothstein, Inc; Creel, Enrique C; and High Point Mfg Co.

Table listing Attachments in Manhattan. Includes entries for World Film Corpn; Morss, Geo B; and Melshior, Carl H & Chas Armstrong, Jr.

Table listing Attachments in Manhattan. Includes entry for Melshior, Carl H & Chas Armstrong, Jr.

AUG. 21. No Attachments filed this day.

Table listing Attachments in Manhattan. Includes entry for Litter, Max; Knit Goods Exchange, Inc.

Table listing Attachments in Manhattan. Includes entries for Monarch Motor Car Co; Argumedo, Abel O; and Argumedo, Abel O.

AUG. 25. No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

Table listing Chattel Mortgages in Manhattan. Includes entries for Thompson Bros Contractors, Inc; Thompson Bros Corpn; and Thompson Bros Contractors, Inc.

Table listing Chattel Mortgages in Manhattan. Includes entry for Thompson Bros Contractors, Inc.

Table listing Chattel Mortgages in Manhattan. Includes entry for Madera, Antonio.

Brooklyn.

Table listing Chattel Mortgages in Brooklyn. Includes entries for J V Cunningham, Inc; Same. Same prop. same. Gas Fixtures; and Van Adrian Constn Co.

Table listing Chattel Mortgages in Brooklyn. Includes entry for Van Adrian Constn Co.

Table listing Chattel Mortgages in Brooklyn. Includes entry for Van Adrian Constn Co.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table listing Building Loan Contracts in Manhattan. Includes entry for Madison Av, es, 25.9 s 42d, 52.6x95; Prudential Insurance Co of America loans August Hecksher to erect a 1-sty fireproof store and office bldg; 2 payments.

Bronx.

Table listing Building Loan Contracts in Bronx. Includes entry for Parktr Av, nes, 68.4 se Castle Hill av, 25x95; Eliz K Dooling loans C M Constn Co, Inc, to erect 4-sty apartments; 5 payments.

Table listing Building Loan Contracts in Bronx. Includes entry for Briggs Av, ws, 69.6 s 196th, 25.7x99.6; Title Guaratee & Trust Co loans Katie A Zimmerman to erect 1-sty apartment with stores; — payments.

Table listing Building Loan Contracts in Bronx. Includes entry for Fordham Rd, es, 61.9 e Tiebout av, 37.3x67.6; Eliz K Dooling loans Geo Donnelly to erect 2-sty apart; 4 payments.

Table listing Building Loan Contracts in Bronx. Includes entry for College Av, nwc 168th, 85x150; City Mtg Co loans Alotto Realities, Inc, to erect 4-5-sty apartments; 8 payments.

Table listing Building Loan Contracts in Bronx. Includes entry for Haight Av, es, 100 n Pierce av, 25x100; North Side Mtg Corpn loans Wm J McKinley to erect 2-sty frame dwg; 3 payments.

Table listing Building Loan Contracts in Bronx. Includes entry for 218th St, ns, 280 e Bronxwood av, 25x114; Elizabeth K Dooling loans Luigi and Maria Antonia Satriale to erect 2-sty apartment; 4 payments.

239TH ST, ns, 100 w Martha av, 75x 100; Central Mtg Co loans Ehrich Peterson to erect 3-sty apartments; 9 payments 9,600.00

ORDERS

Brooklyn.

AUG. 19. ELDERTS LA, ws, 20 n Liberty, 80x90; Cervadow Constn Co on J Lehrenkrauss & Son to pay Standard Bldg Supply Co. 2,150.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. Municipal Building.

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

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

- *A.....Interior Alarm System, DL.....Locked Doors, EL.....Electrical Equipment, Ex.....Exits, FA.....Fire Appliances, Miscellaneous, FD.....Fire Drills, FE.....Fire Escapes, FP.....Fireproofing, Rec.....Fireproof Receptacles, GE.....Gas Equipment and Appliances, DC.....Heating or Power Plants (Dangerous conditions of)

Week Ending Aug. 28.

MANHATTAN ORDERS SERVED.

Burling Slip, 19—Egan Waste Co.....FP Dey st, 64—M K Eowman-Edson Co.....Rec-FP Elizabeth st, 13—Louis Horowitz, NoS-Rec-Rub-El-FA

40 st, 304-6—W J Kuppersmith, El-FA-NoS-FP-Rec 52 st, 214-6 E—Michael Harrison...FP-WSS(R) 52 st, 630 W—Buick Motor Co, 1733 Bway, FP-D&R

BRONX ORDERS SERVED.

Castle Hill av, 1166—Bernard Estling.....OS Grand Concourse, 2433—James W Yaple, OS-Rec(R)

BROOKLYN ORDERS SERVED.

George st, 65-7—Tascarella Bros, FA-FP-WSS-Misc Harmon st, 379-83—F W Hallaly.....FP North Henry st, 254—Hay-Budden Mfg. Co...SA

QUEENS ORDERS SERVED.

Casco st, 12 (Woodhaven)—Ralph R Wardell Mill st, 85-9 (L. I. City)—Queens Railway Co.....DC Astoria & Jackson av (Corona)—Dr Combes Sanitarium Co.....Tel

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners: APPEAL 321 of 1915 (new), New Building 30 of 1915, 307-315 Madison avenue and 44-54 East 42nd street, Manhattan. Jardine, Hill & Murdock, appellants.

concrete as shown with good Portland cement are ample for the purpose. 8. That our main building where the wire glass is asked for is twenty feet away from the next southerly building and twenty-eight feet six inches from the next easterly, both of which are low buildings. Also that our low extensions are strictly fireproof, including the roof.

Appearance: H. H. Murdock. On motion, APPROVED as to thickness of walls on CONDITION that all walls forming buildings, or parts of buildings, more than one story in height, shall be carried on steel beams at each floor level.

APPROVED as to court windows on CONDITION that all windows in south and east walls below ninth floor level be glazed with wire-glass; no pane to exceed 720 square inches.

AND on the further CONDITION that all other windows throughout the building above the level of the ninth floor be glazed with plate glass not less than one-quarter inch (1/4") thick; and that the top sashes be divided, so that no individual pane shall exceed 720 square inches in area.

APPEAL 322 of 1915 (new), Alteration 951 of 1915, 122 Second avenue, Manhattan. Maximilian Zipkes, appellant.

NOTE: Former Appeal 226/15; approved O. C., May 18th, 1915. 8. Rear and south walls are of unlawful thickness.

The character of the building in so far as the new work is concerned is not materially changed as to require the new partition to be different than the existing conditions.

That the walls of the south side be permitted to be lined with 8", it having been found upon examination that the rear part was an extension wall only 8" thick instead of 16 on the first story, and 12" on upper stories, and we assumed that having passed under date of May 18th, appeal 226, a 12" wall as sufficient. I consider that an 8" lining added to an 8" wall properly bonded and anchored would be as good as a 12" old wall. The rear wall is 12" in thickness and nothing was done to the rear wall to change the conditions, it is not a regular bearing wall, and to increase its thickness would not materially increase the strength of the building or in any way benefit the construction.

This building is used by a ladies tailor and the floors are not greatly overloaded with heavy machinery or stock. The stock is on the first floor and the second is used as a fitting room, the third and fourth as workrooms, and the fifth as part for janitor's apartment and part for work room consisting of fur trimming of suits; the walls of the balance of the building are unlawful as required by law for such building, the alteration in the first, second, and third stories is very small, and the extensions on the fourth and fifth is to arrange floors of uniform depth.

Appearances: Henry Altman and A. J. Brodsky. On motion, APPROVED on CONDITION that the present walls and foundations are found by the Bureau of Buildings to be of sufficient strength to carry the additional load to be imposed.

APPEAL 323 of 1915, New Building 58 of 1915, 1562 Broadway, Manhattan. James C. Green, appellant.

NOTE: Former appeal 134/15; withdrawn, April 6th, 1915. 1. That building is over 75'0" in height and should be fireproof construction. 2. That both party walls should be lined. 3. That the walls are of unlawful thickness.

1. The main building is only 69'10" high. The pent house is for toilet accommodation only and covers 38% of roof area. 2. It is not essential that party walls be lined when it is proposed that steel should be used in construction. 3. Walls of front portion of building are carried on heavy steel girders at second floor level and heights of walls should be measured from this level.

1. As the main portion of the building does not exceed 75'0" in height, and as the front portion exceeds the above mentioned height only by 3'10" it is requested the board kindly approve same. 2. This building being only 20'0" wide, it is very important that we save every inch possible in width, without weakening the structure. 3. As the walls are carried on steel from the second floor level and the walls are of sufficient thickness for this height.

The plans as drawn show the building to be of ample strength and additional encroachments on the restricted space and expense of building would be an unnecessary hardship to the owner. Appearance: Harry L. C. Gall. On motion, DISAPPROVED.

APPEAL 324 of 1915, New Building 2849 of 1915, 2971 Atlantic avenue, Brooklyn. Maxwell A. Cantor, appellant.

Proposed thickness of walls contrary to Article 13, Section 252, of the Building Code. An equally good and more desirable form of construction can be employed. Will it be permitted to use 16" foundation walls, and 12" upper walls for the side and bearing walls, also bearing walls enclosing stair hall, all laid up in cement mortar?

1. The height of the 12" wall is only 45 feet. 2. The clear span is only about 17 feet, though 25' would be permitted without increasing wall thickness due to span. 3. The floor construction is of light timbers, instead of heavy fireproof construction. 4. There are practically no openings, although 30% is allowed for lime walls and 40% for cement walls. 5. A 12" wall is a sufficient fire wall. 6. The 12" cement wall is far stronger than a 16" lime wall that would not be objected to by the Building Department. 7. The four stories could be placed in a 40 foot building with 12" lime walls unlawfully. The additional weight is therefore only 5 feet of brick wall. 8. Similar appeal was approved, viz, Appeal 105, 1915.

Appearance: Samuel N. Polis.
 On motion, DISAPPROVED.
APPEAL 325 of 1915, New Building 4809 of 1915, 2063 Bedford avenue, Brooklyn. Young & Wagner appellants.
 NOTE: Former appeal 314/15; withdrawn and appellant instructed to follow form given by Board.
 16. Fore and aft brick bearing walls do not comply with Section 251, Building Code, and that the building is divided into areas of not more than 2000 sq. ft.
 An equally good and more desirable form of construction can be employed.
 The use of cross brick walls instead of fore and aft brick walls for the separation of building. These brick walls to be unpierced except on first story where fireproof self-closing doors are to be used, and same are to extend from floor to cellar to underside of roof boards. All girders to be fireproofed.
 An equally good and more desirable form of construction can be employed.
 See Appeal 327.

APPEAL 326 of 1915, New Building 4810 of 1915, 93 Lenox road, Brooklyn. Young & Wagner, appellants.
 NOTE: Former appeal 315/15; withdrawn and appellant instructed to follow form given by Board. Wording same as in Appeal 325 of 1915.
 See Appeal 327.
APPEAL 327 of 1915, New Building 4811 of 1915, 97 Lenox road, Brooklyn. Young & Wagner, appellants.
 NOTE: Former Appeal 315/15; withdrawn and appellant instructed to follow form given by Board. Wording same as in Appeal 325 of 1915.

Appearance: Harold L. Young.
 On motion, DISMISSED.
 (No adverse decision in the Bureau of Buildings on which an appeal could be based.)

The following letter was sent by the Board of Examiners to the Superintendent of Buildings, under date of July 27, 1915:
 Dear Sir:
 The Board of Examiners deem it advisable, in order to avoid the possibility of misinterpreting its action in cases of appeals which come before it, where the Bureau of Buildings has not examined the drawings fully and where the appeal to the Board is made only in regard to some particular point or question involved, to call the attention of the Superintendent of Buildings to the fact that any decision by the Board granting an approval subject to certain conditions, is an approval only of the specific point or question involved in the appeal, provided the conditions upon which the approvals made contingent are complied with, and although certain conditions may be imposed, thereby affecting other features, those features are not to be construed as approved by the Board unless they are in strict accordance with the requirements of the Building Code or unless they are specifically mentioned as approved by the Board of Examiners in the decision rendered.

Respectfully,
 THE BOARD OF EXAMINERS,
 By the Chairman.

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

APPEAL 311 of 1915 (new), Alteration 841 of 1915, 126-132 East 14th street, Manhattan. Samuel Cohen, appellant.
 3. "Unobstructed courts 12' wide should be provided at the rear and sides of the theatre. Two exits in each side in each tier, opening into the courts must be provided."
 4. "A clear space 12' wide must be provided back of the last row of seats in the balcony and a similar space 16' wide in the orchestra."
 5. "Aisles are of insufficient width. The run of the interior stairs should be more clearly shown. The outer line of landings should be curved and no steps are permitted in landings."
 6. "The store, storage room, and office shown are unlawful."
 8. "The roof over the auditorium should be fireproof construction."
 9. "The steam boiler should be located outside the building."
 10. "Dressing and property room building should be fireproof construction. Every dressing room should have outside windows. Stairs should be enclosed with fireproof partitions. All doors of egress at the street level should swing out, but not beyond the building line. The balcony and counter balanced ladder must be kept 10' above the sidewalk."
 12. "Show construction of operating booth. In the case of all new openings and enlarged openings, the thickness and height of wall above, also the method of supporting the wall should be shown. The openings in the proscenium bearing walls are excessive, as the span of the roof girders exceeds 25' the upper walls are of unlawful thickness."

The provisions of law do not apply and that an equally good and desirable form of construction can be employed.
 Objection numbers 3, 4, 5, 6, 8, 9, 10, 12 repeated in paragraph 3.
 That the building in question has been built for about 17 years and during that time has been used as a theatre and licensed as such by the Building Department; that various alterations have been made during that time, i. e., 2335 alt. 1901; 1425 alt. 1904; 761 alt. 1911; 447 alt. 1912; 2038 and 3393 alts. 1913; in all of which this building has been classed as a theatre; that the fire department has approved of the proposed plans as providing adequate safety; that the tenant who is making the proposed alterations has already invested large sums of money and obligated himself to the payment of further large sums, a large part of which will be lost if he be not permitted to reopen this theatre and that the appellant understands that the only complaint against the premises is made by a rival theatrical operator in the same neighborhood and who has been in

fact the lessee and operator of this theatre in the past. Furthermore, this building when erected was built of non-fireproof construction, the balcony and gallery being constructed of wood beams; this type of construction will be omitted entirely and a new balcony will be constructed which will be entirely of fireproof material as shown on plans.

Appearances: Samuel Cohen, B. F. Golden, I. Cohn, A. Mayer, Martin Taylor, S. S. Rogers and C. H. Strong.
 On motion, APPROVED on the following CONDITIONS:
 1st: That the store shall be separated from the theatre by unpierced brick walls at least eight inches thick, extending from the first floor to the underside of the fireproof balcony.
 2d: That all floors above the cellar spaces shall be of fireproof construction.
 3d: That there shall be no communication from cellar spaces to auditorium except through one fireproof stairway, with self-closing fireproof doors at top and bottom of same.
 4th: There shall be no combustible trim or floors in the cellar.
 5th: No space below first floor shall be used for storage, except storage of fuel in boiler-room.
 6th: That the steps in the two fire passages leading to Thirteenth street shall be eliminated and gradients provided, not greater than one in ten.
 7th: That a rigid fire curtain shall be provided in the proscenium opening, constructed in accordance with regulations of the Bureau of Buildings.
 8th: That an approved wet-pipe system of automatic sprinklers shall be installed over the stage.

APPEAL 328 of 1915 (new), Alteration 4767 of 1915, 245-253 Duffield street, Brooklyn. Russell B. Smith, appellant.

That the proposition would be in violation of Article 25, Section 527, paragraph 2, of the Building Code, omission of rear courts.
 The rules and regulations of the President of the said Borough, or the provisions of law, or ordinances do not apply, and that an equally good and more desirable form of construction can be employed.
 That the requirement for a rear court be excepted to in this instance.
 1. The excessive width of the two side courts (2' 0" in excess of the legal requirements in each court) provides ample exit accommodations.
 2. That rear courts extending 45 per cent. of the total length of rear wall are provided.
 3. That two new exits opening into these rear courts are provided.
 4. That although only 97 new seats are added to present number, two new exits are being provided for.

Appearances: Russell B. Smith and John H. Luth.
 On motion, APPROVED.
APPEAL 329 of 1915, New Building 2393 of 1915, west side Steinyan avenue, 50' 0" south Jamaica avenue, Queens. Edward Hahn, appellant.

NOTE: Former Appeal 262/15; dis-approved June 10th, 1915.

a. North court should continue to Steinyan avenue and south court to yard court.
 b. There should be a clear space of 16 ft. in auditorium and 12 ft. in balcony back of rear seats.
 1. An equally good form of construction can be employed.
 2. Precedents have been created.
 a. By a lease for 99 years (copy of same, now on file with Bureau of Buildings) owner has acquired the unrestricted use of adjoining land on north side of building, thereby forming a court 10' wide and 28' 6" long with an exit to and connecting with Jamaica avenue, affording an unobstructed and legal exit from auditorium and balcony to street. Court on south continues to street.
 b. Plans indicate 16 ft. back of seats in auditorium and 12 ft. in balcony except the space occupied by walls enclosing stairs. Walls are rounded from aisles to exits and is not in any way a bad condition.

1. That owners have already expended for the land the sum of \$18,000.00 and further have acquired by lease a portion of adjoining land on north to provide a court connecting with Jamaica avenue.
 2. That the best layout possible has been made on this particular plot and was the only land in this vicinity available for the purposes intended.

Appearances: Edward Hahn and Frank Brodsky.
 On motion, APPROVED on CONDITION that a rigid fire curtain shall be provided at the proscenium opening, constructed in accordance with the regulations of the Bureau of Buildings.

APPEAL 330 of 1915, Alteration 1529 of 1915, 1531-1533 Third avenue and 201-203 East 86th street, Manhattan. Bernard K. Bimberg, appellant.

3. Stage must be of fireproof construction throughout.
 4. If the premises are to be used for theatrical purposes or for public entertainments and the seating capacity is to be in excess of 300, then all the provisions of Article 25 of the Code must be complied with.

The rules and regulations of the Bureau of Buildings do not apply to this building.

Why a portion of Article 25 of the Code should not be modified, inasmuch as the people who are to assemble in this building assemble there to amuse themselves and are not amused by others.

This is not a stage in the sense of a theatre stage. This is but an enclosed platform used to obtain crude scenic effects. All scenery to be used will be fireproofed and the enclosure will be of fireproof resisting material. This is not a theatre, this is a dance hall and lawfully so occupied. The addition of a small enclosed platform about 15 feet deep and 40 feet wide to be used for the presentation of exclusive features in connection with dancing does not make this building a theatre. There are no dressing rooms or machinery to be used in connection

with this crude stage. The enclosure of this platform and all drops and movable settings will be of approved fire resisting material. This building is no different than any number of other similar non-fireproof buildings and now legally occupied, and it would be a prohibitive burden to comply with all restrictions of the theatre law.

Appearance: Bernard K. Bimberg.
 On motion, DISAPPROVED.
APPEAL 331 of 1915, New Building 241 of 1915, 7 East 38th street, Manhattan. Herman Lee Meader, appellant.

1. Walls are of unlawful thickness.
 An equally good and more desirable form of construction can be employed.
 That he be permitted to build walls 12" thick from roof down to ground floor and 16" thick in basement.

The building will be of skeleton construction throughout; and as the walls are carried on steel girders at all upper floors, no wall exceeds 11 feet in height.

Appearance: Robert E. Genez.
 On motion, APPROVED on the following CONDITIONS:

That the walls of the basement be made twenty (20) inches thick, and the walls of the first story to the underside of the second story beams, be made sixteen (16) inches thick, except such portions of the walls immediately back of the staircase and elevator shafts, which may be not less than twelve (12) inches thick; and on the FURTHER CONDITION that the building throughout be of steel skeleton construction.

APPEAL 332 of 1915, 244 Madison* avenue, Manhattan. A. L. Harmon, appellant.

1. Walls of unlawful thickness.
 An equally good and more desirable form of construction can be employed.
 All of the walls (except for the basement and 1st floors) are 12 inches in thickness carried at each floor on the steel.
 The construction proposed is desirable and in conformity with the New Building Code.

Appearance: A. L. Harmon.
 On motion, APPROVED on CONDITION that no unsupported vertical section of the wall shall exceed fifteen (15) feet in height.

APPEAL 333 of 1915, Alteration 4766 of 1915, 440-456 Kent avenue, Brooklyn. Mortensen & Co., appellants.

1. All columns must be enclosed with fireproof materials.
 2. The elevator shaft must be built of brick.
 1. The fireproofing of the columns will not add to the safety of the building.
 2. To build the elevator shaft of brick will in no way improve the construction.

1. To omit the fireproofing of the columns.
 2. To construct the elevator shaft of 6" terra cotta blocks, laid in cement mortar.

1. The entire building is used for the brewing and storage of beer, a liquid which will act, in cases of an emergency, as a fire extinguisher. The power plant is absolutely isolated from this building, and can therefore not endanger the construction. The building is sub-divided by heavy masonry walls. The location of the columns are determined by present foundations. To increase the diameter of these columns, on account of fireproofing, will prohibit the use of equipments now being used by the owners, of a value exceeding \$50,000.00.
 2. The elevator shaft is located in a fireproof building. The weight of the machinery and car will be carried independently of the enclosing walls. To build these walls of brick will waste valuable space, absolutely needed, and will unnecessarily increase the cost of construction. The appellants ask for favorable consideration, as the Board has created precedents in granting similar modifications for buildings of this character.

Appearance: W. Mortensen.
 On motion, APPROVE, on CONDITION that the elevator shaft be enclosed in eight-inch brick walls supported on fireproofed structural steel at each floor level.

Mr. Just recorded not voting.
APPEAL 334 of 1915, Alteration 1781 of 1915, southwest corner Broadway and 48th street, Manhattan. Neville & Bagge, appellants.

Building exceeding 75 feet in height must be fireproofed.

Placing a pent house or a part of a story on present roof at front end of building, to be used as ten sleeping rooms in conjunction with the restaurant and cafe on the ground floor of building.

The ground floor of building is arranged for a restaurant and cafe, and it is found that said restaurant and cafe cannot be let satisfactorily unless there are ten sleeping rooms in the building. The building although entirely altered a year ago, is still untenanted, and the owners are at a great financial loss on account of expenses, taxes, etc., and are therefore anxious to put the building in proper shape for renting. In consideration of the present height of the building being only 71' 6", and 6,523 sq. feet in area, and as the proposed addition on roof will be not more than 81 feet above the average curb level, and not more than 25 per cent. of roof area, and as the building is well equipped with fireproof stairways, built in accordance with the Factory and Labor Laws, we respectfully request that you will grant this appeal.

Appearance: George A. Bagge.
 On motion, DISAPPROVED.

APPEAL 333 of 1915, New Building 5093 of 1915, 1379 45th street, Brooklyn. S. Millman & Son, appellants.

That the front part of building contains over 2,000 sq. ft.

Arrangement of the 8' brick partition wall is the best that can be arranged in this type of building; that the unpierced wall subdivides the building into two parts.

To have the 8' brick unpierced wall in the position as shown on plans.
 That the 8' brick unpierced partition wall is provided so as to subdivide the building in two parts.

Appearance: James J. Millman.
 On motion, DISMISSED, on account of the appeal being irregularly before the Board.

BUILDING MANAGEMENT

OBTAINING TENANTS FOR APARTMENTS

By DOUGLAS L. ELLIMAN, of Douglas L. Elliman & Co.

WITH the tremendous production of new apartment houses each year throughout the city, there has been created a new field for real estate brokers which hardly existed twelve years ago. At that time the large brokerage houses, then situated along Fifth avenue, deemed the renting of apartments, except where they had entire charge of the house, beneath their dignity.

The practice of the apartment seeker in those days was to make up lists of promising addresses from the advertisements in the daily papers and spend hot weary days in a process of elimination. This entailed much needless effort and did not always produce a satisfactory result because some choice suites may not have been advertised.

Some few clients occasionally inquired about apartments of the large brokerage firm with which I was connected, and it occurred to me that possibly there was lying dormant a golden opportunity which was being overlooked. My associates were sceptical, but the experiment of opening an apartment rental department was tried. The fact that alone I leased suites aggregating in rentals more than \$250,000 the first year, was proof that the experiment was successful.

First in the Field.

Being first in the field, this branch of the business grew by leaps and bounds and was further benefited by the start of a new building movement in this type of dwelling. Heretofore, the owners themselves managed the majority of the buildings, but soon they began to realize the advantage of a trained staff, until now the managing owner is an exception.

At first it was difficult to persuade the owners that we could help them rent their apartments, and there was also opposition from their superintendents who feared a loss of their prestige. A renting commission seemed an unnecessary expense, but gradually the owners surrendered and the great advantages of concentrated effort and advertising became quickly apparent, so that now the owner without an agent is greatly handicapped in the competition for new tenants and even in retaining the old.

The next class to be converted were the tenants themselves, but this did not take long as the advantages were so obvious. Sitting in a comfortable office examining plans and having the advantages or disadvantages of every building, in the section they desired, pointed out to them by experienced brokers, was certainly infinitely easier than tramping aimlessly about the hot streets. So they came, slowly at first but in ever increasing numbers, until now those specializing in the renting of apartments are taxed to their capacity in the active season.

Application Necessary.

Now that the business is established there is a great deal of detail attached to it. Agents must not only keep track of their own tenants, but also watch the other buildings in the neighborhood for vacancies and expiration of leases. No effort is spared by the active agent to place their offerings before everyone who might be interested. Tenants whose leases are about to expire are interviewed, circulars sent to clubs, renting booklets containing plans and details of numerous buildings are mailed broadcast, and most important of all, a campaign of advertising inaugurated when and where it will do the most good. The agent with the greatest number of houses in a given section has the greatest advantage, because of the greater amount of accurate information he can give. Also,



DOUGLAS L. ELLIMAN.

the one who specializes in that section can give better service than the one whose interests cover a wide area and many different lines.

The active renting season has changed much and is still changing. Formerly leases were started on May 1, and in the three months previous most of the renting was done. October 1, then became the customary date for starting leases, and still is, but instead of the three months previous constituting the renting season, many make their plans in April or May previous, and thus avoid hot weather discomforts. This is helped and in fact made possible by the many new buildings produced each year and which are sufficiently advanced for early prospective tenants to inspect. It is, of course, more difficult to show apartments which are occupied in older houses, but there has lately been established the rule that six or seven months previous to the expiration of leases, tenants who will not renew must allow their apartments to be shown, at reasonable hours.

1915 Renting Good.

This year especially, the early renting was remarkably good and a much larger business was transacted in the spring months than ever before. All buildings, in the Park avenue section at least, are as fully rented for next year as they would ordinarily be several months later. The demand for modern apartments seems to exceed the supply, and it is not at all unlikely that because of a lack of accommodations this autumn, late comers will be forced to take to private houses again.

A good renting man must be quite a judge of human nature and be able to decide quickly what a client wants when they often do not know themselves. It is frequently the building or location stated to be unsatisfactory that the client finally chooses. Patience, tact and perseverance must be practiced unceasingly, as the choice of a future home is one of the most important acts of the head of the family, and in every case it becomes necessary to educate and familiarize each client with what the entire market offers before they can decide. Many people think a lease consists only of drawing the papers and securing signatures because they do not see the months and even years of tireless effort behind the transaction, or the endless detail.

In addition to the renting staff in the

office there must be a representative in each building. Those with few vacancies can be handled by the superintendent in charge, but in new buildings a regular broker or renting agent, who does nothing else, is installed. All these are under the head of the renting department.

The head of the management department, working in close harmony with the renting department, handles the leases after they are closed, so that all promises or agreements made to the new tenant are promptly and carefully carried out. Most offices keep these two departments separate but in close touch with each other.

To follow the detail of a new lease: After the tenant has made his choice, the broker handling the transaction makes out what is called a rental application which sets forth in minute detail everything in connection with it, such as name of tenant and facts concerning his business, references, how he heard of the apartment, etc.; then follows a list of all repairs, alterations and decorations, length of lease, rental and any special agreements. This the tenant signs, and makes a deposit which the landlord holds while the references are investigated and leases drawn. In this way there is no chance of a misunderstanding as to the original agreement, and much trouble is eliminated. The rental agreement is turned over to the management department after leases are signed, so that all orders can be accurately executed.

One of the most important features in renting is the renewing of leases to present tenants, which is quite as important to the owners as filling existing vacancies. The average tenant would rather remain in their present quarters from an economical as well as sentimental standpoint, and as a rule requires much less expenditure than an incoming tenant. The landlord is apt to take advantage of the knowledge of this condition and often tries to reduce the amount of reasonable repairs asked for by a tenant, and before he is aware of the danger the tenant has settled elsewhere. We believe that a liberal policy toward tenants is economy in the long run, and in fact, our experience has proved it. It does not pay to hesitate about a question of ten or twenty dollars with a tenant, even though the expenditure may seem utterly unreasonable, as very often the expenditure of these small amounts are deciding factors in the question of remaining or moving to newer and perhaps more suitable quarters.

Care to Details.

Careful attention to detail is the measure of success in renting high class apartments. No more promised than it is expected will be performed, and some knowledge of building construction so that impossible changes can be early eliminated, are also important factors. Sometimes a little pressure must be brought to bear to force a vacillating client to act, but they do not resent this after the decision is made. It is knowing whether to use forceful or persuasive means that distinguishes a good renting man from a bad one. Courtesy is always essential, and no matter how trying the situation may be, one cannot afford to lose his temper or show any impatience. In fact, a first class renting agent must display more good points and ability than is required in almost any other calling.

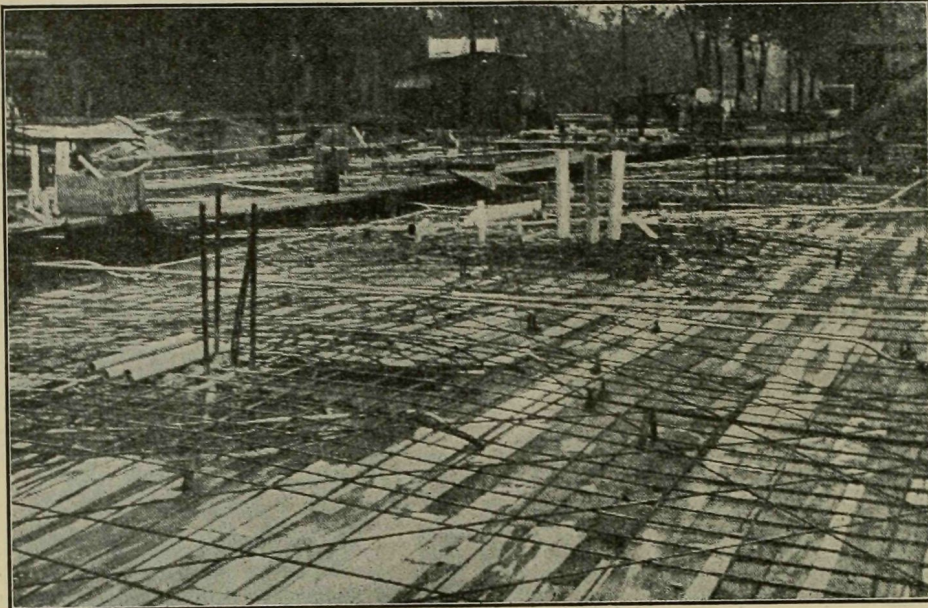
—Central Park originally cost \$5,000,000. It has cost about \$25,000,000 to construct and maintain, but it is valued at \$200,000,000.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

New Flat-Slab Floor.

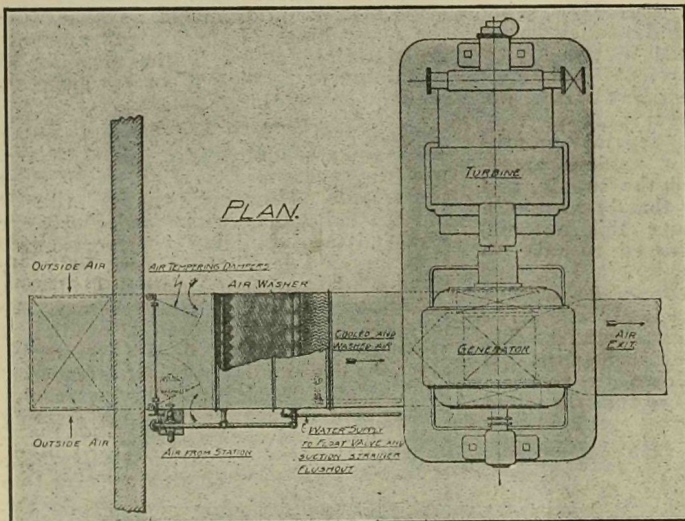
A NEW and improved type of girder-less floor or flat-slab construction, known as the "spiral mushroom," is now being built. The reinforcement consists of: (1) a flat spiral over the column head, (2) slab rods running parallel to the columns and crossing over the column heads, and (3) diagonal bands running from midspan to midspan, thus not touching the column head reinforcement.



According to the inventor, the new system obviates the disadvantage of the cob-piling of the reinforcement in the old type and permits a more compact arrangement of the reinforcement resisting negative bending. The flat spiral, by circumferential stresses, resists radial deformation with considerably greater efficiency than radial reinforcement and the slab steel is by this arrangement more securely held in the structure.

Air Washer.

RECENT tests of an air washing equipment showing cooling results ranging from 11 degrees Fahr. to 19.25 degrees, depending upon the time of the year, prompts the bringing of this system to the attention of building managers and architects. The device is shown in the two accompanying illustrations,



one giving the elevation and the other the plan. It will be seen that this is a device for washing and cooling air for steam turbine generators and is suitable for installing in large office buildings where peculiar conditions make special ventilation necessary. The whole equip-

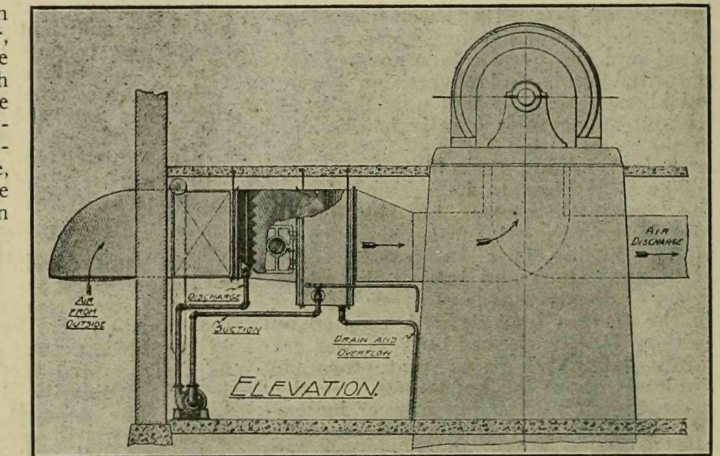
ment has its chief virtue in its simplicity. Reference to the elevation will show where the air is taken from the outside, brought into the building, how the air is drained and how it is discharged. The plan will show this process in greater detail indicating water supply to float valve and the suction strainer. This system has been in actual operation and has been found to be very efficient.

Door Knobs Match Wall Paper.

AS building material luxuries go this one is the superlative. It carries the decorative idea to the highest possible practical limit and, while it is probably out of reach of the builder of moderate means, the building manager of a hotel or the prospective builder of a club or very fine dwelling cannot afford to ig-

nore this delightful touch of excellence in decorative scheme.

Only a colored photograph could show the virtues of this new and novel application of the color scheme. So it has to be left to the imagination of the reader, but suppose a boudoir is to be finished in old rose, how charmed the lady of the house would be to find upon entering it when the decorators had left it, the telephone exactly matching in color the wall paper, the table top done in enamel to match the telephone, the bed post tops carrying the same decorative color scheme, the rosettes on the chandelier all in



harmony, the table push button, the electric light connections and even the door knobs—all rhyming and chiming with the delightful soft pink design of the rose-colored sidewalls.

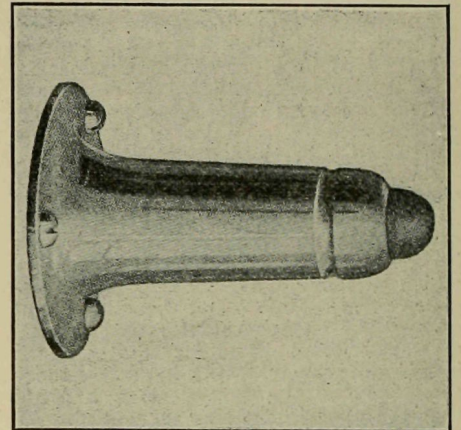
The process by which this is possible has just been completed and a repre-

sentative of the Record and Guide was permitted this week to view for the first time the latest and finest hardware finishes done in the most delicate shades depicting pastoral scenes, the portrayal of a beautiful water fall, flowers and floral designs done on the surfaces of

door knobs, push buttons, etc., etc. Every piece of equipment metal in a room can be made to match perfectly any color scheme or decorative design desired. The blue room or red room can be done completely in blue or red as the case might be and in the case of a room done in beautiful ceramic tile carrying a peculiar design or color, the door panels, knobs, telephone equipment, window latches, push buttons, electric connections; in fact, everything in the equipment line in the room can be made to match in indestructible beautiful metal ware of an entirely new process. Decorators planning to introduce something decidedly new and novel will find in this something that will delight the most fastidious home builder.

Steel Door Stocks.

THIS device is being manufactured by a large building equipment company. It is made of the highest quality cold-rolled steel, drawn into shape from



one piece of material. Attention is called to the fact that it is seamless and is exceptionally strong. The company guarantees it to be practically indestructible. The tip is of the best grade of hard rubber, backed up by a heavy steel disk, which is held in place by a groove, knurled just back of it, making it impossible for the rubber to become loose. This stop is fastened in place by three round head screws and, as an example of its strength, the company states that

it has been tested to hold a weight of 500 lbs. suspended from the groove. The new door stop is finished in any of the various hardware finishes, and it makes an attractive ornament on the baseboard, as well as being useful.

A New Bearing Metal.

DURING experiments conducted with a view to perfecting a perfect bearing metal, a product entirely different from babbitt and similar alloys, has been produced by a prominent company.

This metal is cast in bars of about five pounds each and packed in boxes running about 58 pounds apiece or with 28 bars to the box. It is put up in this way so as to be especially available for small users as well as managers of office buildings.

CURRENT BUILDING OPERATIONS

Important Operation in the Williamsburgh Section—
Another Midtown Building for Printers Projected

WITHIN a very few minutes' walk of the Brooklyn plaza of the Williamsburgh Bridge, and in the heart of a section which is steadily being improved by the erection of high-class light manufacturing and loft buildings, a new structure of this type has recently been started which will offer a favorable comparison with any structure of its kind in Greater New York. This building is being erected in a section which offers an exceptionally wide range of traffic facilities. Trolleys lead to all parts of Brooklyn and Manhattan, and the Broadway elevated line (now a part of the dual subway system) is undergoing improvements which will make it a valuable adjunct to the transit facilities. For shipping purposes this building is ideally situated, as it is in close proximity to the piers and docks of the East River.

This new structure will occupy a plot at the southeast corner of Broadway and Wythe avenue, having a frontage of 260 feet and a depth of 78 feet. The floors will contain approximately 20,000 square feet of space. The structure will be ten stories in height with basement. This project will be built of steel and reinforced concrete, and the construction will be fireproof in the fullest meaning of the word. Every precaution has been taken in the design of this structure to make it both fireproof and panicproof. With this thought in mind the plans of the building provide for smokeproof fire-towers, fully enclosed interior stairways of extra width, the installation of a standpipe system and an automatic sprinkler system of 100 per cent. efficiency, and a fire alarm system with outlets on all floors. Everything possible will be included in this building for the preservation of life and property from the fire hazard.

This project, which will be known to the public as the "Gretsch Building, No. 4," is owned by the Gretsch Building, No. 4 (Inc.), Frederic Gretsch, president, 110 South 4th street, Brooklyn. It is being constructed from plans and specifications prepared by William Higginson, architect and engineer, 13-21 Park Row, Manhattan, who is a recognized expert in the design of reinforced concrete structures of this character.

A general contract for the erection of this building has been awarded to the Moyer Engineering & Construction Co., 375 Fulton street, Brooklyn, and that concern has already awarded sub-contracts for labor and materials to the following contractors: Kahn Construction Co., 250 Moore street, Brooklyn, wrecking; Mathew T. Meagher, 15 Orient avenue, excavating; Cullen Transportation Co., 1 Broadway, Manhattan, sand,

cement and gravel. The Trexler Lumber Co., 30 Church street, is supplying the yellow pine lumber, and the spruce timber is being furnished by Gulian Ross, 91 Columbia street, Brooklyn. The contract for the structural steel work has been awarded to the Hedden Iron Construction Co., 30 Church street, Manhattan, and the ornamental iron work is being manufactured and set by the Vulcan Rail & Construction Co., 35 Meserole avenue, Brooklyn. The William Bayley Co., 303 Fifth avenue, Manhattan, has received the contract for the

free. The maximum amount of space in the facades has been utilized as window openings. Metal frames and sash will be used exclusively, and these will be glazed with fireproof wired glass. This structure will be equipped with four electric passenger and freight elevators. Electric energy for lighting and power will be generated in a private power plant of 500 horsepower capacity, and water will be obtained from a private artesian well.

This building will cost in the neighborhood of \$500,000 to erect, and, including the value of the land, the improvement will probably represent the investment of nearly \$1,000,000. Six floors of this structure have already been leased for twenty-year terms. Braunsworth & Co., bookbinders, now at 16 Nassau street, Brooklyn, have leased five floors for bindery purposes and another floor has been leased to a tenant for a long term. The leasing of space in this building is being handled through the office of Louis Gretsch, 177 Remsen street, Brooklyn. It is expected that the structure will be completed and ready for occupancy by February 1, 1916.

Alterations of an extensive character will soon be started on the Consolidated Gas Company property at 438-54 West 18th street, which will transform this building into one of the notable buildings designed for printing purposes in the Chelsea section. The property has been leased for a term of twenty-one years by James J. Riordan, 1 West 14th street, who will make the proposed alterations.

The lessee has retained James S. Maher, architect, 431 West 14th street, to prepare plans and specifications for the contemplated alterations, and work on these plans is rapidly progressing. As this structure is intended to house concerns in the printing trades the construction will be extra heavy throughout. The floors will be designed to withstand a live load of 250 pounds per square foot. Ceilings are particularly high and the structure generally will be modern and complete in every respect.

The remodeled building will be of fireproof construction throughout and will be equipped with an automatic sprinkler and standpipe system, electric freight and passenger elevators, electric light and power. The building will be three stories in height, with basement. The facade is to be built of brick with limestone trimmings and has been designed in a very simple and dignified manner with a strong feeling of the Colonial style about it. This building will have a frontage in 18th street of 225 feet and will be about 93 feet in depth. This project will represent an expenditure of \$65,000.

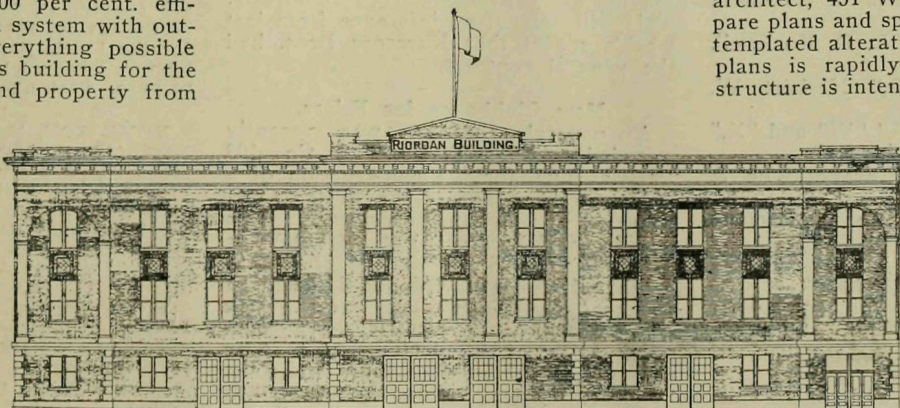


Moyer Eng. & Const. Co., Builder.

GRETSCH BUILDING, NO. 4.

Wm. Higginson, Arch't.

patented steel sash, and the hollow metal window frames and sash are the product of S. H. Pomeroy & Co., Inc., 30 East 42d street. The reinforcing steel for the concrete work is being supplied by the Corrugated Bar Co., 17 Battery place, and the Otis Elevator Co., 26th street and Eleventh avenue, has the con-



PRINTING BUILDING FOR CHELSEA SECTION.

Jas. S. Maher, Arch't.

tract to furnish and install the electric elevator equipment. The self-closing elevator doors are being made by the Peelle Co., Inc., 13-21 Park Row, and the scuppers have been made by the Wind Shield Scupper Co., 1 Madison avenue. Additional sub-contracts to supply labor and materials for the construction of this building will be awarded from time to time as the work progresses.

Abundant natural light will be supplied to all floors of this building from all sides, as the structure will stand

THE BOARD OF EXAMINERS SUSTAINED.

An opinion of the Supreme Court, handed down this week by Justice Delehanty, upholds a decision of the Board of Examiners in the case of the Dewey Theatre in 14th street.

This Board of Examiners is in reality a board of appeals for the several Bureaus of Buildings of the city. It is, in fact, not simply a board of appeals which may review decisions of Superintendents, but has vested in it by law powers of modifying the letter of the Building Code to permit construction "equally good or more desirable" than that contemplated by any definite provisions of the code.

With such discretionary power lodged as it is in a body of trained men representing different points of view, five of whom must agree in order to permit a deviation from the letter of the law, its work has proved of great value to progressive methods of building and a relief from unnecessary hardships to real estate.

The particular case referred to, that of the Dewey Theatre in 14th street, was given unusual interest by reason of the fact that a committee of the City Club appeared at the hearing before the Board of Examiners and an ex-president of the same club, retained as counsel by private parties interested, presented a brief arguing against proposed alterations and reopening of the Dewey Theatre.

The Board decided that the alterations should be permitted on certain specific conditions which, in their judgment, would make the building as safe for the public as if it were constructed with the various courts, etc., required by the present theatre section of the code. When the case was appealed to the Supreme Court, Justice Delehanty decided that the board's "action is a valid exercise of the power expressly conferred by statute and that in the absence of any charge of fraud or collusion the decision of the board is final and should be sustained."

Subway Contracts Awarded.

During the past week the Public Service Commission awarded contracts on many important rapid transit contracts. Following are the official totals of the lowest bids received on the various contracts, with the exception of that for the supply of ties and timber:

Station finish, routes Nos. 16 and 18, being respectively the Jerome avenue and White Plains road elevated lines in The Bronx: Altoria Realty & Construction Company, \$860,636.50.

Supply of felt pads, the Q. & C. Company, \$9,957.72½.

Tie plates, type "A," Herbert W. Lockwood, \$123,975.

Tie plates, type "B," L. D. Rockwell, \$13,267.50.

Tie plates, type "C," L. D. Rockwell, \$5,140.25.

Tie plates, type "D," Herbert W. Lockwood, \$8,239.

Tie plates, types "E-2," "W" and "X," Ramapo Iron Works, \$2,901.35.

Cast iron, American Brake Shoe & Foundry Co., \$10,528.57.

Special work, order No. 3, Ramapo Iron Works, \$54,950.

Special work, order No. 4, William Wharlton, Jr. & Co., \$41,907.

Malleable iron, Foran Foundry & Mfg. Co., \$36,118.07.

Screw spikes, American Iron & Steel Mfg. Co., \$25,741.43.

The contract for ties and timber calls for the supply of about 35,000,000 board feet, for use on all lines of the dual system.

The Public Service Commission has awarded contract for the construction of station finish on section No. 2, of routes Nos. 36 and 37, the Astoria elevated line in Queens Borough, to Charles Meads & Company, the lowest bidders, for \$268,102.50. This is the contract upon which the commission was recently served with a notice to show cause why it should not be awarded to the Marble Arch Company. This company submitted its bid to the commission after the reception of bids had closed. The

commission refused to accept the bid, and on learning the total amount of the Meads bid the Marble Arch Company stated that its bid was lower, and applied to the courts. The Supreme Court refused to issue the injunction, and the company then formally withdrew its opposition to the awarding of the contract to the Meads Company.

With the approval of the Public Service Commission the New York Municipal Railway Corporation has awarded to John Thatcher & Son, the lowest bidders, the contract for the construction of stations in connection with the third-tracking work on the Broadway elevated line in Brooklyn for \$320,325. The contract calls for the construction of stations at Hewes street, Lorimer street, Flushing avenue, Myrtle avenue and Broadway, Kosciusko street, Gates avenue, Halsey street and Chauncey street. All these stations are on the Broadway line between Havemeyer street and East New York, where the third-tracking work is already under way.

The contract for the supply of portion "C" of ballast, calling for limestone to be used on various lines of the dual system of rapid transit, has been awarded by the Public Service Commission for the First District to the Upper Hudson Stone Company for \$78,176.

Plans for West End Avenue Apartment.

Plans have been completed by Neville & Bagge, architects, 105 West 40th street, for a twelve-story apartment, to be erected at 789-799 West End avenue, on a plot 110.10x90 feet. The building will be erected and owned by 789 West End Avenue, Inc., and will cost approximately \$500,000.

Important Jersey City Project.

The Turner Construction Co., 11 Broadway, Manhattan, has obtained the contract for the construction of a four-story bakery building of irregular shape, 179x152x75 feet, to be built for the Great Atlantic & Pacific Tea Company. This structure is to be of reinforced concrete construction and is to be located at Warren, First and Bay streets, Jersey City. Ballinger & Perrot, architects, 1701 Arch street, Philadelphia, Pa., prepared the plans and specifications. Work will be undertaken at once.

The Marshall Field Museum.

The Thompson-Starrett Company, as we are officially advised, has the general contract for the foundations and the entire superstructure of the Field Museum of Natural History at Chicago, mentioned in last week's paper as the world's largest marble building. The Thompson-Starrett Company has awarded to the Norcross Brothers Company the contract for the exterior marble to be furnished and erected under the supervision of the first-named company. This will correct an inference from last week's report that Norcross Bros. had the general contract.

New Clubhouse for Friars.

A general contract was recently awarded to John T. Brady & Co., 103 Park avenue, for the construction of a modern clubhouse for the Friars Club, George M. Cohan, president. This building will be erected at 106-110 West 48th street and will be five stories in height, 61x95 feet. The building will be fireproof and contain the most up-to-date appointments for the convenience and comfort of the club members. The plans for this building were prepared by Harry Allen Jacobs, architect, 320 Fifth avenue. The building will cost in the neighborhood of \$150,000.

American Builders' Week at the Exposition.

It begins to look as though the Builders of San Francisco were verily going to turn the town over to the visiting Builders during American Builders' Week, October 18 to 23. They have reserved the largest ballroom at the famous Palace Hotel for a down-town social headquarters. The municipal auditorium at the Civic Center, capable of accommodating easily over 5,000 couples on the floor at the same time, has been

engaged for the opening ball. California's beautiful State Building inside the Exposition grounds has been secured for a reception to the ladies. On Saturday evening, October 23, the week's business and ceremonies will terminate in a banquet at the Palace Hotel, at which it is expected covers will be laid for 3,000 builders. We are asked to state that the secretaries of all organizations identified with the building industry should, as early as possible, confer with their members as to their attendance, and send their reports to E. T. Thurston, secretary of the General Committee, American Builders' Week, 57 Post street, San Francisco.

It has been suggested that organizations of employers allied to the building business who contemplate visiting the Exposition in a body should, in any way possible, time their visit so as to bring it within the period designated by the National Association of Builders' Exchanges as American Builders' Week, October 18-23.

New Apartment in 74th Street.

Plans are being prepared by George & Edward Blum, architects, 505 Fifth avenue, for a nine-story apartment house, to be built in the north side of East 74th street, 25 feet east of Park avenue, on a plot 75x102 feet, for the Taylor Construction Company, John Taylor, president. No expense will be spared in making this one of the finest houses of its size in that section, and all of the latest improvements will be installed. There will be two apartments on each floor, one of twelve and one of six rooms. The basement will be utilized as a private laundry and storage rooms. Extra servants' rooms will be supplied in the large penthouse on the roof. It is intended to have the building ready for occupancy for the October renting season of 1916.

NO ARCHITECTS SELECTED.

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

SCARSDALE, N. Y.—August C. Daum, care of Austin, Nichols & Co., 129th st and 3d av, Manhattan, contemplates the erection of two residences on Fox Meadow rd. No architect selected.

NEW YORK MILLS, N. Y.—The Board of School Trustees, O. J. Goff, Chestnut st, president, contemplates the erection of a school here to cost \$60,000 to \$75,000. The appropriation will be voted on in the fall. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.
BRONX.—Harry Howell, 149th st and 3d av, has completed plans for a 5-sty apartment, 50x88 ft, on the east side of Bryant av, 150 ft north of Jennings st, for the Lytle Construction Co., 934 Freeman st, owner, who will take bids on subs at once. Cost, about \$50,000.

BANKS.

EDMESTON, N. Y.—F. L. Robinson, 30 East 42d st, Manhattan, has completed plans for a 2-sty hollow tile and brick veneer bank building, 32x50 ft, at the corner of North and West sts, for the First National Bank, U. G. Welch, president. Cost, about \$15,000. Owner will take bids about Aug. 28.

DWELLINGS.

MANHATTAN.—Howells & Stokes, 100 William st, are preparing plans for a 5-sty residence, 40x70 ft, at the northwest corner of Park av and 79th st, for John Sherman Hoyt, 1 Broadway. Estimates will be called for on general contract about Sept. 1. Excavating is now in progress.

UTICA, N. Y.—Agne, Rushmer & Jenkinson, 209 Arcade Building, have completed plans for a 2½-sty brick and stone residence, 51x46 ft, in Genesee st, beyond Prospect st, for A. H. Dobson, care of Chas. Miller Son Co., 301 Main st. Cost, about \$15,000. Architects will take bids at once.

PUBLIC BUILDINGS.

WHITE PLAINS, N. Y.—The Board of Supervisors of Westchester County are taking bids to close Aug. 31, at 10 a. m., for an addition to the court house in the south side of Main st, between Court and Grand sts, from plans by Benjamin W.

Morris, Jr., 101 Park av, Manhattan. J. F. Musselman, 101 Park av, Manhattan, heating and electric sanitary ventilating and elevator engineer. E. E. Seelye, 101 Park av, Manhattan, structural engineer. E. T. Eggleston, 156 Woodworth av, Yonkers, general contractor for wrecking and excavating. Cost, about \$800,000.

JERSEY CITY, N. J.—Bids will close Sept. 9 for the county jail in Willow st, between Newark and Pavonia avs, for the Board of Chosen Freeholders of Hudson County, John Magner, supervisor. John T. Rowland, Jr., 98 Sip av, architect. T. J. Wasser, Court House, county engineer. Frank Sutton, 80 Broadway, Manhattan, steam and electrical engineer. Cost, about \$1,000,000.

CALDWELL, N. J.—The Board of Chosen Freeholders of Essex County, August L. Lacombe, Court House, Newark, chairman of building committee, is taking bids to close September 8 at 1.30 p. m., for the 2½-sty warden's home, at the Essex County Penitentiary, 42x28 ft, from plans by Jos. Allen, 11 Sanford av, Irvington, N. J. Runyon & Carey, 845 Broad st, Newark, consulting engineers. Cost, about \$15,000.

SCHOOLS AND COLLEGES.

BLOOMFIELD, N. J.—Bids will close Sept. 7, at 8.30 p. m., for alterations and additions to heating and ventilating system of the Fairview Public School in Broad st, for the Board of Education. Rasmussen & Wayland, 1133 Broadway, Manhattan, architects. Cost, \$2,000 to \$4,000.

STORES, OFFICES AND LOFTS.

BRONX.—Harry T. Howell, 3d av and 149th st, has completed plans and is taking bids on general contract for a 1-sty brick store, 20x98 ft, at the southeast corner of Briggs av and 198th st, for John Schnakenberg, 198th st and Webster av. Cost, about \$7,000.

BRONX.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 3-sty brick store and loft building, 52x93 ft, at the southwest corner of Washington av and 166th st, for Irving Levy, 119 West 23d st, owner. Cost, about \$35,000. The owner builds and is taking bids on all subs.

MISCELLANEOUS.

MANHATTAN.—McDermott & Hanigan, 103 Park av, are figuring for the Joan

of Arc monument, to be erected on Riverside Drive, from plans by J. V. Van Pelt, and desires bids on subs at once. Bids are to be in August 31.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

7TH AV.—O. L. Spannhake, 13 Park Row, has completed plans for alterations to the 6-sty apartment 2026 7th av, for Levi P. Morton, 267 West 89th st. Cost, about \$5,000.

AUDUBON AV.—Schwartz & Gross, 347 5th av, have completed plans for a 5-sty apartment, 95x90 ft, at the southwest corner of Audubon av and 172d st, for Donald Robertson, 700 West 179th st. Cost, about \$50,000.

PARK AV.—Warren & Wetmore, 16 East 47th st, have completed plans for the 12-sty apartment house at 330 Park av, 51st to 52d sts, for the 330 Park Av Corp., 30 East 42d st. Cost, about \$700,000.

WEST END AV.—Gaetan Ajello, 1 West 34th st, has completed plans for the 12-sty apartment house 100x90 ft, at 881-9 West End av, for the 885 West End Av. Corp., 601 West 115th st. Cost, about \$500,000.

HAVEN AV.—Sass & Springsteen, 32 Union sq West, have completed plans for a 5-sty apartment at the southeast corner of Haven av and 171st st, for the Aldus Construction Co., 600 West 181st st. Cost, about \$45,000.

WEST END AV.—Schwartz & Gross & Marcus, 347 5th av, have completed plans for the 12-sty apartment house on the west side of West End av, 75 ft north of 106th st, for the Schuyler Sq Realty Co., Inc., 2520 Broadway. Cost, about \$300,000.

GRAND ST.—George F. Pelham, 30 East 42d st, has prepared plans for alterations to the 5-sty tenement, 430-2 Grand st, for the Corp. of St. Mary, 28 Attorney st. Cost, about \$5,000.

STORES, OFFICES AND LOFTS.

MADISON AV.—Sommerfeld & Stecker, 31 Union sq, are preparing plans for a 16-sty loft and office building, 150x116 ft, at the southwest corner of Madison av and 33d st, for the George Backer Con-

struction Co., 56 West 45th st, owner and builder.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
NEW UTRECHT AV.—Sidney Diamant, 15 East 40th st, is preparing plans for ten 3-sty brick store and apartment buildings in the New Utrecht section. Owner's name for the present withheld. Sub bids will soon be called by architect.

BRISTOL ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty apartment, 50x88 ft, in the east side of Bristol st, 100 ft south of Blake av, for the Denbici Building Co., 20 East 97th st, Manhattan, owner and builder. Cost, about \$30,000.

LINCOLN PL.—Plans are being prepared by W. T. McCarthy, 16 Court st, for two 4-sty apartments, 50x82 ft, on the north side of Lincoln pl, 575 ft east of Underhill av, for the Conrad Construction Corp., Morris Kalt, 44 Court st, owner and builder. Cost, about \$35,000.

MALBONE ST.—W. T. McCarthy, 16 Court st, is preparing plans for two 4-sty apartments, 50x89 ft, in the south side of Malbone st, 300 ft west of Bedford av, for the 250 Pacific St Corp., Harry Lindenbaum, president, 45 West 34th st, Manhattan. Cost, about \$30,000 each.

ALABAMA AV.—Cohn Bros., 363 Stone av, have completed plans for a 4-sty tenement, 27x87 ft, on the west side of Alabama av, 100 ft north of Livonia av, for the Idan Holding Co., 312 Hopkinson av, owner and builder. Cost, about \$20,000.

65TH ST.—Plans are being prepared by Matthew W. Del Gaudio, 1910 Webster av, the Bronx, for a 4-sty apartment, 20x70 ft, in the south side of 65th st, 140 ft west of 13th av, for Nicholas Palermo, 1374 64th st, Brooklyn. Cost, about \$8,000.

DWELLINGS.

KENMORE PL.—Willard Parker, 24 McDonough st, has completed plans for a 2-sty brick residence, 22x39 ft, on the east side of Kenmore pl, 200 ft south of Av M, for Mathew A. Pounds, 1440 Kenmore pl. Cost, about \$4,000.

POWELL ST.—Chas. A. Mele, 37 Liberty av, has completed plans for four 2-sty brick residences, 20x55 ft, in the west side of Powell st, 100 ft south of New-

A Notable Example

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Contemplated Construction—Continued.

port av, for the Moon Construction Co., 655 Alabama av, owner and builder. Total cost, about \$16,000.

LOGAN ST.—M. Rothstein, 601 Sutter av, is preparing plans for two 2-sty brick residences, 17x44 ft, and garage in the west side of Logan st, 150 ft north of Belmont av, for Frank Klein, 381 Williams av, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, tile baths. Total cost, about \$10,000.

OCEAN AV.—Slee & Bryson, 154 Montague st, have completed plans for two 2-sty frame residences, 22x38 ft, on the west side of Ocean av, 384 ft south of Foster av, for Arthur H. Strong, 585 East 18th st, owner and builder. Total cost, about \$10,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—John Gorman, 367 Fulton st, is preparing plans for a 4-sty factory, 100x100 ft, for the Turwall Realty Co., care of architect, and will take bids on general contract Sept. 1.

CLINTON AV.—William J. Dilthey, 1 Union sq, Manhattan, has completed plans for a 3-sty factory, 100x110 ft, on the east side of Clinton av, 23 ft north of Park av, for the Consumers' Biscuit & Mfg. Co., 517 West 19th st, Manhattan. Cost, about \$100,000.

HALLS AND CLUBS.

WASHINGTON AV.—McKim, Mead & White, 101 Park av, Manhattan, have completed plans for an extension to the lecture hall, 70x80 ft, on Washington av, opposite Crown and Montgomery sts, for the Brooklyn Botanic Gardens, Flatbush av and Malbone st. Cost, about \$110,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids Aug. 23 for the general construction of a new school. H. C. Stowe Construction Co., low bidder at \$45,645, and for plumbing and drainage, John W. Sands, Inc., low bidder at \$4,873, for additions and alterations in P. S. 89, on the north side of Newkirk av, between East 31st and East 32d sts.

BROOKLYN.—Bids were opened Aug. 23 by the Board of Education for alterations, repairs, etc., at the Bushwick High School, Irving av, Madison and Woodbine sts. Whitelaw & Wiesenberg low bidders at \$1,830.75.

STABLES AND GARAGES.

53D ST.—Arthur G. Carlson, 157 Remsen st, has completed plans for a 2-sty brick garage, 20x70 ft, in the north side of 53d st, 110 ft west of New Utrecht av, for Asher Dann, 51st st and 12th av, owner and builder. Cost, about \$4,500.

THEATRES.

KINGSTON AV.—Max Hirsch, 391 Fulton st, has completed plans for a 2-sty theatre and residence, 20x65 ft, at the southeast corner of Kingston and East New York avs for Raffaello Domato, 608 Lincoln rd, owner and builder. Cost, about \$5,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

RIDGEWOOD, L. I.—Plans have been prepared by L. Berger & Co., 1652 Myrtle av, for a 3-sty tenement, 20x60 ft, in the south side of Woodbine st, 248 ft east of Forest av, for John Eisenhauer, 701 Woodbine st, owner and builder. Cost, about \$6,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for ten 3-sty brick tenements, 28x68 ft, in the north side of Palmetto st, 20 ft east of Cypress av, for August Bauer, 355 Highland blvd, Brooklyn, owner and builder. Cost, about \$85,000.

DWELLINGS.

RICHMOND HILL, L. I.—George Crane, 4710 Jamaica av, has completed plans for twelve 2-sty residences, 16x40 ft, at Fulton and Thrall avs, for the Gascoyne Realty Co., 470 Manor av. Cost, about \$30,000.

JAMAICA, L. I.—A. West, Boos av, South Ozone Park, has completed plans for two 2-sty frame residences, 18x26 ft, on the east side of Frost av, 100 ft north of Yukon av, for L. L. Wood, Rockaway rd, Ozone Park. Cost, about \$4,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for three 2-sty brick residences, 20x55 ft, in the south side of Linden st, 240 ft west of Doubleday st, for Stier & Bauer, 2420 Putnam av, owners and builders. Cost, about \$13,500.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for twelve 2-sty brick residences, 20x55 ft, in the south side of Linden st, 140 ft east of Fresh Pond rd, for Stier & Bauer, 2420 Putnam av, owners and builders. Cost, about \$54,000.

RICHMOND HILL, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for four 3-sty brick residences, 20x54 ft, at the southeast corner of Church st and Liberty av, for F. R. Realty Co., 208 Pulaski st, Brooklyn, owner and builder. Cost, about \$32,000.

ROCKAWAY PARK, L. I.—P. J. Janowitz, Liberty av, Richmond Hill, has completed plans for four frame residences, 16 x47 ft, in west side of Beach 116th st, 340 ft north of Triton av, for Richard P. Burke, 725 Grand st, Brooklyn, owner and builder. Cost, about \$14,000.

MIDDLE VILLAGE, L. I.—J. W. Weiss, 16 Court st, Brooklyn, is preparing plans for a 3-sty frame residence and store building, 20x60 ft, at the southwest corner of Pulaski and Hinman sts, for Jos. Monischulsky, 67 Pulaski st, owner and builder. Slag roofing, steam heating, electric wiring, metal ceilings and metal bar fronts, tile baths, dumbwaiter. Cost, about \$5,000.

JAMAICA, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, are preparing plans for a 3-sty brick residence and store building, 20x80 ft, at the southwest corner of Jamaica and Ocean View avs, for H. Goldberg and Chas. Fatess, 605 Hendrix st, owners and builders. Slag roofing, no heating, electric wiring, metal ceilings, metal fronts, tile baths, no parquet floors or sidewalk lifts. Cost, about \$7,000.

SOUTH OZONE PARK, L. I.—John Gorman, 367 Fulton st, Brooklyn, is preparing plans for seven 2-sty brick residences, 20x52 ft, at the southwest corner of Davis av and Rockaway Plank rd, to cost, about \$28,000.

EDGEWATER, L. I.—Jos. Cornell, Mott av, Far Rockaway, has completed plans for a 2-sty frame and stucco residence, 24x42 ft, on Hudson av, near Edgemere av, for Milton Kempner, care of architect. Shingle roofing, steam heating, electric wiring, cesspool, city water. Cost, about \$5,000.

CEDARHURST, L. I.—Jos. Cornell, Mott av, Far Rockaway, has completed plans for a 2-sty residence, 24x25 ft, in Villa st, for I. G. Guiliano, this place. Shingle roofing, steam heating, electric wiring. Cost, about \$6,000.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids Aug. 23 for installing heating and ventilating apparatus, Blake & Williams, low bidders at \$33,596, and for installing temperature regulation in new P. S. 97, at southwest corner of Yarmouth and Shipley sts, Woodhaven, Johnson Service Co., low bidder at \$4,050.

QUEENS.—All bids were laid over for installing heating and ventilating apparatus and for installing temperature regulation in P. S. 41, northeast corner of Crocheron and Franklin avs, Bayside. Also for installing electric equipment in P. S. 97, Woodhaven.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Herman Fritz, News Building, Passaic, has completed plans for six 2½-sty frame residences at Oakwood terrace, for the Rural Realty & Development Co., Romaine Building, Paterson. Shingle roofing, steam heating, electric wiring. Cost, about \$4,000 each.

GREAT KILLS, S. I.—N. K. Vanderbeck, 22 Morse pl, Englewood, N. J., has completed plans for a 2½-sty frame residence for F. C. Delavan, Produce Exchange, 51 Exchange pl, Manhattan. Cost, about \$5,000.

CLIFTON HARBOR VIEW, S. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a 2½-sty frame and stucco residence, 36x35 ft, and garage, for The Narrows Improvement Co., care of C. Kolff, 45 Broadway, Manhattan.

PORT RICHMOND, S. I.—Mrs. D. F. Simonson, 2223 Richmond ter, contemplates the erection of two stores and residence here, to cost about \$12,000.

SCHOOLS AND COLLEGES.

WEST NEW BRIGHTON, S. I.—Fred L. Metcalf, 143 North av, Plainfield, is revising plans for a 2-sty brick parochial school, 130x190 ft, for the Church of the Sacred Heart, Rev. Father Thos. J. Heafy pastor. Cost, about \$100,000.

Nassau.

CHURCHES.

MANHASSET, L. I.—Fred H. Briggs, Plandome, is preparing plans for a 1-sty brick and stucco church, 50x115 ft, for the Church of St Marys, Rev. Father Wm Dwyer, pastor. Cost, about \$25,000. The owner will take bids about Sept. 3.

Suffolk.

DWELLINGS.

ST. JAMES PARK, L. I.—Jas. F. Bly, 422 St. Marks av, Brooklyn, has completed plans for a 3-sty brick residence, 20x

55 ft, on the east side of Fresh Pond rd, 125 ft north of Catalpa av, for M. E. O'Rourke, 873 Fresh Pond rd. Cost, about \$4,000.

Westchester. CHURCHES.

NORTH PELHAM, N. Y.—George H. Olphert, Proctor Building, Mt. Vernon, has completed plans for a 1½-sty church, 40x50 ft, at Chester Park, for the Church of the Covenant, Rev. H. Hewitt, North Pelham, pastor. Cost, about \$25,000.

DWELLINGS.

PORTCHESTER, N. Y.—W. S. Wetmore, Depot sq, has completed plans for a 2½-sty residence on Colonial Ridge, for Ernest Parker, 411 Westchester av. Cost, about \$5,500.

MT. VERNON, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco residence, 30x35 ft, at 615 Lincoln av, for John F. Fairchild, 8 South 2d av, owner and builder. Cost, about \$6,500.

THEATRES.

PORTCHESTER, N. Y.—W. S. Wetmore, Westchester av, has completed revised plans for a 2-sty store and moving picture theatre, 60x140 ft, on the west side of Westchester av, south of Main st, for W. A. Mosher, Harrison st, Mamaroneck, N. Y. Cost, about \$25,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

PASSAIC, N. J.—Herman Fritz, News Building, is preparing plans for a 3-sty apartment, 34x80 ft, for Sophia Berman, 327 Oak st. Slag roofing, electric wiring, no heating. Cost, about \$10,000.

IRVINGTON, N. J.—Aug. M. Kleemann, 741 Broad st, Newark, is preparing plans for a 3-sty flat, 22x85 ft, at the northwest corner of 19th av and 21st st, for P. Karl, premises. Cost, about \$9,000. Slag roofing, electric wiring, metal ceilings, tiled bath floors, no heating or dumbwaiter required.

DWELLINGS.

ELIZABETH, N. J.—Plans have been prepared by Herman Fritz, News Building, Passaic, for a 2½-sty frame residence for Wilbur G. Quincy & Co., 213 Broad st. Shingle roofing, steam heating, electric wiring. Cost, about \$4,000.

CLIFTON, N. J.—Herman Fritz, News Building, Passaic, has completed plans

for a 2½-sty frame residence for Henry Beldon, this place. Shingle roofing, steam heating, electric wiring. Cost, about \$3,500.

BOGOTA, N. J.—Plans have been prepared by Herman Fritz, News Building, Passaic, for a 2½-sty frame residence for H. Dinnebeil, this place. Shingle roofing, steam heating, electric wiring. Cost, about \$3,500.

NEWARK, N. J.—Fred L. Pierson, 160 Bloomfield av, Bloomfield, is preparing plans for a 3-sty residence, 36x45 ft, at the corner of 7th st and 1st av, for Dr. Joseph Albano, 498 Chester av. Joseph Bancone, North 7th st and Chester av, general contractor, who will soon take bids on subs and materials. Cost, about \$15,000.

UPPER MONTCLAIR, N. J.—H. M. Fisher, 485 Bloomfield av, has completed plans for a 2½-sty frame and brick veneer residence, 32x40 ft, on Waterbury rd, near Watchung av, for the Montclair Realty & Construction Co., Spring st.

WEST NEW YORK, N. J.—Edward Manahan, 954 Bergenline av, Woodcliffe, N. J., has completed plans for four 2½-sty hollow tile and stucco residences, 22x32 ft, for Henry Auf Der Heide, 18th st, owner and builder. Asbestos shingle roofing, steam heating, electric wiring. Cost, about \$4,000.

JERSEY CITY, N. J.—George A. Flagg, Spingarn Building, has completed plans for a 2½-sty residence, 21x48 ft, on Glenwood av, near Boulevard, for Benjamin J. Darling, Jersey City Trust Building, owner and builder, who is taking bids on subs. Cost, about \$8,000.

FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—A. C. Ellis, 26 Broadway, Manhattan, is preparing plans for an oil plant for the Galena Signal Oil Co., 17 Battery pl, Manhattan. Borne, Strymser Co., 80 South st, Manhattan, lessee. Cost, about \$75,000. The lessee will take bids about Sept. 15.

SCHOOLS AND COLLEGES.

PATERSON, N. J.—Frederick W. Wentworth, 140 Market st, is preparing plans for a 3-sty brick addition to P. S. 10, at Warren and Mercer sts, for the Board of Education. Louis E. Eden, 1 Madison av, Manhattan, steam, and electrical engineer. Cost, about \$175,000.

MORRISTOWN, N. J.—Guilbert & Betelle, 665 Broad st, Newark, are preparing

plans for a 3-sty public high school, 197 x160 ft, at the corner of Early st and Atton av, for the Board of Education. Cost, about \$150,000. Bids will be advertised for about Sept. 20.

CALDWELL, N. J.—Lynn G. Lockward, 285 Bloomfield av, has been commissioned to prepare plans for a 2-sty public school in Crane st, for the Board of Education, 303 Bloomfield av. Cost, about \$15,000.

Other Cities.

DWELLINGS.

MILTON, N. Y.—Matthew W. Del Gaudio, 1910 Webster av, the Bronx, is preparing plans for a 2-sty stone and slate dwelling for Joseph Brown, this place. Cost, about \$6,000. Slate roof, water supply system.

FACTORIES AND WAREHOUSES.

ROCHESTER, N. Y.—The Crowther Motor Co. (Henry Crowther and Chas. E. Duryea), care of Abbey & Guelich, E. & B. Building, contemplates the erection of a 1-sty brick auto factory, 80x306 ft, from plans by Walker, Livingston & Brackett, E. & B. Building. Wm. F. Martens Co., Cutler Building, general contractor.

PUBLIC BUILDINGS.

BUFFALO, N. Y.—Howard Beck, Municipal Building, is preparing sketches for a 1 and 2-sty Jubilee Library, 55x112 ft, at Grant and Amherst sts, for the Department of Public Works, Col. Francis G. Ward, Commissioner, Municipal Building. Cost, \$40,000 to \$50,000. The building will have shower rooms, assembly, library distributing room, tubercular, dental and general medical clinic.

STORES, OFFICES AND LOFTS.

ALBANY, N. Y.—Marcus T. Reynolds, 100 State st, has about completed plans for a 6-sty office building at 124-126 State st, for the Municipal Gas Co., 112 State st. Cost, about \$300,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN (sub.)—William Master-son, 1388 Jessup pl, has received the contract for foundations for the 5-sty apartment, 50x100 ft, at the northeast corner of University av and 170th st, for the Mer-

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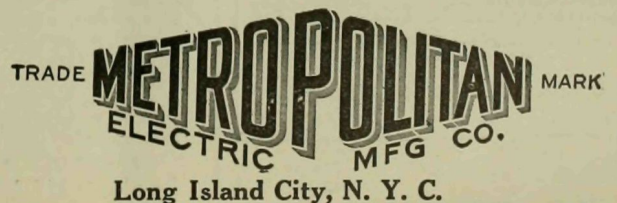
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Contracts Awarded—Continued.

riam Construction Co., 249 Lexington av, owner and builder. Cost, about \$45,000.

BANKS.

HOBOKEN, N. J.—Bernard Vezzetti, at site, has received the general contract to alter the bank and office building at 95 River st, for The Steneck Trust Co., John Steneck & Sons, premises. Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects. Cost, about \$4,000.

CHURCHES.

BRONX.—(sub.)—The Atkins Structural Engineering Co., 824 Belmont av, Brooklyn, has received the structural iron work necessary for the synagogue on the west side of Stebbins av, 104 ft north of 163d st, for the Congregation of Mt. Sinai, care of Rev. Dr. Max Beichler, 1012 Simpson st, rabbi. Sommerfeld & Steckler, 31 Union sq, architects. The Jardin Co., 489 5th av, general contractor.

DWELLINGS.

BRONX.—Jacob Cohen, 182d st and Honeywell av, has received the general contract to erect a 2-sty brick residence, 22x65 ft, in the east side of Fillmore st, 250 ft south of Morris Park, for Jacob Goldberg, 312 7th av, William Huernerberg, 854 Bronx Park av, architect. Cost, about \$7,000.

LAKEWOOD, N. J.—John B. Irons, 507 Monmouth av, has received the general contract to erect a 2-sty hollow tile and stucco cottage, 42x42 ft, on Clifton av, between 6th and 7th sts, for Chas. Hecht, Clifton av and 5th st. E. A. Arend, Kinmouth Building, Asbury Park, architect. Cost, about \$9,500.

RUTHERFORD, N. J. (sub.)—Franz Gunther & Co., 176 Park av, have received the mason work, and Abraham De Young, Winslow av, the carpentry for the 2½-sty frame residence on the southeast side of Orient Way, 250 ft west of the easterly corner of Van Riper av and Orient Way, for Garrabrant R. Aleya, 176 Park av, E. S. Brown, 18 Park av, architect.

NEW ROCHELLE, N. Y.—Malcolm Johnson, Hillcrest av, has received the general contract to alter and erect an addition to the 2½-sty residence in Highland Park, for Chas. H. Pratt, premises. C. E. Cutler, Westport, Conn., architect. Cost, about \$5,000.

BELLEVILLE, N. J.—Frank Carragher, 74 Washington av, has received the general contract to erect a 2½-sty residence at Clearman pl, for Leroy F. Vermeule, 144 Joralemon st. Sheldon E. Townley, 32 State st, East Orange, architect. Cost, about \$6,000.

NORWICH, N. Y.—Sabine & McCollough, this place, have received the general contract to erect a 2½-sty residence, 37x45 ft, for Dr. Homer F. Smith, 178 South Broad st. Kinne & Maynard, 509 Mayo Building, Utica, architects. Cost, about \$8,000.

GLENDALE, L. I.—H. F. Gundermann, 123 Atkins av, has received the general contract to erect a 2½-sty parsonage, 20 x55 ft, on the south side of Central av, 50 ft west of Hoocker st, for the Glendale Evangelical Association, Rev. O. Panten, 141 Nallack av, Ridgewood. Louis Allmendinger, 926 Broadway, Brooklyn, architect. Cost, about \$7,000.

GREAT NECK, L. I.—Richard Carman, Myrtle av, Jamaica, has received the general contract to erect a 2½-sty residence for Fred L. Richards, Elm Point. William Adams, 15 West 38th st, Manhattan, architect.

COLD SPRING HARBOR, L. I. (sub.)—The Johnston Heating Co., 131 East 26th st, Manhattan, has the heating contract, and Johnston Livingston & Co., 70 East 45th st, Manhattan, electric wiring, for the 2½-sty brick residence and garage, 40 x85 ft, for Donald Scott, 9 East 9th st, Manhattan. Murphy & Dana, 331 Madison av, Manhattan, architects. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating, wiring and plumbing engineers. C. Leavitt, 220 Broadway, Manhattan, landscape architect. R. H. Howes Construction Co., 105 West 40th st, Manhattan, general contractor. Cost, about \$75,000.

RYE, N. Y.—Allison F. Coe, 49 Park av, Portchester, has received the general contract to erect a 2½-sty frame and stucco residence, 24x42 ft, in Redford st, for Henry Eddy, 8 King st, Portchester, N. Y. D. H. Ponty, 8 King st, Portchester, architect. Cost, about \$6,500.

WEST NEW YORK, N. J.—John Puckner, 210 24th st, Guttenberg, has received the general contract to erect a 2-sty brick residence in 22d st, for Henry Keidel, 666 Tyler pl. Tin roofing, steam heating, electric wiring, tile baths. Cost, about \$4,500.

NEWARK, N. J.—(sub.)—William Lockhart, 193 South 11th st, has received the mason work, and L. H. Cortelyou, 52

Riggs pl, West Orange, the carpenter work, for the 2½-sty manse at Roseville and Sussex avs, for the Roseville Presbyterian Church, Rev. W. Chapman, 215 Roseville av. Krug & Ogden, 320 5th av, Manhattan, architects. Cost, about \$12,000.

HUDSON, N. Y.—The Nial Bros. Construction Co., head of Douw st, Troy, has received the general contract to erect a 2-sty parish house in Union st, for the Christ Episcopal Church, Rev. Thomas Cole, Union st, pastor. Marcus T. Reynolds, 100 State st, Albany, architect. Cost, about \$20,000.

PELHAM MANOR, N. Y.—John McKeefrey, 1416 Broadway, Manhattan, has received the general contract to erect a 3-sty residence, 40x100 ft, and garage, for Robert J. Leonard, 997 Edgewood av. F. B. Chapman, 4 East 39th st, Manhattan, architect. Cost, about \$30,000.

FACTORIES & WAREHOUSES.

BROOKLYN.—John J. Moran, 113 Broadway, has received the contract and desires bids on subs for six boilers and concrete foundations for the 1-sty steel reclaiming plant for By-Product Reclaiming Corp., to cost about \$4,000.

LONG ISLAND CITY.—Fountain & Choate, 110 East 23d st, Manhattan, have received the general contract to alter the factory at the southeast corner of Honeywell st and Jackson av, for the Ford Motor Co., Highland Park, Detroit, Mich. Cost, about \$10,000.

TOLEDO, O. (sub.)—The contract for the concrete pile foundation of the building at St. Clair and Adams sts for the Castleton Co. has been awarded to the MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan. Mills, Rhines, Bellman & Nordoff, Ohio Building, architects.

BINGHAMTON, N. Y.—E. Klein & Son, 26 Highland st, have received the general contract to erect a 4-sty brick and steel factory, 40x100 ft, at 336 Court st, for Orandal Stone & Co., Court st. Walter H. Whitlock, 602 Security Mutual Building, architect. Cost, about \$20,000.

HOSPITALS AND ASYLUMS.

ALAMEDA, CAL. (sub.)—The MacArthur Concrete Pile & Foundation Co., Chronicle Building, San Francisco, has received the contract covering the pile foundation of the new Alameda County Infirmary and Infirmary Hospital. Clinton Fireproofing Co. general contractor. Chas. P. Weeks, San Francisco, architect.

SCHOOLS & COLLEGES.

UTICA, N. Y.—Thos. F. Byrnes, 1579 Elm st, has received the general contract to erect a tubercular school building at Warren and Court sts for the Board of Education. Gouge & Ames, 70 Genesee st, architects. Cost, about \$20,000.

STABLES & GARAGES.

BROOKLYN.—The general contract has been awarded to John J. Moran, 113 Broadway, who desires bids on subs for the 1-sty garage, 140x100 ft, at St. Johns pl and Kingston av, to cost about \$20,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The William Young Co., 414 West 41st st, has received the general contract to alter the store, 26x98 ft, at 473 5th av, for Mrs. Jennie K. Stafford, Imperial Hotel. Shape & Bready, Inc., 220 West 42d st, architects. Cost, \$6,000 to \$7,000.

MANHATTAN.—(sub.)—The Raisler Heating Co., 129 Amsterdam av, has received the heating contract for the 16-sty loft, office and moving picture theatre, at the southeast corner of 7th av and 49th st, for the 727 7th Av Co., 56 West 45th st. Arthur Loomis Harmon, 3 West 29th st, architect. Chris J. Jeppesen, Inc., 56 West 45th st, steel engineer. The Micwiel Co., 162 East 23d st, brick mason. Owner handles general contract. Footings are under way. Cost, about \$750,000.

MANHATTAN (sub.)—C. I. Rosenblum, 245 West 18th st, has received the wrecking contract for the 8-sty store and loft building, 54x93 ft, at 264-268 West 19th st, for the Rehansie Realty Co, 245 West 18th st. S. K. Hasbrouck, 245 West 18th st, architect. Cost, about \$100,000.

BRONX.—Kerner & Goldstein, 31 East 1st st, have received the general contract to erect a 1-sty brick store building, 75x 50x58 ft, at the southwest corner of 153d st and Morris av, for Jacob L. Markel, 92 Canal st. Maximilian Zipkes, 405 Lexington av, architect. Cost, about \$7,500.

BROOKLYN.—Meyer & Sweeney, 607 Flatbush av, have received the general contract for the kitchen and restaurant extension for Oetjen Bros., 2210 Church av. J. A. Ellicott, architect. Cost, about \$5,000.

BUFFALO, N. Y.—Morris & Allen, 52 Builders' Exchange, have received the

general contract to erect an office building and shop, 180x53 ft, in Stone st, near Bailey av, for the George Kellogg Structural Steel Co., Builders' Exchange.

UNION HILL, N. J. (sub.).—DeRiso Bros., 217 3d st, have received the mason work, and Selbach & Meyer Co., 601 22d st, West New York, structural iron, for the 3-sty store and office building, 32x93 ft, on Bergenline av, 112 ft south of Kossuth st, for Mrs. Anna Luther, Kossuth st and Bergenline av. Joseph Lugosch, 408 Kossuth st, architect. Cost, about \$14,000.

ROCHESTER, N. Y.—Manion Bros., 600 Livingston Building, have received the general contract to erect a 7-sty Fine Arts Building, at Chestnut and Elm sts, for E. L. Greene & Co., 33 Exchange st. Upham & Stickney, 112 Cutler Building, and Hutchinson & Cutler, 312 Cutler Building, associate architects. Cost, about \$70,000.

THEATRES.

BROOKLYN. — John J. Moran, 113 Broadway, has received the general contract and desires bids on subs for the addition to Midwood Theatre, at Av J and East 13th st, to cost about \$4,500.

MISCELLANEOUS.

EAST BOSTON, MASS. (sub.).—The contract has been awarded to the MacArthur Concrete Pile & Foundation Co., 11 Pine st, for the foundation of a new oil tank for the Standard Oil Co.

TOMPKINSVILLE, S. I.—James McFerran, 129 West 42d st, Manhattan, has received the general contract to erect a 2-sty reinforced concrete carpenter shop, 80x120 ft, for the U. S. Government, J. T. Gates, Light House Inspector. Cost, about \$15,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
99TH ST, 302 West, s w cor West End av, 12-sty fireproof apartment house, 48 families, 110x90; cost, \$500,000; owner, 789 West End Avenue, Inc., 271 West 125th st; architects, Neville & Bagge, 105 West 40th st. Plan No. 295.

98TH ST, 203-205 West, 6-sty brick tenement, 52x96; cost, \$50,000; owner, Samuel Borchardt, 343 West 86th st; architects, William L. Rouse & L. A. Goldstone, 38 West 32d st. Plan No. 294.

PARK AV, 330, bet 51st and 52d sts, 12-sty fireproof apartment, 200x65; cost, \$700,000; owner, 330 Park Avenue Co., Inc., 30 East 42d st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 292.

5TH AV, 907, s e cor 72d st, 12-sty fireproof apartment, 114x114; cost, \$750,000; owner, 907 Fifth Avenue, Inc., 66 East 66th st; architect, J. E. R. Carpenter, 66 East 66th st. Plan No. 297.

FACTORIES AND WAREHOUSES.

57TH ST, 642 West, temporary 1-sty brick storage, 25x130; cost, \$200; owner, Mason-Seaman Co., 642 West 57th st; architect, Michael E. Ferris, 406 West 25th st. Plan No. 291.

129TH ST, 201-205 East, n s, 180 e 3d av, 1-sty brick manufacturing plant, 37x128x irreg.; cost, \$30,000; owner, C. Leicester Payne, care Ambrose G. Todd, 165 Broadway; architects, Hopkins & McEntee, 37 East 28th st. Plan No. 293.

STABLES AND GARAGES.

159TH ST, 531-535 West, 1-sty brick garage, 61x20; cost, \$1,000; owner, Joseph H. Banks, 531 West 159th st; architect, Robert M. Tait, 531 West 159th st. Plan No. 290.

MISCELLANEOUS.

93D ST & RIVERSIDE DRIVE, 25-ft. fireproof monument, 8.15x13.9; cost, \$25,000; owner, City of New York, Dept. of Parks; architect, John V. Van Pelt. Plan No. 296.

Bronx.

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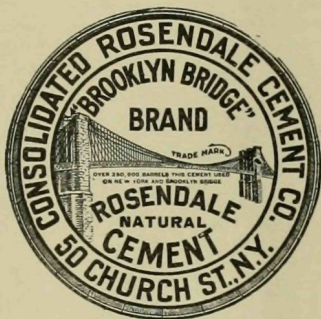
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278 Watkins st.; architect, Morris Whinston, 459 Stone av. Plan No. 6044.

LEWIS PL, s e cor Coney Island av, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$7,000; owner, Marco Bldg. Co., 1040 Eastern Parkway; architects, Farber & Markwitz, 189 Montague st. Plan No. 6080.

COONEY ISLAND AV, e s, 20 s Lewis pl, four 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$26,000; owner, Marco Building Co., 1040 Eastern Parkway; architects, Farber & Markwitz, 189 Montague st. Plan No. 6079.

SNEDIKER AV, w s, 100 s Newport av, two 3-sty brick stores and dwellings, 19x44, gravel roof, 2 families each; total cost, \$5,000; owners, Tabnisky Bros., 63 Louisiana av; architect, Morris Rothstein, 601 Sutter av. Plan No. 6073.

STORES, OFFICES AND LOFTS.

3D AV, s e cor 28th st, 1-sty brick office, 50x 150, gravel roof; cost, \$7,000; owner, Fredk. W. Starr, ft. of 28th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 6041.

55TH ST, n s, 108.8 e 18th av, 1-sty frame store, 12x17, tin roof; cost, \$800; owner, Anna Diamond, 8717 15th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 5965.

THEATRES.

SUTTER AV, s e cor Powell st, 1-sty brick theatre, 45x100, slag roof; cost, \$12,000; owner, Standard Market Co., 136 West 36th st, Manhattan; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5954.

MISCELLANEOUS.

ALBANY AV, w s, 120 s Herkimer st, 1-sty brick boiler room, 85.6x32, asphalt roof; cost, \$4,000; owner, J. W. Sullivan, 156 Hewes st; architects, Thode & Harvie, 406 9th st. Plan No. 5995.

PROSPECT AV, n s, 150.2 w Prospect Park West, 1-sty brick shed, 117.4x18.3, iron roof; cost, \$1,500; owner, Fredk. Roth, 501 11th st; architects, Thode & Harvie, 406 9th st. Plan No. 6063.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—Palmetto st, s e cor Cypress av, eleven 3-sty brick tenements, 28x68, slag roof, 6 families; cost, \$93,000; owner, August Bauer, 355 Highland boulevard, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2878-79-80.

RIDGEWOOD.—Fresh Pond rd, s e cor Gates av, three 3-sty brick tenements and store, 20x 84, slag roof, 5 and 3 families; cost, \$22,000; owner, Paul Stier, 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2945-46-47.

L. I. CITY.—Woolsey av, e s, 103 s Hoyt av, 5-sty brick tenement, 48x88, slag roof, 15 families; cost, \$18,000; owner, Louis Levin, 570 Steinway av, L. I. City; architect, A. M. Colucci, 1 Bridge Plaza, L. I. City. Plan No. 2960.

CHURCHES.

FLUSHING.—Broadway, n w cor 18th st, 1-sty brick church, 51x104, slag roof; cost, \$25,000; owner, M. E. McDonnell, 367 Clinton av, Brooklyn; architect, Geo. M. Carigan, 2801 Farragut st, Brooklyn. Plan No. 2900.

DWELLINGS.

BELLE HARBOR.—137th st, e s, 100 n Bay-side drive, 2 1/2-sty frame dwelling, 17x44, shingle roof, 1 family, steam heat; cost, \$3,800; owner, J. J. McCaffery, 635 61st st, Brooklyn; architect, Albert Ulrich, 371 Fulton st, Brooklyn. Plan No. 2890.

CORONA.—Shopoler av, s s, 84 w Hillside av, 1-sty frame dwelling, 16x34, tin roof, 1 family; cost, \$1,600; owner, G. Mangoino, 49 Nevins st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2884.

CORONA.—42d st, e s, 100 n Jackson av, two 2-sty brick dwellings, 36x53, tin roof, 2 families; cost, \$7,600; owner, A. Gaisno, 94 East Jackson av, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan No. 2873.

FLUSHING.—Sinclair av, e s, 75 n Bowne av, 2-sty frame dwelling, 17x34, shingle roof, 1 family, steam heat; cost, \$2,100; owner, Ernest Buhler, 215 2d av, L. I. City; architect, A. L. Marinella, East Jackson av, Corona. Plan No. 2881.

QUEENS.—Lincoln av, n e cor Rocky Hill rd, 2-sty frame dwelling, 24x25, tin roof, 1 family; cost, \$1,200; owner, Mrs. L. Hullen, Lincoln av, Queens; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 2891.

RIDGEWOOD.—Gates av, s s, 101 w Fresh Pond rd, 2-sty brick dwelling, 18x55, slag roof, 2 families; cost, \$4,000; owner, Balthouse Klee, 12 Kossuth pl, Ridgewood. Plan No. 2877.

RIDGEWOOD.—Fresh Pond rd, e s, 60 s Gates av, two 3-sty brick dwellings, 20x58, slag roof, 2 families; cost, \$13,000; owners, Stier & Bauer, Inc., 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2874.

ARVERNE.—Beach 43d st, e s, 130 s Jamaica Bay, 2-sty frame dwelling, 16x28, tin roof, 1 family; cost, \$1,200; owner, P. Kiel, premises. Plan No. 2902.

BELLAIRE GARDENS.—Albany av, w s, 122 s Hollis av, 2 1/2-sty frame dwelling, 20x32, shingle roof; cost, \$3,800; owner, Mrs. G. Stewart, Hollis & Euclid avs, Bellaire Gardens; architect, G. A. Elliot, Walton st & Jeffrey av, Jamaica. Plan No. 2860.

BELLE HARBOR.—Montauk av, n e cor Newport av, 2 1/2-sty frame dwelling, 36x20, shingle roof, 1 family; cost, \$10,000; owner, Mrs. Mary Dolan, Belle Harbor, L. I.; architect, John A. Lasher, Rockaway Park, L. I. Plan No. 2858.

CORONA.—38th st, w s, 140 n Jackson av, 2-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,290; owner, J. Metzger, 27 39th st, Corona; architect, R. W. Johnson, Hunt st, Corona. Plan No. 2899.

CORONA.—Myrtle av, e s, 50 n Cross st, 2-

sty frame dwelling, 20x50, tin roof, 2 families; cost, \$3,400; owner, Wm. Zumstein, 16 Junction av, Corona; architect, C. L. Varrone, Corona. Plan No. 2898.

CORONA.—10th st, e s, 100 s Park av, three 2-sty frame dwellings, 20x54, tin roof, 2 families; cost, \$10,500; owner, Thomas Daly, Corona; architect, R. W. Johnson, 60 Hunt st, Corona. Plan Nos. 2916-17-18.

DUNTON.—Baker av, e s, n Liberty av, two 2 1/2-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Martin Moran, Manheim st, Elmhurst; architect, H. T. Jeffrey, Butler Building, Jamaica. Plan Nos. 2919-20.

EAST ELMHURST.—Bay 4th st, n s, 400 e Manhatt boulevard, 2-sty frame dwelling, 34x 37, tin roof, 2 families; cost, \$6,000; owner, D. Valente, 22 Burnside av, Corona; architect, A. Dioguardi, 45th st, East Elmhurst. Plan No. 2910.

EDGEWATER.—Beach 43d st, w s, 1,210 n Boulevard, 1 1/2-sty frame dwelling, 24x42, shingle roof; cost, \$1,800; owner, E. C. Britton, 1 Boulevard, Edgemere; architect, J. B. Smith, Beach 84th st, Rockaway Beach. Plan No. 2861.

ELMHURST.—Summit av, n s, 430 e Court st, frame summer house, 20x24, tin roof; cost, \$800; owner, F. A. Holtman, premises; architect, R. W. Johnson, Corona. Plan No. 2865.

JAMAICA.—West st, w s, 396 n Lincoln av, six 2 1/2-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, \$18,000; owner, Max Gross, Lincoln av, Jamaica; architect, H. T. Jeffrey, Butler Building, Jamaica. Plan Nos. 2921-2-3-4-5-6.

MIDDLE VILLAGE.—Pulaski st, s w cor Hinman st, 2-sty frame dwelling, 20x60, slag roof; cost, \$5,000; owner, Jos. Monischulsky, 67 Pulaski st, Middle Village; architect, Jos. W. Weiss, 16 Court st, Brooklyn. Plan No. 2863.

RICHMOND HILL.—Briggs av, w s, 100 s Kimball av, two 2 1/2-sty frame dwellings, 16x 40, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Daniel D. Horton, 401 Thrall

av, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan Nos. 2936-37.

RICHMOND HILL.—Greenwood av, e s, 100 s Lexington st, 2-sty frame dwelling, 19x56, tin roof, 2 families; cost, \$3,000; owner, C. A. Haff, Jamaica av, Richmond Hill; architect, H. T. Jeffrey, Butler Building, Jamaica. Plan No. 2930.

ROCKAWAY PARK.—West End av, e s, 180 n Washington av, 2 1/2-sty frame dwelling, 26x 40, shingle roof, 1 family; cost, \$5,000; owner, T. H. Fagen, 347 5th av, Manhattan; architect, W. E. Sandifer, 558 Boulevard, Rockaway Beach. Plan No. 2869.

ROCKAWAY PARK.—West End av, e s, 220 s Washington av, 2 1/2-sty frame dwelling, 26x 40, shingle roof; cost, \$5,000; owner and architect, as above. Plan No. 2870.

ROCKAWAY PARK.—115th st, w s, 300 n Triton av, 2-sty frame dwelling, 16x41, tin roof, 2 families; cost, \$3,200; owner, Rich. P. Burke, 725 Grand st, Brooklyn; architect, P. F. Janowitz, 5033 Liberty av, Brooklyn. Plan No. 2914.

ST. ALBANS.—Caxton av, s w cor Rutland st, 2 1/2-sty frame dwelling, 36x32, shingle roof, 1 family; cost, \$4,000; owner, Edw. H. Brown, Bayville, L. I.; architect, H. T. Jeffrey, Butler Building, Jamaica. Plan No. 2931.

UNION COURSE.—Snediker av, s e cor 5th st, six 2-sty frame dwellings, 16x40, shingle roof, 1 family, steam heat; cost, \$12,000; owner, John Haas, 51 Columbia av, Woodhaven; architect, G. E. Crane, 4710 Jamaica av, Richmond Hill. Plan No. 2935.

WINFIELD.—Prospect st, n s, 125 e Fisk av, 2-sty brick dwelling, 20x42, slag roof, 2 families; cost, \$2,500; owner, J. Koppenhoeffer, 21 Prospect st, Winfield; architect, E. Rose, Elmhurst. Plan No. 2913.

WOODHAVEN.—Manor av, n e cor Elmwood st, erect 2 1/2-sty frame dwelling, 25x37, shingle roof, 1 family; cost, \$4,000; owner and architect, Dickel Const. Co., 73 Dennington av, Woodhaven. Plan No. 2868.

WOODHAVEN.—Vandeveer pl, s e cor Earl court, three 2 1/2-sty frame dwellings, 16x37,

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BUILDING MATERIALS AND SUPPLIES

GENERAL MARKET STEADY, WITH STEEL PRODUCTS ADVANCING—BRICK HOLDS ITS GAIN

Receipts of Hudson River Brick, Being No Larger Than the Outgo, Are Keeping Prices Steady

NEXT week will bring the end of the summer season and the beginning, according to all expectations, of a new activity in business circles. The farmers will be getting returns from their bumper crops and the manufacturers of war materials will be realizing instead of anticipating payments on their shipments, which have now reached enormous proportions. On these two sources of new wealth are the hopes of all other business interests founded.

In the building material market prices for the most part are firm. Hudson River brick, which late last week took a stride upward, is more than holding the gain at \$5.75 to \$6.00 from manufacturers to dealers. Shipments from the works are about equal to the city's demand, which has strengthened somewhat. Reports in other papers of the ending of the labor strikes at Haverstraw are contrary to the general facts of the case. Only one yard is working, and that under guard of constables.

Nearly every week in Manhattan brings out announcements of large building operations to be undertaken. These show the confidence of private investors in the real estate market, but do not constitute a general building movement. The big speculative builders must wait for encouragement from commercial and manufacturing lines. For in times like these the men who swing large operations need to plan for them up to the point where they have positive assurances that there will be tenants if not purchasers for their buildings. The builders are reducing their chances of non-success to a minimum. They are sure they are safe before they go ahead.

IRON AND STEEL PRODUCTS.

Advance in Price of Wire Goods.

The buying of steel from domestic sources has dropped away somewhat, domestic consumers showing little inclination to add further to their commitments. As a rule they are well covered through this quarter, and many of them have closed for their fourth quarter needs.

The foreign demand continues enormous. For bars it exceeds the capacity of the mills. Prices in semi-finished steel and a number of finished products have advanced in the past week.

The American Steel & Wire Company has advanced the price of wire nails \$1 per ton, plain, barbed and painted wire and other wire products \$2 per ton, excepting galvanized extras which have been reduced \$4 per ton. The export demand for wire is very active.

The McHarg Barton Company was the low bidder, at \$118,490, for the steel work on the new pier at 29th st, Brooklyn, calling for 650 tons of steel.

Milliken Bros. have booked the steel contract for the Fullerton-Weaver apartment house. This job calls for 1,000 tons of steel. The Pennsylvania Steel Company has given out the steel contract for the Jersey Central pier, at the foot of Cedar st, which requires 800 tons.

The American Bridge Company has taken two additional steel contracts for New York subway construction, amounting to 21,000 tons. Only one section now remains uncovered.

The Pennsylvania Railroad closed bids this week on 2,500 tons of fabricated work for car sheds in Greenville, Jersey City, and on about 1,000 tons of bridge work.

The Bethlehem Steel Co. is taking bids on 5,500 tons of structural for additions to its plant. The National Tube Company reduced galvanized pipe 4 to 6 points, equivalent to \$8 to \$12 a ton, according to size.

The Sheet and Tin Plate Company advanced blue annealed sheets \$1 a ton to \$1.40 base for No. 10, and reduced galvanized sheets \$10 a ton to 3.75c for No. 28. Black sheets are stronger at 1.85c for No. 28. Plates and shapes are firmer at 1.25c to 1.35c; base and bars are strong at 1.30c to 1.35c. base, Pittsburgh mill.

PAINTS AND OILS.

Linseed Steady at 52 Cents—Paints in Better Demand.

LINSEED oil held firmly this week at the 52 cent level for 5-bbl lots, but there is still a tendency to get below that figure, mainly because of heavy supplies at Duluth. As the week closed carloads at the linseed oil center went for 51 cents.

Paints are said to be in better demand as spring building operations begin to approach

A number of very attractive building plans are being shown around the city. There is a building loan assured in each case for the builder or investor who will take the site, and just as soon as the agents can show sufficient rental returns for the improvements there will be buyers for the sites. This refers more particularly to business property in the central sections, where operations represent millions of dollars. The builders of the big apartment houses uptown go about their enterprises in the old way. They take a chance on their own judgment as to the luck they will have with their building. Thus the building trades are waiting on the real estate market, which in turn must look for tenants and buyers to the manufacturing, commercial, transportation and financial lines. The iron and steel trades and economic conditions among the farming interests are therefore their business barometer.

Prices on steel products continue to rise. Wire sheets and bars have all had advances. Copper suddenly turned strong this week and is now quoted at 18 cents in first hands, which is an advance of two cents within a week or ten days. Other metals as lead and zinc are also in stronger demand and advancing in price. The steel works are running to capacity, and domestic consumers are beginning to complain of delayed deliveries.

The scarcity and higher prices of chemicals is felt in the building supply market in many ways. Carbolic and other acids, potash, coal tar derivatives, and sodas of various descriptions are bringing in some cases very high prices. Oils and lubricants are firm; gasoline is a cent higher a gallon.

the finishing stage. There is a slight improvement noted in waterproofing paints. Varnishes are more active at the higher prices and most all mixed paints are being priced upon the recent fluctuation upward of lead and colors offsetting the change downward in linseed oil.

METAL MARKET.

Improvement of a Decided Character in the Market for Metals.

The American Smelting & Refining Company announced an increase in price for lead in 50-ton lots; the advance being from 4.50c. to 4.60c. It is confidently expected by sellers that the new price will be firmly established shortly and that further advances in the price of lead are possible before the end of the month, as the position of the metal is favorable to higher prices.

Spelter showed an improvement, both in price and demand. The market is beginning to take on strength, and in some quarters a gradual tendency to return to the high prices of May and June is looked for. Yesterday spelter in New York was quoted at 12c.

Electrolytic copper has moved up to 18 cents a pound from 16 3/4 cents, at which business was done late on Tuesday. This business was done by the smaller producers, who a week ago were anxiously and eagerly selling down to 16 cents a pound.

CEMENT.

A Good Demand in the West—Prices Steady Here.

A good demand for cement is reported from the Middle West, but prices are here held steady at \$1.42 and \$1.52 per barrel for Portland and 90 cents per barrel for Rosendale.

Work preparatory to rebuilding the power plant of the Knickerbocker Portland Cement Co., at Hudson, is proceeding. Announcements have been sent to the trade stating arrangements have been made to supply Knickerbocker customers with the cement of another company and also from the Knickerbocker's own stock and explaining that while the accident legally excuses the company from obligations to carry out contracts, a desire exists to continue shipments without interruption.

The company believes that the cause of the collapse was the situation of the lower beds of clay below water level and the heavy rains, forming a fluid mass under the upper firm clays. The 40,000 cubic yards of limestone piled on the ground, with the weight of the building, overloaded the surface, which consequently collapsed, going down in sections 15 to 25 feet below the former level.

AMERICAN LIME TRADE.

Diminished Production in 1914—Tendency Toward Centralization.

The lime made in the United States in 1914, as reported by G. F. Loughlin, of the U. S. Geological Survey, amounted to 3,380,928 short tons, valued at \$13,247,676.

The total number of plants reporting operations in 1914 was 954, as compared with 1,023 in 1913, 1,017 in 1912, and 1,139 in 1911. The number operating in 1914 was, with the exception of that in 1908, the smallest since record of them was first made, in 1906. The decrease was evidently in part temporary and was due to the unfavorable conditions of the year, but in part marked a continuance of the tendency of the industry toward centralization. In contrast to the decrease in number of plants, the number of kilns in operation increased from 2,203 in 1912 to 2,338 in 1913 and 2,374 in 1914.

Lime used for building represents over one-third of the total output—probably over one-half if this product were segregated from the quantity sold to dealers. The output of building lime in 1914 decreased both in quantity and in value in comparison to that in 1913. Lime for chemical works, paper mills, sugar factories and tanneries also decreased both in quantity and value, but lime for fertilizer made a substantial gain both in quantity and value.

The most marked feature of the lime industry since 1906 has been the rapid growth in the production of hydrated lime, which in 1913 had increased over 300 per cent. in both quantity and value. The output in 1914 was 515,121 tons, valued at \$2,239,916. During the year 126,136 tons of hydrated lime was used for fertilizer. The number of hydrating plants was increased from 80 in 1913 to 82 in 1914.

The exports of lime have steadily increased in recent years, both in quantity and value, until 1913, when they amounted to 294,746 barrels, valued at \$212,345. In 1914, however, they dropped to 241,406 barrels, valued at \$170,744.

COMMON BRICK.

Prices Firmer at New Level of \$5.75 to \$6.00.

THE common brick market continued firmer this week and prices have advanced to \$5.75 to \$6. As long as shipments continue to be about equal to demand prices will be firm at the new level. There were ten barges en route on Friday morning and seven on the open market.

The labor troubles at Haverstraw continue. One yard is working under guard.

Official transactions for Hudson River brick covering the week ending Thursday, Aug. 26, in the wholesale market, with comparison for the corresponding period last year, follow:

| 1915. | | 1914. | |
|--|----------|-------|--|
| Open barges, left over, Friday A. M., Aug. 20—1. | Arrived. | Sold. | |
| Friday, Aug. 20..... | 8 | 7 | |
| Saturday, Aug. 21..... | 5 | 4 | |
| Monday, Aug. 23..... | 14 | 14 | |
| Tuesday, Aug. 24..... | 2 | 2 | |
| Wednesday, Aug. 25..... | 9 | 5 | |
| Thursday, Aug. 26..... | 7 | 7 | |
| Total..... | 45 | 39 | |

Reported en route, Friday, Aug. 27—10. Condition of market, firmer. Prices: Hudsons, \$5.75 to \$6.00; Raritants, — and \$5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$6.50 and \$6.70 (yard). Cargoes left over Friday A. M., Aug. 27—7.

| 1914. | | 1915. | |
|--------------------------------------|----------|-------|--|
| Left over Friday, A. M., Aug. 21—22. | Arrived. | Sold. | |
| Friday, Aug. 21..... | 10 | 10 | |
| Saturday, Aug. 22..... | 14 | 8 | |
| Monday, Aug. 24..... | 14 | 15 | |
| Tuesday, Aug. 25..... | 6 | 2 | |
| Wednesday, Aug. 26..... | 7 | 8 | |
| Thursday, Aug. 27..... | 9 | 11 | |
| Total..... | 60 | 54 | |

Condition of market, weak. Prices: Hudson, \$5.25 to \$5.75; Newark, yard, \$6.75 to \$7.25; nominal. Left over Friday a. m., Aug. 28—28.

OFFICIAL SUMMARY.

| | |
|---|------|
| Left over, Jan. 1, 1915..... | 64 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Aug. 26, 1915 | — |
| Total No. of bargeloads sold Jan. 1 to Aug. 26, 1915..... | — |
| Total No. bargeloads left over Aug. 27, 1915 | — |
| Total No. bargeloads left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Aug. 27, 1914..... | 1086 |
| Total No. bargeloads sold Jan. 1 to Aug. 27, 1914..... | 1058 |
| Total No. bargeloads left over Aug. 28, 1914 | 28 |

Bids for Ties and Timber.

Following are the official figures of the bids received by the Public Service Commission on Aug. 18 for the supply of ties and timber:

UNTREATED TIES AND TIMBER.

| | |
|---|----------------|
| J. H. Burton & Co..... | \$1,273,856 93 |
| Long Leaf Pine Co., Inc..... | 1,276,858 05 |
| Alfred R. Sax Lumber Co..... | 1,332,961 93 |
| Frawley-Kaufman Contracting Co., 1,612,149 54 | |
| Rapid Transit Subway Construction Co..... | 1,656,643 83 |
| Church E. Gates & Co..... | 1,852,874 69 |
| Church E. Gates & Co. No. 2..... | 1,856,746 14 |
| Hirsch Lumber Co..... | 2,682,740 22 |

TREATED TIES AND TIMBER.

| | |
|------------------------------|--------------|
| Long Leaf Pine Co., Inc..... | \$100,362 48 |
| Eppinger & Russell..... | 101,484 47 |
| Republic Croosoting Co..... | 102,589 05 |
| Alfred R. Sax Lumber Co..... | 116,278 33 |