

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 14, 1914

## BILLBOARD ORDINANCE NOT RETROACTIVE

Backyard Fences Hereafter Erected to Be Limited to Seven Feet in Height, Billboards to Ten Feet—No Signs Will Be Allowed Opposite Public Buildings.

THE income sometimes derived from vacant lots through renting the fences for billboards will be lessened should Alderman Curran's ordinance prohibiting billboards more than ten feet high pass the board and obtain the Mayor's signature. By the terms of the measure all ten-foot billboards must have openings at intervals and must be built of fireproof materials. This latter provision will cause much reconstruction, which of course the billboard firms will have to pay for, if they decide to continue the use of the medium. Ordinary fences less than seven feet high are left unregulated, but all ten-foot fences, whether used as billboards or not, must be built fireproof. Any skysign or billboard that injures the value of adjacent real estate, as many unquestionably do, or presents an obstacle to the use of fire apparatus, is prohibited under the ordinance.

The ordinance, which is not retroactive, will prohibit billboards from being

is not an unheard of annual rental for an owner to exact for the privilege of putting a double-deck billboard around his lot or a huge electric skysign on top of his building.

### Billboard Rental Rates.

Bill-posting and advertising companies guard with great secrecy from the public the sums they pay in any particular case, in order that the owners of other choice locations may not know too much, but it is a fact that at least one enterprising concern pays as high as twenty thousand dollars' rental in more than one case. Ten thousand dollars is the annual rental paid in a number of instances. There is no average price for billboard space, but in a general way it is known that the best locations are considered to be those where the most people pass.

Thus, Riverside Drive is rated higher than upper Fifth avenue, and Broadway in the neighborhood of 42d street highest of all. If you see a vacant lot in a high class neighborhood with double-decker billboards on two sides, the owner is get-

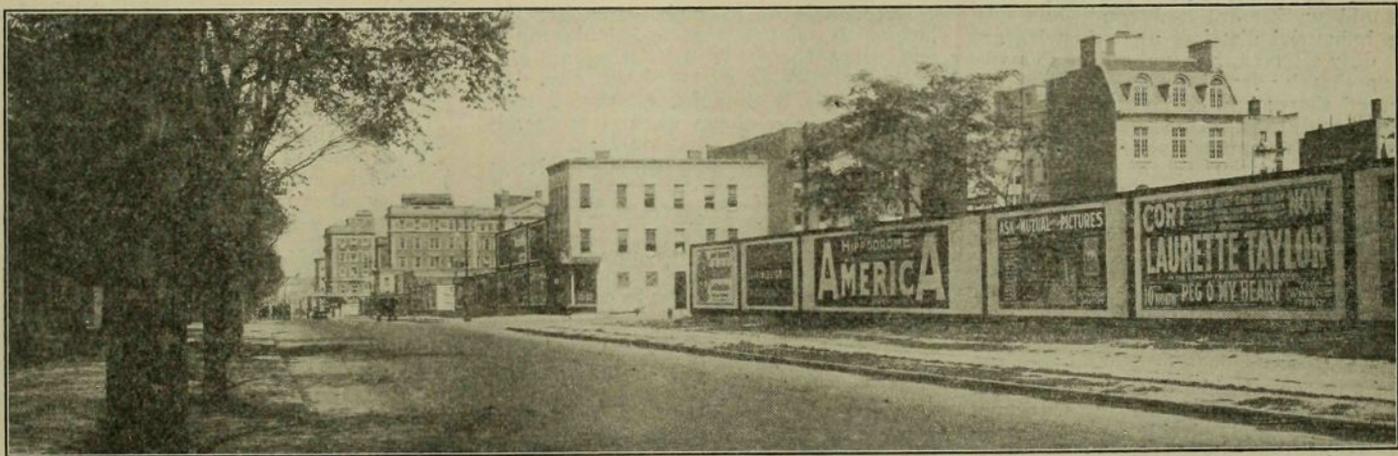
but no open-work section (which every fence over seven feet high must have) shall be covered.

### Limit for Roof Signs.

A structure having a tight or closed surface erected upon or above a roof shall not exceed ten feet in height or forty feet in length. Structures not having a tight or closed surface may be erected to the height of twenty feet above the roof. A further allowance is made if a space of six feet is left between the sign and the roof for the firemen. The spaces in the structure must not be less than three feet wide or more than three feet apart.

No "structure" of the sort referred to may be erected on the roof of any tenement house, hotel or other dwelling, except upon a wholly detached private dwelling, or except that a hotel shall be permitted to have such a structure upon its roof when the same is used to identify or advertise the hotel itself only.

No sign, billboard, bulletin or advertisement of any description may be



BILLBOARDS ON UPPER FIFTH AVENUE. OPPOSITE CENTRAL PARK.

hereafter erected within 350 feet of any land within the jurisdiction of the Park Department, and by the same law no billboard will be permitted on or near any parkway or drive within the jurisdiction of the department, or on any street where the board will be opposite any schoolhouse, church or public building. And nowhere without the consent of all property owners within two hundred feet and a permit from the Building Bureau.

### Income from Billboards.

Large sums are in some cases derived from the sale of billboard privileges by real estate owners. High competition among the bill-posting and advertising companies for prominent locations at which to erect billboards or skysigns has served to raise the toll. Not so many years ago tickets to the "show" was all the owner asked, if the bill-poster would keep his walk clear of snow and ice in winter, but nowadays the billboard advertising business has become so considerable that ten thousand dollars a year

from the advertising company, which helps considerably to pay his taxes. But for that he would give some architect a commission to build him a private residence on the site, or else an apartment house as an income producer.

The billboard companies intend to oppose to the utmost the enactment of the ordinance, and have already consulted ex-Chief Croker in respect to the alleged fire-danger from billboards. At the present time they have a case in court against the Superintendent of Buildings to see if they must comply with his order to build fireproof boards in certain cases.

### Citations from the Ordinance.

The ordinance specifies that no fence exceeding seven feet in height shall be built without open sections in its surface sufficient to give a view of the premises. If within the fire-limits, it must be constructed of slats or other open-work, or else constructed entirely of incombustible material, except that paper posters may be pasted over the "solid surface",

maintained across any doorway, window or opening in the wall of any building. No structure subject to regulation may be maintained upon the roof of any building other than a fireproof building.

No structure subject to regulation shall at any point exceed seven feet in height above the ground, if erected upon the ground, and no "such structure" shall be erected upon a roof unless capable of sustaining a wind pressure of forty pounds a square foot.

The restrictions in the ordinance do not apply to walls of masonry, as stone, brick, marble, terra cotta and concrete.

### Must Keep Inside of Building Lines.

No structure for advertising purposes shall be erected outside of the building lines of any street or public place, except signs required by law or lawfully erected for public purposes. Exceptions are also made for shop signs, and for signs relating directly and solely to the premises, for contractors' signs in building operations, and for the signs of transit lines.

Within sixty days after the adoption of the ordinance every owner of a structure

subject to regulation by the ordinance (except backyard fences not exceeding seven feet in height, and fences of open trellis-work, and except other fences not exceeding seven feet in height) shall register the same with the Bureau of Buildings, or shall either take down or remove them or so alter them as to

bring them within the excepted classes as aforesaid. Any existing structure which is required to be registered will be illegal if not registered; but otherwise the ordinance will not be retroactive.

The Building Bureau will issue a certificate of registration for every registered billboard or sign and collect a fee

of two dollars. After the adoption of the ordinance no new structure shall be erected except in accordance therewith, and plans and specifications must be filed with and a permit obtained from the Building Superintendent. Violators of this proposed law would face a penalty of imprisonment.

## RESTRICTED DISTRICTS IN GERMAN CITIES

Observations of An American Traveler—Effect of Districting on Land Values  
An Open Question—But Districting Does Protect Good Neighborhoods.\*

By FRANK BACKUS WILLIAMS.

TO the thoughtful person there is a satisfaction absolutely unique in the method and order of a formal garden from a perspective which shows its design as a whole, revealing its unity and determining purpose.

The same pervasive satisfaction comes to us at the sight of many a German city. From the vantage of a good viewpoint we see below us a nucleus of structures of all sorts built uniformly high and close, surrounded by belts or zones of buildings progressively decreasing in height and extent as compared with the lots they stand on, with a resulting progressive increase of green grass and trees to the city's very outskirts, almost rural in character.

### Frankfort.

In the German city of to-day, as a result of the application of the principle of progressive gradation, the industrial district exists in many degrees of intensity. Frankfort, for instance, has its industrial districts, its mixed districts and its chief traffic streets, which are really a district by themselves; as well as its residential districts and the original or inner city where are still found the old undifferentiated conditions. In the industrial districts all industries are not only allowed, but favored in so many ways that by far the most of them are located there; and residences, with rare exceptions, such as rooms for caretakers and watchmen, are forbidden. In the mixed districts both manufactures of all sorts and residences are permitted. On the chief traffic streets business and the minor industries, as well as residences, are allowed.

This differentiation between industrial and residential districts in Frankfort, although far advanced, is not complete. The mixed district, for instance, contains both residences and manufactures. The purpose of this, both in Frankfort and elsewhere, is to house the workman near his work. Desirable as this is, the results of the mixed district in other ways, both for housing and for manufacturing, have been bad; for living conditions are injured by the industries, and the factories are crowded and hampered. A better solution would seem to be to create separate residential and industrial streets, making the street the unit of the district. In this way both residences and industries are segregated, and yet form part of the same neighborhood.

### No Separate Business District.

The phenomenon of residences in the upper stories of buildings occupied on their lower floors by shops and offices occurs not only on chief traffic streets but everywhere, in cities, where shops and offices are to be found. This is true not only throughout Germany but everywhere in Europe, except on the continent to find the most expensive and fashionable of apartments over stores. There are in the large cities buildings occupied solely for business purposes; but they are rare. In none of the continental cities is there an actual busi-

ness district. Even on the principal business streets of cities like Berlin—the Leipsiger or Friedrichstrasse, for instance—there is only here and there an isolated building in which there are no residences.

This lack of that most useful differentiation, the business district, is a great disadvantage. Unlike residences, business districts as far as conditions allow, should be centralized and concentrated, to the advantage of both business and housing. It is difficult to keep from feeling an un-Christian joy that Germany, which is ahead of us in so many phases of city construction, is at least behind us in this one.

Next, the application of the principle of progressive gradation, which is the principle introduced by the zoning system, was reapplied to the differentiation of the residential district and produced further developments in it. This was brought about in some cities by making the districts, elsewhere called zones, smaller, and, while still regulating them progressively, doing so without any constant or precise relation to any one center.

### Dresden.

Dresden is an example of such regulation. Its district map is kaleidoscopic; and often the same districting appears in ten or twelve parts of the city. In this way, it is thought, regulation may more closely conform to, and more advantageously guide, development.

In other cities this same tendency toward smaller districts has produced results of a slightly different form. The rules for chief traffic streets within zones or districts have already been mentioned. The same development has occurred rather generally in all German centers. This is really only another method of splitting up the more primitive zones or larger district into smaller ones.

### Dusseldorf.

Classification along this line has in Dusseldorf taken an essentially similar direction, although again slightly different in form. There, in addition to five zones covering the whole city, and rules for special streets, in many cases running through several zones, there are eleven classes of streets, also within the zones. These classes are in most cases created for various types of housing. The distinctions are often very minute.

There are, for instance, two classes of rules for one and two-family houses in blocks, the one with, and the other without, rear buildings; two classes similar in all respects to these, except that three-family houses are also allowed; two classes, alike in all respects to those first mentioned, except that in each case the houses must be detached, the required open spaces between the houses and the side lines of the house varying, however, in breadth; a class for the better sort of tenement houses, in blocks, with not more than two families in each story; a class for tenement houses similar in all respects to the class last mentioned, except that they are to be of cheaper and simpler construction and suitable for not more than three families on any one floor, etc.

When we remember that the lots on which these class restrictions are imposed are widely scattered throughout the zones and subject not only to class but to the various zone restrictions as well, we may come to the conclusion that in Dusseldorf differentiation has reached its uttermost limit.

### Districting by Streets.

The system of regulation by streets is applicable universally. Broader districts are, it is true, at times necessary. Certainly the offensive industries should have a considerable tract quite to themselves. But even in this case the district will consist of a certain number of streets with the lots on them; and streets may, therefore, be used as convenient units for the district.

Munich was the pioneer in this system of districting by streets, adopting it in 1904. In 1912 Karlsruhe followed. Instead of any of the older forms or districts she now has sixteen classes of streets. According to present limitations it would seem that this system is destined to become the prevailing one in Germany.

Apparently the German himself is, on the whole, satisfied with districting as a system. A large and increasing majority of German cities have adopted it, and none of them has made any attempt to abolish it later, though in some cases an effort has been made to do away with a particular district or change its position altogether. In Frankfort the location of one of the old manufacturing districts is felt to be a disadvantage to the city as a whole; and, partly for this reason, a new one was created. The old district has not been abolished; but the natural extension of it is not allowed, and the new district is made as advantageous as possible, in the hope of attracting the industries located in the old.

The boundaries of districts, too, are often changed. Usually it is the business district which encroaches upon a residence district. This means a disturbance of living conditions; but as there are invariably more concentration and higher land values in the business than in the residence district the change produces higher prices for land, and there is little or no complaint.

### Conclusion.

As a rule, districting does preserve the character of neighborhoods. This is an advantage in every way. It saves the waste of destruction, reconstruction and readjustment, inevitably attendant upon a change of character; and by making such a change impossible it steadies values. It prevents the conflict of alien activities to their mutual disadvantage. It raises land value in the only way possible without injury to anyone; for it increases the usefulness of the land at least as much as it does its price.

The effect of districting upon the general level of land values is an open one in Germany; the controversy on the subject heated and bitter; and the mass of literature with regard to it, already in existence, more than any one person can even read. Its effect on housing and on the health and vigor of the German people is quite another question.

\*From a paper delivered before the National Housing Congress, evening of December 4, 1913, at Cincinnati, Ohio.

## REAL ESTATE MEN AROUSED BY OPPRESSION

Protest Entered at Annual Dinner Against Single-Tax Legislation,  
Confiscatory Labor Laws and Over-Regulation of Real Property.

CLOSE to one thousand men were seated at the one hundred and ten tables that filled the main floor of the Waldorf-Astoria banquet hall and overflowed into the boxes on the occasion of the annual dinner of the Real Estate Board of Brokers last Saturday evening. It was the biggest turnout in the history of Waldorf banquets, and the brokers themselves voted it the most enjoyable and significant to them, in that there was a definite theme for the speakers, and because a very emphatic protest was raised by the president in behalf of the board against the wrongs that are being committed against property owners through over-regulation and over-taxation.

By order of the Industrial and Building Codes Committee (Charles F. Noyes, chairman), reprints of articles that had appeared that morning in the Record and Guide, entitled "The Real Estate Board's New Activities," and "The Confiscatory Fire-Prevention Laws," had been distributed through the hall, and every one was therefore prepared for the pointed remarks which came from the toastmaster, President McGuire. Prof. Seligman's exposure of the Single Tax measure now in the Legislature was in line with the board's own exposure of the injustice done to property owners through the factory and fire-prevention laws.

The guests of the evening included J. Romaine Brown, Edwin A. Cruikshank, Geo. R. Read, Robert E. Dowling, Tax Commissioner Lawson Purdy, Borough Presidents Marks and Mathewson, Public Service Commissioner Williams, President Marble of the Merchants' Association, Allan Robinson, Captain Reynolds K. Townsend, Elbridge Gerry Snow, Charles H. Strong, Franklin Pettit, Michael Friedsam, Lewis L. Clarke, Abram I. Elkus, Frederick H. Ecker and Thomas Shall cross.

Neither the Governor nor the Mayor was present, but the Governor sent a long letter and the Mayor a good substitute in his young City Chamberlain. As wide publication has already been given to remarks made on the occasion, general public attention has been drawn to the pronounced stand which the Real Estate Board has taken against the stream of regulatory laws which the up-State legislators have permitted city politicians to put through—laws which many now suspect are mainly intended to make salaried places on the public payrolls for as many persons as the taxpayers can afford to maintain.

### Should Rally for Self-Defense.

In his introductory remarks President McGuire said:

"Never has there been greater need for organized effort to protect the interests we represent. The real property owner has become the victim of theorists and faddists ready and willing to try any and all schemes, some new, others long since repudiated but now revived and masquerading under misleading titles. We have the Society for the Reduction of Rents and Taxes on Homes advocating the halving of the tax on buildings. Of the many questions confronting us this, perhaps, is the most serious, in that it is the most dangerous. It is the forerunner of the single tax. The revival of this legislation must now as when originally advocated be opposed by organized forces.

### Existing Unjust Laws.

"The existing labor laws are unnecessary, burdensome, unjust, impracticable and grossly detrimental to property

rights. The many conflicting violations placed upon property by the various departments are putting owners in many instances to wholly unnecessary expense. The board proposes to lend its best efforts in an endeavor to straighten out the unholy muddle caused by the conflict of authority in the State and municipal departments. That the fundamental values of property have withstood these many assaults is a proof that the real property value is secure. Nevertheless every effort should be made to amend the laws in such a way as to make them fair, just and reasonable."

### Prof. Seligman Against a Popular Referendum.

Professor Seligman, of Columbia, directed his remarks against the proposed referendum on the question of reducing the tax rate on buildings and increasing the tax rate on land. He said in part:

"The agitation has been ingeniously managed so as to identify it in the popular mind with the project of lowering rents. This change in taxation, however, far from being a simple matter, is in reality one that calls for the most careful analysis and the most accurate knowledge of economic law.

"In the first place, will rents be lowered? So far as the tax on land is concerned, it must be remembered that in many parts of New York not a little capital must be invested in order to blast away the hills or to make the rock excavations. To the extent that these improvements are made in the land (not on the land) the tax will be shifted to the tenant; so that a part, at least, of the increased tax on land will go to increase rents.

"How about the tax on the house? It is said that taxes are like anything else—reduce the price and you increase the consumption. It is forgotten, however, that the demand for houses is strictly limited by the population. After the slack has been taken up, that is, after a certain fringe of the population who are now boarders and lodgers will occupy apartments of their own, the new equilibrium between housing and population will have been reached and there will be no further demand for new houses except that which comes from the normal growth of population. The only effect of a sudden exemption of houses from taxation will mean a building boom, to be followed by a collapse.

### More Congestion Instead of Less.

"But what will be the social consequences of the change? It is claimed that it will lead to less congestion. We must distinguish between congestion per room and the greater congestion per acre. If the buildings are exempted there will be higher buildings in the slums and a greater congestion per acre. Even a building law will not remedy this, for if all buildings were built up to the maximum height there would be far more congestion than at present. But what is much worse is, that in all the other boroughs we would have a compact city as in Manhattan. There will be no open spaces, no gardens around the houses, no vacant lots. The evils of the slums will be spread throughout the entire metropolis. We shall have a worse congestion than at present.

### Small Land-Owners Would Suffer.

"Furthermore, the real people who would benefit would be the rich and not the poor. The rich man who builds a mansion on Fifth avenue, the rich corporation that inhabits the Woolworth Building, on what theory of taxation should these be exempted? Again, all the modest house owners,

where the land has come to be worth more than the house, will be forced out of their homes, and New York will become a city of lofty apartments. Above all the modest land owner will suffer. All land is not owned by speculators. Why should the small man who has invested his property in land have a part of that property confiscated? I do not object to the taking away of a part of the future increment of land values, because everyone will be warned in advance; but I do protest against the confiscation of actual property.

"We see, therefore, the essential complexity of the problem. It can be solved by no mere shibboleth such as that of lower rents. It is a matter for careful, unbiased and unprejudiced discussion. It involves considerations that the ordinary man in the street utterly fails to grasp. It is therefore of all questions the one least suited to a popular referendum."

### Mr. Brisbane's Experiment.

Arthur Brisbane spoke on the merits of a single tax, but told of how foolish it would be to attempt to apply such methods in this country. The chief reason for this was that Americans want to own their lands and not hold them merely under a lease. He gave as an illustration his personal experience in a large tract of land in New Jersey. He is erecting twenty houses there which he has offered to workers practically free, but is meeting with difficulty chiefly through the fact that even the foreigners who want to work the land want to buy it outright.

Frederic T. Murphy, son of Patrick Francis Murphy, enlivened the proceedings with a humorous talk. Joseph P. Day read a dispatch from J. Clarence Davies at Palm Beach, and City Chamberlain Henry Bruere said a few words.

Mr. Bruere, speaking for Mayor Mitchel, said he thought that the Mayor would carry out his pre-election promise to sign any bill that might be presented to him providing for a referendum on the question of reducing the taxation on buildings.

### The Governor's Letter.

Governor Glynn in his letter said: "I have pointed out to the public and to the Legislature that unless the State reduces its expenditures or increases its revenues from indirect sources New York will be compelled to raise millions each year by direct taxation. It is one thing to preach economy. It is another to practice it. After my appeal to the various State departments asking them to reduce expenditures I find that their requests for this year are \$4,000,000 in excess of the appropriations made last year. I have called the attention of the State departments to this fact and have explained to them that I meant what I said. I have requested them to revise their requests for appropriations and explained that it is better for them to use a pruning knife on their budgets now than compel me later to resort to an axe."

As a souvenir of the occasion the Title Guarantee gave copies of Bromley's pocket and desk atlas of the Borough of Manhattan. As it contains a map of every block in the city, with every piece of real estate plotted thereon, the gift was a most exceptional and useful one. The Lawyers Title Insurance and Trust Company gave silver pencils each in a separate box. The Home Insurance Company presented every one with a leather wallet.

The dinner committee was composed of Messrs. Elisha Sniffin, chairman; Joseph P. Day, Edward L. King, Robert T. McGusty and Donald W. Brown.

## BILLS IN THE CITY'S INTEREST

### One Measure Would Exempt Dams and Other Water Supply Structures from Taxation—New City Departments.

FROM the bills already introduced in the Legislature at Albany, it is apparent that proposed amendments to the Greater New York Charter, the Tax Law, the Lien Law and the Tenement House Law will be prominent among the subjects to be discussed during the present session. Most of the notable bills affecting the Greater New York Charter are administration measures and will probably be enacted. Among these may be mentioned Senator Griffith's bill creating a central department for the purchase of supplies for the entire city and Senator Herrick's, establishing a department of licenses, which is to have the exclusive exercise of powers now distributed among a number of licensing authorities.

Bills of special interest to the real estate and building profession are the following:

#### In the Senate.

Int. No. 343. Whitney.—Amending the Housing Law (Chapter 774, Laws of 1913; new subdivision 17-a in section 2, and amending section 63) by providing that semi-fireproof dwellings may be built with an area not exceeding 1,250 square feet within the outside walls, not over three stories high above basement or cellar, with first story walls not less than 12 inches thick and second and third story walls not less than 5 inches thick. A semi-fireproof dwelling is defined as one in which the external and party walls are of brick, stone, iron, steel, concrete, reinforced concrete or other equally substantial and fireproof material. Semi-fireproof dwellings may be built with an area not exceeding 2,400 feet within the outside walls not over 3 stories high with walls not less than 12 inches thick. Such a dwelling may be built 4 stories if certain material is used. The bill makes detail specifications as to the kinds of material that may be used in various parts of the structures. To Cities Committee.

#### Private Pavements.

Int. No. 358. Patten.—Amending the Greater New York Charter (section 948) by providing that pavements laid at private expense and accepted by the city prior to June 20, 1910, shall be deemed permanent pavements; that such pavements laid and accepted since June 20, 1910, shall be deemed permanent pavements if so classified subsequent to April 18, 1912; and that all other pavements laid at private expense and accepted since June 20, 1910, shall be deemed preliminary pavements. Whenever any pavement is laid to replace a preliminary pavement, if the cost of replacing the pavement exceeds the cost of the replaced preliminary pavement, the excess must be assessed upon the property deemed benefited, and the balance of the cost paid by the city. Same as Senator Patten's bill of last year (S. Int. 78, Pr. 79, of 1913). To Cities Committee.

Int. No. 359. Duhamel.—Amending the New York City eighty-cent gas act Chapter 125, Laws of 1906; amendment to section 1) by fixing eighty cents as the maximum charge for gas in the Thirtieth and Thirty-first Wards of Brooklyn. Same as Senator Duhamel's bill of last year (S. Int. 78, Pr. 79, of 1913). To Miscellaneous Corporations Committee.

Int. No. 361. McClelland.—Amending the Tax Law (sections 220, 211, 221a and 243) relative to the transfer tax. It abolishes the distinction between tangible and intangible property for purposes of the transfer tax. All transfers less than \$500 are exempt from the

transfer tax and all transfers to a father, mother, widow or minor child of the decedent are exempt to the extent of \$5,000. The bill substitutes an entirely new schedule of rates of taxation on transfers of property as follows: Transfers to a father, mother, widow or minor child in excess of \$5,000; 1 per cent. on amounts to and including \$25,000; 2 per cent. on the next \$75,000; 3 per cent. on the next \$200,000; 4 per cent. on the balance. Upon transfers to a brother, sister, wife or widow of a son, or the husband of a daughter of the decedent; 2 per cent. on any amount up to \$25,000; 3 per cent. on the next \$75,000; 4 per cent. on the next \$200,000 and 5 per cent. on the balance. Upon transfers to other persons the tax is to be 5 per cent. on amounts up to \$25,000; 6 per cent. on the next \$75,000; 7 per cent. on the next \$200,000; and 8 per cent. on the balance. There are also other provisions. To Taxation and Retrenchment Committee.

#### New Franchise Tax Schedules.

Int. No. 362. McClelland.—Amending the Tax Law (sections 181, 182, 185, 193 and 197) relative to the franchise tax on corporations. It substitutes an entirely new schedule of rates as follows:  $\frac{3}{4}$  of a mill on each \$1.00 of the par value of the capital stock if no dividend is declared;  $1\frac{1}{2}$  mills on any portion of capital stock on which a dividend of less than 6 per cent. is declared or made. The stock is to be assessed at not less than its actual value and not less than the average price at which it is sold during the year. But if this would produce a less amount than a tax of  $\frac{3}{4}$  of a mill on the par value of all the stock issued then the tax is to be at the latter rate. Where a dividend of 6 per cent. or more is declared on any stock, the tax is to be at the rate of  $\frac{1}{4}$  of a mill for each one per cent. of dividends on each dollar of the par value of such stock. A minimum tax of \$2.00 is provided. There are also other provisions regulating the time of filing of required reports. The bill also makes the tax applicable to every foreign corporation doing business in the state except banking corporations, fire, marine, casualty, and life insurance companies, co-operative fraternal insurance companies and building and loan associations. To Taxation and Retrenchment Committee.

#### "Improvements" Defined.

Int. No. 370. McClelland.—Inserting in the Poor Law a new section (31) authorizing the Common Council or Board of Aldermen in each city of the first or second class to establish municipal lodging houses. Such a lodging house in a city of the first class must have an aggregate capacity of at least one per cent. of the population of the city; if in a city of the second class, a capacity of at least one-fourth of one per cent. of the population of the city. The necessary money for the support of municipal lodging houses is to be raised by taxation in the city, but the state is to reimburse each municipality at the rate of 5 cents per night for each person lodged. Lodging houses are to be in charge of the overseer of the poor, or like officer in each of the municipalities. To Cities Committee.

#### In the Assembly.

Int. No. 441. McGrath.—Amending the Greater New York Charter (sections 1027 and 1035) by directing the collector of assessments and arrears, within 60 days of the time set for the sale of any tax lien, to give notice to all interested parties of such sale, providing they have filed in the office of the comptroller a

memorandum definitely describing the property and giving their names and addresses. The bill also provides that no foreclosure action shall be brought by the holder of any transfer tax lien, without giving printed notice to the last owner of record, and other parties in interest.

Int. No. 442. Murray.—Amending the Lien Law generally (sections 2, 4, 7, 10, 13 and 17). Among other changes, it provides that the term "improvement," when used in the lien law, shall include the drawing of any plans or specifications by an architect or engineer, and the making of any surveys for the proposed erection, alteration or repair of any structure. Structures erected on land and temporarily attached, so as to be removable from place to place, are included within the provisions of the law. The time within which notices of liens are to be filed is extended from ninety days to four months after the completion of the contract, or the final performance of the work, or the final furnishing of materials. When a lienor, who has filed a lien after the commencement of an action and before trial, makes application to the court to be made a party, the court must direct him to be brought in by proper amendment.

Int. No. 476. Knight.—Amending the Lien Law (sections 201 and 202) by reducing from ten days to one week the time, after service of notice of lien, within which the lien must be paid. It also permits the sale of personal property to satisfy a lien after ten days from the publication of notice of sale. The present provision is that fifteen days shall elapse after the first publication of such notice.

Int. No. 490. Garbe.—Amending the Real Property Law (section 450) by providing that cemetery lands are to be subject to special assessments for street openings and street improvements, including the laying of sewers, except in the case of cemeteries not over three acres in extent owned and used by religious associations. They are also to be liable for their share of the expense of the condemnation proceedings in opening the streets when this expense is assessed on adjoining property to be benefited.

Int. No. 491. Goldberg.—Amending the Greater New York Charter (section 837) by directing the commissioner of docks to set aside a recreation pier at the foot of East 70th street on the East River.

#### Would Hurt Borrowing Capacity.

Allan Robinson, in a talk before the Prospect Heights Citizens' Associations in Brooklyn, on the question of the single-tax and the Herrick-Schaap bill, said:

"This is how the scheme will work out. On an investment of \$100,000 one naturally expects an income of about \$5,000. If this is reduced by taxes to \$2,500 it follows that the property becomes worth only \$50,000 as an investment. In other words its assessed valuation is reduced. The single tax would reduce the assessed valuation of property in New York City by \$400,000,000 and this means that our borrowing capacity would be reduced, because the debt limit is thereby lowered 1-per cent., or \$40,000,000. This will stop our subways, our docks and all our other civic improvements.

"Vancouver is usually cited as a proof of the success of the single tax. Yet instead of lowering rents, stopping speculation and relieving congestion we find that rents are higher, speculation increased 200 or 300 per cent., congestion become so great that a limit had to be set on skyscrapers, and the actual amount of building fallen off during last year.

"The single taxers are becoming Socialists. They deny it now, but men who have gone so far will go farther. Joseph Fels is spending \$100,000 a year in their campaign. It is possible that they might get the bill through and that Mitchel would sign it, but I do not believe that he knows what it is. Bruere admitted, after hearing Arthur Brisbane and Professor Seligman riddle it, that perhaps Mitchel had been carried away by the enthusiasm of youth."

## TO BRING ORDER OUT OF CONFUSION

And Eliminate Conflicting Orders. This Will Be the Principal Work of the New American Society for Fire-Prevention.

THE American Society for Fire Prevention having been organized to do things which the National Fire Protection Association never has done, and does not consider within its province, there is no reason, in the view of ex-Alderman A. W. Herbst, founder of the first-named society, why the utmost harmony should not exist between the two. In a letter which Mr. Herbst has written to President Kohn of the National association he says there are many organizations in existence throughout the United States aiming at the reduction of the fire hazard, but that the field of endeavor is so large there is room for all. Each can do its good work, and each should be encouraged by every other organization. He says the very fact that the National has been in existence for many years should be all the more reason why it ought to welcome new blood and new energy into the field:

"We here have not been at all ignorant of the monumental character of the work ahead, but we at least have realized that every agency working to-day for the common cause has ample opportunity for beneficent effort for a generation to come without any good reason to be considered as treading on the toes of anyone else.

### What the New Society Is Doing.

"Allow me to enumerate a few things that we are doing and which seem to be within our own special province. In the first place, we are working energetically with real estate owners, constructors, architects and financiers who are engaged in the erection of large buildings, to the end that when specifications are prepared they shall require all that can be specified to be of fireproof construction. Your organization, on the other hand, as I understand it, devotes its energies to the preparation of standards, and the education of the people to the observance of these standards.

"I found, and your personal observance will bear me out, that in addition to making such standards, militant and aggressive work must be done to overcome powerful, selfish interests and the manipulations of partisan political coalitions, in order to receive official recognition of these standards in the form of absolute legislation.

### Its Greatest Work.

"Another work largely occupying our attention, possibly the greatest work we have on for some time to come, is through an educational campaign and general newspaper publicity to reduce, and possibly to eliminate absolutely, the conflict of authority, with resultant conflict of orders and rulings, between various city and State departments throughout the country concerning building construction and fire prevention. As our little booklet outlines, this conflict of authority has worked vast hardship on property owners and has done more than any other one thing to create resentment on the part of the general public to the subject of practical fire prevention. Your organization, I believe, has done little or nothing to cope with such conditions. Our organization, I believe, is making it a prime reason for existence.

"Furthermore, the enactment of reasonable and honest building codes, not only for New York City but for other municipalities throughout the country, is another field of activity in which we not only can be extremely useful but are proving every day now that we are use-

ful. My own connection with building code work in this city has given me an experience that is valuable in this direction, and this experience should be welcomed by all interests favoring a reduction of the fire hazard. This is a field in which your organization is not active, and this field readily can be extended, as we now are extending it, from the local governing bodies of various cities to the legislatures of the various States.

### Safe Housing of Records.

"The extension of the Public Records laws of a few of our Eastern States, notably New York, so that other States can benefit by the experience of New York, Massachusetts, Connecticut, Rhode Island and New Jersey, and provide for the adequate and safe housing of their important documents, such as wills, deeds, vital statistics and other records kept by county, town and village clerks, to other States of the Union, is still another field in which we properly can be active. It alone would justify our presence in the field as an organization for fire prevention, without properly incurring the disapproval of the National Fire Protection Association.

"In view of the courtesy that you showed me in writing so exhaustively on the subject, and in view also of the fact that you stated that you would use your letter as an answer to certain of your correspondents who had inquired of you regarding our organization, I also am writing to you in extenso. Should you, upon careful reflection and study of the above details, find that the good work of this society might benefit the public in the great work in which both organizations are engaged, and might supplement substantially the efforts of your society, although in some slight details we might appear for a moment or two to be encroaching, I would suggest that in such an event a conference between you, as president of your organization, and myself, as one of the officials of this society, might be of advantage.

"Our feeling is that the field is broad enough for all, that each has its function to perform, and that any organization, no matter how long standing, can be aided by co-operation from other sources. Any organization that desires to welcome co-operation and is not actuated by an inclination to stifle co-ordinate effort, will find us ready and willing to do our share toward pulling the load."

### Held in Abeyance.

Seven thousand new firms opened offices in New York last year, most of them settling south of Chambers street, according to the Real Estate Board's Bulletin. The number that moved away is not given, but in the natural course of events there will come in due time a very complete tenancy of the usable offices in the district. The only question concerns time and fitness. An immense amount of new space is being put on the market, too much to be absorbed readily, and some of the old buildings will rent less easily because of having their light dimmed by the new skyscrapers and of being over-shadowed in other ways. But sooner or later metropolitan demand evens up fairly well with supply, and there are important economic and commercial changes coming which will accelerate the demand.

One big building project that has been held in abeyance since the summer of 1912 is still in an uncertain stage. Plans for the erection of the new Western Union Building, on Broadway, twenty stories in height and to cost \$8,000,000,

have not yet been circulated for contractors' bids, notwithstanding that the annex at 14 to 18 Dey street is practically completed.

The delay is attributed to complications in the government action in the case of the American Telegraph & Telephone Co. and its relations with the Western Union Telegraph Co. Dow, Jones & Co. announced about two months ago that the Western Union Co. had asked permission to withdraw the property of the company at 195 Broadway from the mortgage given as security for an issue of \$20,000,000 4½ per cent. 50-year refunding and real estate mortgage bonds, all of the issue being now outstanding.

The Western Union building has a frontage of 75 feet on Broadway and 275 feet on Dey street with an L to Fulton street. The value of the present land and building is estimated at about \$3,000,000. If the arrangements of adjustment with the government do not interfere finally with the project, this property will be sold to a syndicate which will organize a company in which the Western Union Co. will have an interest.

### FIREPROOF TENEMENTS.

#### The Schneiderman Bill Would Add to Construction Costs and Raise Rents.

The amendment to the Tenement House Law as proposed by Assemblyman Schneiderman in his bill No. 243, just introduced in the Legislature, that all Tenement Houses hereafter erected over four stories in height be fireproof, is certain to meet with great opposition on the part of builders and real estate operators. Mr. G. Richard Davis, of the firm of A. L. Mordecai & Son, who is chairman of the Allied Real Estate Interests' building committee, said:

"For the past five years we have been adding to our laws governing building construction so many and varied regulations that the cost of construction has been increased from ten to twenty per cent. It is undoubtedly true that many of the new laws were necessary changes, and those which added to the safety of the tenants by requiring additional means of exits and fireproofing, and by protecting the requirements for light and air, are such as we all must agree to.

"It nevertheless is a fact that it is almost impossible today to erect tenement houses and comply with the new laws governing their erection and still keep the cost low enough to enable us to rent finished apartments at anything like a reasonable rent. This is true even in the most remote parts of the Bronx where lots can be purchased at from \$1,000 to \$3,000. The tenement house cannot be built cheaply enough to permit the owners to rent rooms at the old-time prices, such as four to five dollars a room.

"The result is that the old tenement houses, which are unsanitary but cheap in rent, are overcrowded, and the congestion of population, about which there is so much complaint, is due largely to the very conditions which such a law as Assemblyman Schneiderman seeks to create."

### Steel Works to Tidewater.

Official denial is given to reports that the Bethlehem Steel Company is negotiating for a tract of land at Bayonne and no confirmation can be obtained for an earlier report that inquiries have been made at South Brooklyn in behalf of other steel interests desiring to purchase either a terminal or a manufacturing location. Nevertheless the very general belief in real estate circles that there is something hatching is supported by the logic of national and economic events. Ore is not going to be railed from the seaboard here to Pennsylvania from South America and back again in the form of steel products for long, without there being a very careful consideration by steel interests of the advantages of having export plants on tidewater.

—The population of White Plains has doubled in ten years, being now 22,000.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management  
in the Metropolitan District

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Inspectors for the Public Service Commission have verified the statement of complainants before the commission that the car service on the Sixth avenue and Eighth avenue surface lines is infrequent and insufficient. The commission, it is understood, will order more cars to be put on.

Rentals in the old wholesale section have not on the whole noticeably improved since the great migration to uptown centers, but vacancies made within a year have been more than made up by the incoming of new trades, and some local benefit is expected from the operations of the new occupancy law relating to factories.

The improvement of the East River and Hell Gate in New York harbor, a project that calls for an ultimate expenditure of \$13,400,000, was approved this week by the House Committee on Rivers and Harbors. An initial appropriation of \$500,000 will be made to begin work. Municipal and State authorities and the Engineer Corps of the War Department have indorsed the project.

According to the Automobile Chamber of Commerce, the increase in fatalities caused by motor vehicles is due not to greater recklessness in driving but to the larger number of cars in use. The mortality rate per 1,000 automobiles registered is said to have remained stationary. Yet the increase in fatalities from 274 in 1911 to 451 in 1913, throughout the State, is unquestionably larger than might have been expected in view of the more stringent traffic regulations of the last year or two.

Since Lloyd George's land taxes went into effect a number of realty holdings in England and Scotland have been put upon the market. The latest to find a buyer is the freehold estate in the barony of Assynt, Sutherlandshire, belonging to the Duke of Sutherland. The purchaser is John William Stewart, a railroad contractor of Vancouver, who is to pay \$300,000 for it, if the deal is sanctioned by the courts. The property is entailed, which accounts for the necessity of submitting the transaction to a judicial review.

### Two Wise Decisions.

The Public Service Commissioners have finally adopted two wise decisions. They have decided to connect the Lexington avenue subway with the Park avenue subway by means of a diagonal tunnel under the Grand Union Hotel, and they have decided to place the express station of the Broadway subway at 42d street instead of at 47th street. To one who is not an official the commissioners seem to have taken an unnecessarily long time to reach two decisions the need of which has from the beginning been fairly obvious; but they have decided right in the end—which is the important thing. The location of the express station of the Broadway subway at 42d street will in particular confer large and lasting benefits upon the travelling public of New York City. Long Acre Square is the most important meeting point of the two systems, as well as one of the most important centers of traffic in Manhattan.

The location of two express stations at 42d street will enable Brooklyn passengers to reach the west side of Manhattan and the Bronx with the smallest amount of inconvenience; and it will perform a corresponding service in respect to Brooklyn for the inhabitants of the West Side and the Bronx. It will give passengers on the Brooklyn Rapid Transit an easier connection with the Grand Central Station and an easier way of reaching the places of amusement and the shops on and near 42d street. It will also give the lower West Side of Manhattan better access to certain parts of Queens than they could otherwise obtain. The result will undoubtedly be the conferring on the Long Acre Square station of the primacy among all the stations on both branches of the dual subway. In the course of time more passengers will embark, disembark and transfer at that point than at any other point in the whole city, and, of course, correspondingly extensive arrangements will have to be made for the accommodation of this traffic. It will mean the construction of a capacious concourse, leading to and from the several subway platforms, and along this concourse more people will pass than along any other footway in the city. It will enable a passenger both to transfer from any one subway to any other subway and to return to the surface at any part of Long Acre Square as far north as 43d street.

The two express stations will stretch down Broadway and Seventh avenue as far south as 40th street and ought to make the property in that immediate neighborhood peculiarly available for theatres. In reaching this decision the commission has deserved well of the people of New York, but the way to deserve better of them will be to avoid further delays and to concentrate all their energies on accelerating the construction of the new system. The additional delay of every month is enormously costly to the property owners and people of New York City. The most troublesome technical questions have now been decided, and the knotty engineering or financial problems which remain should be quickly disposed of. Every section of the new system should, if possible, be placed under contract during the next few months.

### Confiscation Through the Single-Tax.

The president of the Manhattan Single-Tax Club published in the last issue of the Record and Guide a defence of the single-tax which is worth a little consideration. Mr. Mason is a very liberal advocate of the single-tax. He does not wish to confiscate existing land values. He says: "While I believe that land values are created by the community and should have gone to the community from the beginning, I also believe that having made land a subject of sale and purchase for centuries we are morally estopped from taking from the land owners their present possessions." He seeks, consequently, to apply

the single-tax without confiscation, and this he believes can be done by the gradual appropriation by the city of the \$150,000,000 which, according to him, represents the annual increase in land values.

Without admitting Mr. Mason's premises, we may none the less dissent from his conclusion. If, as he says, the community is "morally estopped from taking from the land owners their present possessions," he has assuredly pronounced a moral condemnation on the single-tax, for the single-tax would most assuredly result in confiscating a certain part of existing urban land values. The result of carrying out the plan which Mr. Mason proposes, of lowering the tax on buildings by \$10,500,000 every year for five years, would be to deprive a large number of real estate owners of their property. Mr. Mason's calculation is based upon an average annual increase of land value in New York City, amounting to \$150,000,000; but he overlooks the fact that of late years there has been no such increase in land values. The constant augmentation of taxes has resulted in the appropriation by the city of a large part of any increase which may have taken place. The additions which have been made of late years to the assessed valuation of real estate have been due to an attempt to level up these values for purposes of taxation. They do not for the most part represent an increase in the price at which real estate can be sold. Under conditions now prevailing in the New York real estate market the increased taxation of ground values would simply mean the confiscation of existing ground values and in many cases the partial wiping out of the security for the mortgage.

Even if, however, the annual increase of land values should amount, as Mr. Mason says, to \$150,000,000 a year, his plan to impose the single-tax would still result in confiscation. He must know that the increase in ground values is not spread evenly throughout the city. Some property would have increased considerably in price. Some property would have been only moderately affected; and, finally, some property would have either diminished in price or remained unaffected. In the case of the last two classes of real estate the transfer of the building tax to the land would certainly result in the confiscation of part or all of the value of the land. Thus any method of imposing a single-tax such as that proposed by Mr. Mason would result in a gross discrimination. The increased land tax might be carried with ease by some taxpayers, whereas in the case of others it would mean severe and probably irremediable loss. The only way in which the city government could appropriate some of the increment in real estate values without injustice is by means of the increment tax.

### Cannot Afford to Bridge the Hudson.

The people who favor a Hudson River bridge have been getting very active of late and intend to make an effort to secure the legislation which is necessary for the construction of such a connection between New York and New Jersey. The terms of the bill divide the cost, which is estimated at between \$40,000,000 and \$50,000,000, between the city of New York and the neighboring counties in New Jersey. It is safe to say that any such legislation will meet with vigorous opposition on this side of the river. New York is not in any position to spend \$20,000,000 or \$25,000,000 on a Hudson River bridge. The city cannot afford the expenditure, and its inhabitants would not derive any benefit from its construction commensurate with the expense. When the first Brooklyn Bridge was built, Brooklyn paid two-thirds of the cost, while Manhattan paid only one-third, a division which fairly represents the proportionate benefit which the two sides of the Hudson River would derive from a similar connection. But even if New Jersey were willing to pay two-thirds of the cost New York would not be interested

enough to contribute the remainder. One or two traffic tunnels are all that is needed to accommodate the vehicles which need to cross under or over the Hudson River. The taxpayers have spent enough money on bridges. They are a luxury—in which not even New York is rich enough to indulge.

**Untaxing Buildings Would Make Realty Investments Uncertain.**

*Editor of the RECORD AND GUIDE:*

It seems from the article, "In Defense of the Single Tax," by Mr. Alfred Bishop Mason, president of the Manhattan Single Tax Club, in your issue of February 7, that both Prof. Joseph French Johnson and I were mistaken in our opposition to the single tax. I can believe this of myself, but not of Professor Johnson.

I had an idea (and possibly Prof. Johnson had it also) from what Henry George and other single taxers have written scores of times that the single tax advocates proposed to levy a tax on land which would equal its income and destroy its selling value. Now comes Mr. Mason, describing himself as a single taxer, who proposes a perfectly obvious increment tax, which is not a single tax at all. To call it a "single tax, limited" is no more likely to make it pleasing to land owners than the high-wayman who promises not to take your watch if you give him your purse.

From the tax assessors we have the statement that the annual increase in the value of land in New York City amounts to \$150,000,000. If that is true, it amounts to only 3 per cent. on the assessed valuation of land in the city, which is in round numbers \$5,000,000,000. This is less than if the money invested had been loaned on mortgage.

This increase of \$150,000,000 is made up of several items, among them one of \$15,000,000 in assessments, which is a contribution to capital account from earnings of labor and is not an unearned increment, but belongs to the owners.

Another item is an increase in the value of land by reason of the erection of buildings on it. This is not an unearned increment, but also belongs to the owners of the buildings. On the other hand, the assessed value of buildings and improvements is \$3,000,000,000 in round numbers. Buildings decrease in value at least 5 per cent. a year, or \$150,000,000, which equals the increase in land, including the contribution from assessments.

Our investments in land have been based on the theory that where there is a decrease in the value of buildings it is made up by an increase in the value of the land. This makes for steadiness of values and accounts in large part for the confidence investors all over the world have in New York City real estate. Who would be benefited by making real estate investments uncertain, as would be the case if the buildings were the only security? Is it to be supposed that cheaper rents would result?

CYRUS C. MILLER.

New York, Feb. 10.

**Overlapping Municipal Departments.**

*Editor of the RECORD AND GUIDE:*

I have read with considerable interest in the Record and Guide the article on overlapping of department orders and the resulting confusion. This matter is nothing new to the architects practicing in this city who have complained for many years of this ridiculous condition; in fact, ever since the enactment of the present Tenement House Law, which was made ridiculous in its enforcement by former commissioners, we have endeavored to have this department consolidated with the Building Department, where it properly belongs.

The public at large is being hoodwinked in the enactment of the various new laws in the interest of the working or industrial community, who derive but little real benefit from such enactments; but they, as well as the taxpayer, must bear the burden of having these laws

carried into effect by an army of inspectors, etc.

Whenever a new department has been created it must be headed by a high-salaried commissioner, with his staff of assistants, suitable headquarters, etc.; otherwise the department would be of little value; and this, of course, costs money.

If the entire work as now done by the various separate departments were consolidated under one head, and that the Building Bureau, the work as now required to be done would be accomplished in a systematic manner without the present annoyance and conflict of the various departments and at a cost of but little more money than now required by the Building Bureaus of the city.

Without going into details, the appropriation for three of the city departments are as follows:

|                             |           |
|-----------------------------|-----------|
| Building Departments .....  | \$755,110 |
| Tenement House Department.. | 767,109   |
| Fire Prevention .....       | 259,425   |

Total .....

.....\$1,781,644  
What sums are used by the Water, Sewer, Health, and Industrial Departments to keep the inspectors busy I am unable to say. ADAM E. FISCHER.  
373 Fulton Street, Brooklyn.

**Local Assessments for Playgrounds.**

*Editor of the RECORD AND GUIDE:*

In view of the movement of the Old South Brooklyn Civic League, the application of the Harlem Chamber of Commerce, and the bill introduced in the Assembly by Assemblyman August Flamman of Kings County, for the acquisition and condemnation of property in various sections of the Boroughs of Manhattan and Brooklyn for playground purposes, the Brooklyn Board of Real Estate Brokers has adopted the following:

Be it resolved, that we, the Brooklyn Board of Real Estate Brokers, desire respectfully to protest against any such further expenditure of the public moneys for the purpose outlined, particularly in view of the number of small parks scattered throughout the city, portions of which are and should be made available for playground purposes without detriment to the park or the neighboring property. And we recommend that the policy established by the Board of Estimate and Apportionment in the fall of last year whereby the cost of the acquisition of the Brownsville playground is to be assessed upon a certain local area be strictly adhered to in all such applications for local playground sites, such being the most fair and equitable to the taxpayers at large.

And be it resolved, that there is absolutely nothing whatever in this resolution that could be construed that this board is opposed to playgrounds. On the contrary, we are very much in favor of playgrounds under the above conditions.

And, further be it resolved, that a copy of this resolution be forwarded to His Honor, the Mayor, the Comptroller, the Board of Estimate and Apportionment, the chairman of the Sinking Fund Commission, the presidents of all the boroughs, and the President of the Board of Aldermen.

BROOKLYN BOARD OF REAL ESTATE BROKERS,  
C. C. Mollenhauer, President.

**Keep the Public Service Commission Out of Politics.**

*Editor of the RECORD AND GUIDE:*

Those of us who have been actively identified with the plans for rapid transit improvement in New York during the last three years, are now vitally interested with the public at large regarding the appointment of a commissioner to succeed Commissioner Eustis in the Public Service Commission. There is evidence of a growing tendency to regard the appointments to the Public Service Commission on the basis of political expediency rather than on the basis of public welfare. There is also evidence of a disregard of the geographical divisions of the city.

The commissioners' oath of office, of course, covers the entire city, but it has always been felt that there should not be a preponderance of commissioners from one locality. Commissioner Eustis has been regarded as especially qualified to maintain the interests of the Bronx in the general development of plans for the city at large. In the consideration of his successor, however, many names have been advocated which have no identification with this section of the city, or even with transit improvement, although there are at least three or four Bronx men who have made a careful study of municipal transit, and who are also familiar with the other departments of work coming under the jurisdiction of the commission.

Anyone who has studied rapid transit in New York and has studied the methods of European cities, including transit and other branches of municipal utilities, and especially those in German cities, cannot fail to realize the importance of a Public Service commissionership as it bears upon the daily convenience and the annual tax assessment of the people of New York. If the public itself regarded the work of the Public Service Commission at its full value to the city, there would be an emphatic protest against even the suspicion that appointments to the commission were made with any other consideration than the important work for which the commission was designed, and which it will be able to carry out, if the public's conception of its scope and importance does not become so blurred as to permit deviation from the original standards.

It would be well for the city if the scope and purpose of the Public Service Commission, and the character and volume of the transactions with which it is concerned, were frequently forced upon the attention of taxpayers and of those who depend upon public utilities in their daily life.

W. R. MESSENGER.

**Praiseworthy Public Service.**

*Editor of the RECORD AND GUIDE:*

As a reader of your publication, and believing that where praise is due it should be given, I want to pay a tribute to the Bureau of Buildings in the Borough of Richmond.

I had occasion to visit there some time ago to fill out certain blanks, with which I was unfamiliar, and the courtesy and consideration by the clerk in charge and his assistants was certainly praiseworthy. While I was present I noticed that many of those who called wished to file plans for small dwellings, and they were evidently not conversant with the details, but these were fully explained in a kindly manner, suggestions made, and every assistance given.

In these days when criticism is rampant of city employes, I hold it is equally just that praise be rendered where deserved, and that other readers, and possibly your own representatives, will bear me out concerning the bureau above referred to, as regards patience, tactfulness and kindly consideration.

JOHN McDONALD.

557 West 141st Street, N. Y., Feb. 5.

**A Get-Together Force Wanted.**

*Editor of the RECORD AND GUIDE:*

It may seem presumptuous on the part of a writer, a layman, to express an opinion in commendation of your lucid and convincing thesis on the real estate fraternity's need of a get-together force. If the polls prove to be the deciding medium for treatment, why not some attempt to coalesce more with the voters (the tenants)? The landlords are a small quantity in comparison. If it is possible, why not arrange an alliance of the Merchants' Association, the Economy League and the Realty Board, combining also with financial and labor organizations and reform movements, with a give-and-take policy to seek the common end of the supremacy of our city in order that peace and harmony may prevail over antipathy and chaos. It should not prove impossible to arrange.

A NEW YORKER.

New York, Feb. 2.

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## THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building  
Loans, etc., Together With Brief Personal Items.

The Bulk of the Trading Affected  
Properties on the Upper West Side.

Most of the transactions consummated this week concerned small and inconspicuous properties. Nearly all sections of the city contributed to an increase in the number of sales and aided in doubling last week's record. The holiday apparently had no effect on the business. The more important deals of the week concerned West Side holdings. A high-class West End avenue apartment house and another on St. Nicholas place were particularly noticeable. Other interesting sales involved a loft building on 26th street and vacant plots on Riverside drive acquired by operators.

The total number of sales in Manhattan this week was 45 against 22 for last week and 35 a year ago.

The number of sales south of 59th street was 7, compared with 7 last week and 15 a year ago.

The sales north of 59th street aggregated 38, compared with 15 last week and 20 a year ago.

From the Bronx—16 safes at private contract were reported, against 11 last week and 14 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$295,079, compared with \$640,294 last week, making a total since Jan. 1 of \$6,238,594. The figure for the corresponding week last year was \$1,199,391, making a total since Jan. 1, 1913, of \$6,389,250.

### PRIVATE REALTY SALES.

#### Apartments in Trade.

The Strathcona Construction Co., Harry Falk, president, has sold the 6-sty Cedarcliff and Somerset apartment houses, each on plot 99.1x100, the former being located at 48 St. Nicholas pl and the latter abutting at 385 Edgecomb av, to the Brown-Weiss Realties. The two houses are said to have been valued at about \$400,000. In part payment the seller took 632, 634, 644 and 650 Coster st, four 2-sty two-family houses, each on lot 20x100, between Spofford and Randall avs.

#### West End Avenue Deal.

The Aeon Realty Co., Sumner Gerard, president, has sold 12-sty elevator apartment house at 562 to 568 West End av to M. Kroenke. In part payment the latter gives some cash and four old dwellings at 40 to 46 East 31st st, forming a plot 75x98.9. The West End av apartment figured in the trade at \$550,000, and the 31st st plot, which, it is said, will be improved with a 16-sty loft building from plans by Walter Haefeli, was held at \$225,000.

#### Riverside Drive Transaction.

The George Backer Construction Co., consisting of George Backer and Arnstein & Levy, purchased from Lowenfeld & Prager the northeast corner of Riverside Drive and 144th st, a plot of about five lots, fronting 100 ft. on the drive and 128.8 ft. on 144th st. In part payment for the plot the buyers took over Mr. Backer's residence at 51 Hamilton Terrace, a 3-sty and basement dwelling, on lot 25x98.3. No improvement is contemplated for the present for the drive corner.

#### Loft Building Changes Hands.

Joseph P. Day has sold for Charles May and George V. N. Baldwin, Jr, executors of the estate of George V. N. Baldwin, the 7-sty store and loft building on plot 41.6x98.9, at 110 and 112 West 26th st to the Landmap Realty Corporation.

#### Altman Realty Sold.

The estate of Benjamin Altman has sold the plot of ten lots at the north-east corner of Riverside Drive and 88th street, size 103x241, to Klein & Jackson, who will erect a nine-story apartment house. The brokers were George R. Read & Co.

#### Manhattan—South of 59th Street.

BEEKMAN ST, 33, 5-sty building, for 238 x102, sold by Francis D. Bowne to the Public Service Commission. This lot together with the adjoining southwest corner of William and Beekman sts, will be used to provide a twin for the new 7th av subway.

CHARLES ST, 53, 3-sty dwelling on lot 16.8 x74, near the 7th av extension, resold for Mrs. Margaret Trail to Jules Lavanoux for speculation, by the Duross Co.

COMMERCE ST, 9, 3-sty dwelling on lot 21x40, sold by John J. Bogart to a Mr. Van Velen. The property is partly along the line of the 7th av extension.

24TH ST, 26 West, 4-sty building on lot 19x80, sold for the estate of Alfred L. Manierre to the estate of William S. Schermerhorn, by the firm of L. J. Carpenter. Twenty years ago when the Schermerhorn estate erected the 8-sty building lately occupied by the Flint furniture firm, an effort was made to buy this 24th st parcel, but the owners would only part with it on a ground lease. The Flint furniture building was then erected. J. Hardenbergh, architect, who designed the building, is preparing plans to build an 8-sty structure on the recently acquired plot and combine it with the larger structure, which will virtually be rebuilt.

31ST ST, 31-37 East, three 3-sty dwellings and one 4-sty dwelling, on plot 85.8x98.6, reported sold by Thomas Williams and C. W. Cooley to a builder, who will improve with a commercial building.

#### Manhattan—North of 59th Street.

65TH ST, 10 West, 5-sty, flat on plot 30x100.5, sold for the Astor Trust Co, executors of the estate of Annie F. Shardiow, to William H. Gentzlinger, by M. M. Hayward & Co.

77TH ST, 307-309 East, 6-sty tenement, on plot 50x100, sold by Lowenfeld & Prager to Bernard Heinrich, who gave in exchange the 3-sty dwelling at 378 6th av, Erocklyn.

80TH ST, 123 East, 3½-sty residence on lot 18.9x102.2 sold for Guy Warren Walker to Walter E. Hope for occupancy, by William B. May & Co.

81ST ST, n w c Av A, 5-sty triple flat, on plot 26x80, sold by Mrs. M. Richmond to Morris Gluck, for investment.

83D ST, 166 West, 5-sty double flat, on lot 25x100.3, sold by Ennis & Sinnott to Charles Jagels.

84TH ST, 120 East, 3-sty garage, on plot 27x102.2, sold for Charles Golden to Samuel A. Herzog, by Douglas L. Elliman & Co. The buyer bought adjoining property last week and now holds a frontage of 87 ft., on which will be erected a 9-sty apartment house.

84TH ST, 129 East, 3-sty and basement dwelling, on lot 20.5x102.2, west of Lexington av, sold by the Lewengood estate to Lina Well.

84TH ST, 355 West, 4½-sty dwelling, on lot 16x100, sold for Mrs. F. H. Wildes to Joseph F. Geraghty for occupancy, by Pease & Elliman.

95TH ST, 149 West, 3-sty and basement private dwelling, on lot 18x100, sold for Joseph F. A. O'Donnell to M. I. Sheehan, by John R. Davidson.

69TH ST, 108 West, 4-sty, brownstone dwelling, on lot 20x100.5, sold for Wilbert Garrison to a physician for occupancy, by Frederick Zittel & Sons.

90TH ST, 114 West, 5-sty flat, on lot 26.6x100.8, sold for Cardinal John M. Farley and the Roman Catholic Church of St. Gregory to K. Weissleder, by the Herman Arms Co. The new broker has placed a loan of \$20,000 at 5 per cent. on the property, for the new owners.

97TH ST, 116 East, 5-sty apartment house, on lot 25x100, sold for Patton & Van Sandt to a client for investment by the Nicholls-Ritter-Goodnow Realty Co.

106TH ST, 119 East, 3-sty and basement dwelling, on lot 16.8x100.11, sold by Charles Wynn to Wm. H. Gallinger.

107TH ST, 5 and 7 West, two 5-sty flats, on plot 50x100, sold for John J. Harlow to Martha Sessner, by the Herman Arms Co. The house was later resold to Charles Jagels through the same broker.

124TH ST, 505 West, 6-sty apartment house, "the Royal Palm," on plot 50x100.11, sold for Magdalen Briner to Edward G. Schroeder, by J. C. Hough & Co.

125TH ST, n w c St. Nicholas av, 6-sty apartment house, the Oneonta, on plot 99.11x100, sold by John O'Brien to Solon Berrick, who gave in part payment the 6-sty flat, on plot 40x100, at the northeast corner of 3d av and St. Paul's pl. The Manhattan property has been held at \$265,000 and the Bronx parcel at \$70,000.

129TH ST, 22 East, 3-sty dwelling, on lot 17.10x90.11, sold for the Benenson Realty Co. to a client, by D. H. Scully & Co.

129TH ST, 209 West, 3-sty dwelling, on lot 18.3x99.11, sold by the Gramercy Investment Co. to the Calvary M. E. Church, which occupies the northwest corner of 7th av and 129th st.

133D ST, 9 West, 5-sty flat, on lot 25x99.11, re-sold for Louis Block to Della White, by L. J. Greenberger.

135TH ST, 505 West, 5-sty apartment house on plot 50x99.11, reported sold by Philip Simon.

138TH ST, 629-631, 5-sty apartment house, on plot 50x99.11 sold by Mary F. Martin to Edward J. Farrell, who gave in part payment the 3-sty and basement dwelling at 732 St Nicholas av, on plot 30x100. The brokers were Arnold, Byrne & Baumann.

140TH ST, 510-514, 5-sty apartment house, on plot 45x99.11, sold for the W. H. Moore Construction Co. to Franz J. Michel, by Moore, Schutte & Co., as attorneys. The buyer gave in part payment 2265 Amsterdam av, a 5-sty flat, on plot 37.6x100.

146TH ST, 420 West, 5-sty apartment house, on plot 37.6x99.11, east of Convent av, reported sold by Eva Heymann.

170TH ST, 609 East, 5-sty flat, on plot 44x95, uwc Franklin av, sold by Lizzie J. Waugh to Carl Jorn, the tenor of the Metropolitan Opera Co.

FORT WASHINGTON AV, s w c 162d st, plot 100x150, resold by H. & M. Mandelbaum to the Friedman Construction Co., which will erect a 6-sty apartment house.

POST AV, 123-127, three 5-sty apartment houses, each on lot 25x100, sold for the Post Av Construction Co. (John J. Dowling) to an investor, by William A. White & Sons. These houses are close to the 207th st subway station and in a district that has been very active during the past few weeks. The adjoining vacant plots were sold last week.

2D AV, 2451, 4-sty tenement on lot 25x75, sold for the Union Trust Co. to Raffaele Cancro, by the Cruikshank Co.

2D AV, 2321 n w c 119th st, 6-sty tenement on plot 40.11x50, and 247 East 119th st, 6-sty house adjoining, on plot 38.4x100.11, sold by Louis Levy to an investor.

7TH AV, 2248, 5-sty flat, on lot 25x100, sold by the Northern Dispensary of New York to Charles Zink for \$21,000, by permission of the Supreme Court, which was granted on Monday by Justice Giegerich.

**Bronx.**

GALE PLACE, s e c Van Cortlandt Park South, lot 25x90, sold by Harry Sugarman to Charles Wynne.

167TH ST, 455 East, store and dwelling, on lot 20x140, sold for Mrs. Minnie Kenny to a client, by W. E. and W. I. Brown, Inc.

176TH ST, East, n s, 170 ft. east of Marmion av, plot 100x150, sold for a client to a builder for improvement, by Smith & Phelps.

178TH ST, East, n s 98 ft west of Boston road, plot 87.6x100, sold for George F. Johnson, Jr., to a builder, by L. M. Mosauer & Co. The buyer will improve with ten 5-sty apartment houses.

DALY AV, 2075, plot 44x105, sold for Julius Buchalter to the Steinmetz Construction Co. for improvement, by John A. Steinmetz.

GRAND BOULEVARD & Concourse, n e c Bush st, plot 103x43xirreg, sold for a client to the K. & R. Construction Co. (Klein & Roth), by the Kerby Realty Co. The buyer will erect a 5-sty apartment house.

GARRISON AV, s w c Irvine st, 1-sty taxpayer on plot 57x50xirreg, sold for John Miller to a client, by Cahn & Pittman.

LAFONTAINE AV, s w c 179th, vacant plot 97x55, sold for the Mutual Life Insurance Co. to a client, by the Kerby Realty Co. The buyer will erect a 6-sty fireproof factory for his own use.

LONGFELLOW AV, s w c 176th st, two frame dwellings, on plot 87x irreg, sold for Loretta Reilly to Morton M. Green, by the James L. Wells Co.

SOUTHERN BOULEVARD, s e c Longwood av, 2-sty taxpayer, on plot 100x75, sold for John F. Meehan to Lewine & Kempner, by Arnold, Byrne & Baumann.

WASHINGTON AV, ETC.—Schwab & Co. have sold for a Mr. Lowenthal the dwelling at 1321 Washington av, on lot 24.4x140, for Anton Rinsehler, the three 3-family dwellings on plot 50x90 at the southeast corner of Webster av and Kindermann pl; for Thomas F. Lancer the 3-sty brick dwelling, on plot 75x115, at 1336 Washington av, and for a builder the 5-sty apartment house, on plot 60x100, at 907 East 175th st.

WEST FARMS ROAD, 180th st, Van Nest and Adams avs, vacant block of six lots, sold for a Mr. Barry to a builder, by William Peters & Co. The buyer will improve with 5-sty apartment houses.

**Brooklyn.**

QUINCY ST, 313, 2 1/2-sty dwelling sold by S. Lewis to Mrs. A. Field.

3D ST, etc.—Jerome Property Corporation of Brooklyn sold 424 3d st, near 6th av, a 3-sty and basement brownstone private residence, for John J. Connolly to a client for a home; and also sold in Bay Ridge 1044 73d st, between 10th and 11th avs, on plot 31x100, 2-sty and attic, detached one-family residence for Maud C. Garrity to a client for investment.

GRAFTON ST, 23-29, four 3-sty brick dwellings, each on lot 20x100, sold by the Kline Realty Impt Co. to a client of the United Realty Agency. The latter firm also sold for Pauline Berkowitz, the vacant block front 200x100, on the south side Riverdale av, from Asborn st to Watkins av.

LENOX ROAD, 978, dwelling, sold for the Ulerton Realty Co. to Charles J. Weinz, by Collins, Loan & Co.

WILLOUGHBY AV, etc.—Charles A. Wessell has sold for the West Bronx Realty Co. to a client for investment a plot 40x100 on the south

side of Willoughby av, 200 ft. east of Central av; also for Della Firmin the 3-sty detached dwelling on plot 100x100 at 2714 Bedford av.

3D AV, 4223, corner property, 25x90, sold by Horowitz & Nelson to Solomon Danenberg and later resold to a client for investment, through Goodwin & Goodwin.

18TH AV, nec 62d st, vacant plot 80x100, and s w c same sts, plot 80x100, sold by the Alco Building Co. to Louis Gold.

SEAGATE.—Eva Tanguay has purchased the property owned by the late Anna Kellog Dale, consisting of eleven lots on Beach av and 46th st, overlooking the ocean and adjoining the Sea Gate lighthouse. The property has been held at about \$65,000.

**Queens.**

RICHMOND HILL.—Meruk & May have purchased through H. R. Williams & Son the 3-sty business building at 3103 Jamaica av, Queens, for \$16,000 and a 20-ft. lot on the same av between Oak and Walnut sts for \$10,000, which they intend to improve. Williams & Son have also sold four lots at the corner of Jamaica av and Cottage st to Mr. Miller for \$7,500.

**Richmond.**

SOUTH BEACH, S. I.—Louis I. Harris, a photographer, who for twenty-five years has been a tenant of the Staten Island Beach Land and Improvement Co., has purchased the Miller Hotel property, which consists of a plot about 250x265 and lands under water about 250x280. The purchase price was upward of \$60,000. Mr. Harris contemplates making improvements to both the hotel and bathing pavilion, and will erect several amusement devices. His studio will also be removed from the site it has occupied for so many years to a beach almost opposite its present location. Mrs. Gertrude Miller, the former owner, was represented by William M. Mullen and Mr. Harris by Leon B. Ginsburg.

**Rural and Suburban.**

EAST ORANGE, N. J.—Theodore C. Coe, of Newark, purchased from Harry Bernstein the five 6-family apartments at 230 to 238 19th st for about \$60,000. Joseph Isaacs negotiated the sale.

HEMPSTEAD, L. I., etc.—The Windsor Land and Improvement Co. sold at Hempstead to A. Gilligan, A. Lavert, H. B. Johnson and A. Regan each a plot 20x96 and to P. Brennan a plot 40x96 on Milburne av; to A. Cummings and J. Moyka each a plot 40x100 on Booth st; to E. Elsingher a plot 65x115 on Greenwich av; to C. and B. O'Connor a plot 40x160 on Tompkins pl; to J. Buckley a plot 50x125 on Oak av; to N. Lowenstein and M. Kelly each a plot 40x100 on Homan Boulevard; to E. Rockett a plot 40x100 on Frazier st; to D. A. Hyland a plot 40x100 on Windsor Parkway; to J. J. O'Malley a plot 40x100 on Botsford st; to T. J. Owens a plot 40x100 on Nassau Parkway; at Floral Park to C. McCoffrey and M. Nash each a plot 40x100 on Aspen st; to M. Egan a plot 40x100 on Belmont st; to C. Blaser a plot 40x100 on Chestnut st; to F. Mancusco a plot 40x100 on Oak st; to S. Tennebaum a plot 40x123 on Carnation av; at Rosedale to M. O'Brien a plot 60x90 on Rosedale av; at Rockville Centre to E. McCue a plot 40x100 on Langdon Boulevard; at East Rockaway to G. B. Clifford a plot 200x100 on Dewey st.

ROCHELLE HEIGHTS, N. Y.—O'Connor & McCann have sold for L. V. Ensinger his new house on Hamilton av, which was held at \$20,000.

SCARSDALE, N. Y.—Arthur Stewart, president of the Stewart Publishing Co., has purchased from the Scarsdale Estates a plot of over an acre in their Murray Hill tract and plans have been completed for a \$12,000 stone and stucco residence. Ground will be broken within the next ten days.

SCARBOROUGH, N. Y.—William A. White & Sons sold for William Rockefeller the Shepard Villa property to a buyer represented by Nichols & Hobbie. The sale includes 10 acres, with a large frontage along the Sleepy Hollow road, house and stable. The new owner will occupy the property.

SHORT HILLS, N. J.—Frederick A. Farley has sold at the Farley estate to P. Carter Bell one acre; to John A. Kalb two-fifths acre and to H. W. Murray and A. S. Hegeman one-half acre each.

THOMPSON, Conn.—The Nicholls-Ritter-Goodnow Realty Co. sold for a client to a suburban lot operator, who will improve same for bungalow sites and summer camps, a farm of 240 acres, with a mile frontage on Lake Quadic, with a farm house, numerous outbuildings, log cabins, etc., for \$16,500.

**LEASES.**

**Park & Tilford Lease.**

Park & Tilford have leased for fifteen years from Paul M. Herzog the north-east corner of Madison avenue and 58th street. The property, which is a portion of the old Lenox Lyceum block, is at present occupied with a two-story store building and a four-story garage, but these will be demolished and a new structure erected on the site for the grocery concern which now occupies the seven-story building at 5 and 7 East 59th street. For additional information see "Building Operations."

**Manhattan.**

ALEBERT B. ASHFORTH, INC., leased the store in 1935 Broadway to the Fellson Tire Co.; also leased for the Estate of Ogden Goelet the 4th floor in 348 4th av to the Board of Trade Slide Co., Inc., for a term of years.

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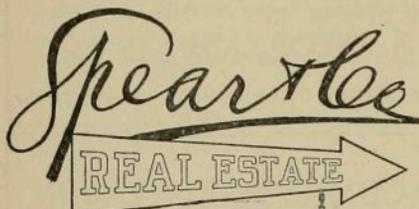
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## Wants and Offers

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

**WANTED.**—Real Estate Salesman, man between ages of 30 and 40, in well established Park Slope Real Estate office. Must be thoroughly familiar with Park Slope properties and values and a hustler. Excellent leads furnished, etc. Recommendation essential. Commission basis only; but an elegant percentage will be offered right party. Write, stating age, experience, etc. Box 260, Record and Guide.

There is a very unusual opportunity in a growing real estate concern awaiting a high class man, who can call on landlords with a view to obtaining management of property. We can also use a good renting man. Box 262 Record and Guide.

**WE ARE** entirely out of New York Edition of Record and Guide of March 1 and July 12, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on February 17, 1914. Record and Guide Company, 119 West 40th St.

**SPECIAL OFFER 50% DISCOUNT.**—We have on hand a very few complete sets of the Annual Number of Record and Guide Quarterly, from 1900 to 1911 (inclusive)—12 volumes. These Annuals are indispensable to Real Estate firms and to any one interested in real estate in Manhattan. We offer these 12 volumes at the very low price of \$64.00 for a complete set. Settlement may be made in quarterly payments. (Regular price, \$128.00, net.) You will have to act quickly, as they will not last long. If you need only part of these Annuals to fill out your office set, the special-offer price for volumes 1900 to 1907, inclusive, is \$5.00 each; 1908 to 1911, inclusive, \$10.00 each, while they last. Don't delay a minute. Write or telephone your order to-day. Our telephone is 4800 Bryant. Realty Records Co., 119 West 40th Street, New York.

**N**EARLY Two Billions of Dollars are involved in the annual transactions of the Real Estate and Building Interests of Greater New York and Vicinity, and the **Record and Guide**, since 1868, has been the only class publication devoted to these interests.

ALBERT B. ASHFORTH, INC., leased a large portion of the 6th floor in 452 5th av for a long term of years to Duncan Guiney, for a number of years located in the Knickerbocker Trust Co. Bldg. at 5th av and 34th st; also leased apartments in 39 West 67th st to Miss Jane Peterson; in 8 West 51st st to Dr. C. G. Heyd, and in 33 West 67th st to Henry C. del Valle; also leased the store and basement in 19 Rector st to Hakim Brothers, of 102 Greenwich st; also leased for Neumann & Even the store and basement in 12 East 32d st to Josiah Partridge & Sons Co.

THE J. ROMAINE BROWN CO. leased to the Fabric Cloak Co. the 14th floor in the Burrell Building at Madison av and 33d st, and the 5th floor in 299 Madison av to the New York Realty Owners, Inc., of 489 5th av, for 5 years.

THE CROSS & BROWN CO. leased the entire floor in 218 and 220 West 65th st to R. M. Owen & Co. of 19 West 62d st, and in conjunction with M. & L. Hess the 7th loft in 129 West 22d st, to the American Waist & Garment Co., of 42 West 15th st; also leased for I. M. Uppercu to the Gotham National Bank of 990 8th av the entire building at 1819 and 1821 Broadway for a long term of years. After extensive alterations it is to be used by the bank for their own purposes.

THE DUROSS CO. leased to Hoehn & Mayer, poultry dealers of 450 West 14th st, the 3-sty building at 450 West 14th st, which is in the centre of the new uptown poultry trade district, which has been forming near the Chelsea improvement for the last half dozen years. The lease is for 10 years at a rental of \$2,000 a year.

DOUGLAS L. ELLIMAN & CO. leased for the Lawyers Realty Co. 174 East 72d st, a 4-sty high stoop house on a lot 16.8x102.2, for a term of years to Albert Stickney.

HORACE S. ELY & CO. leased offices in 31 and 33 West 32d st to Jones F. Emanuel; and office space in the Century Building to W. S. Sloan.

HORACE S. ELY & Co. leased offices in 105 to 109 Hudson st to Dan Talmage's Sons Co. of 112 Water st.

JAMES J. ETCHINGHAM leased for Alice H. Golding the 4-sty dwelling at 235 West 38th st. After alterations it will be opened as a restaurant by Regnier & Rombaldi.

JACOB FINKELSTEIN leased for the estate of Martin Shrenkeisen the store and basement in the building on the northwest corner of Canal and Elizabeth sts, for a long term of years, to H. H. Silverman of 17 Bowery, for his wholesale hardware business.

GOODWIN & GOODWIN leased for Louise Hermes to Dr. Harry L. Abramson the 3-sty private dwelling at 106 West 119th st; also leased the following apartments: In 620 West 122d st, to Adeline B. Johnston; in 371 West 116th st to Miss Estelle L. Kelsey; in 512 West 122d st to Mrs. M. K. Cummings, and to Helene Alpers; in 515 West 187th st, to W. S. Keen; and in 2 West 94th st to Abram Davis.

THE GREILEY SQUARE AMUSEMENT CO. leased to Nana Zeiler, of 491 6th av, a store and basement at the n w corner of 6th av and 30th st for 5 years from April 1 at an annual rental of \$5,500.

N. BRIGHAM HALL & WM. D. BLOOGOOD, INC., have leased for the Helenita Construction Co. the store at No. 69 West 46th st for a long term of years to Miss Helen Young, women's wear.

M. & L. HESS, INC., leased the 7th loft in 20 East 17th st to Trubin Bros.; and offices at 7 to 11 West 45th st to Hickey & Horsfield; also space in 11 West 25th st to Pomerantz Eros, of 13 West 20th st, and space in 125 East 23d st to J. M. Eppstein.

M. & L. HESS, INC., leased rooms 1105 and 1106 to the Henkel Co., of Fremont, O., and rooms 1605 and 1606 to J. Shillito & Co. of Cincinnati, O., on the 11th and 16th floors, respectively, of 422 4th av.

HUBERTH & HUBERTH, in conjunction with Horace S. Ely & Co., leased the 5-sty building at 28 West 30th st, on a lot 25x100, for Albert J. Middlebrook to August Janssen, proprietor of the Hofbrau Haus which adjoins, for a long term of years. After extensive alterations the above building will be used by Mr. Janssen in conjunction with his present business.

A. KANE & CO. leased for M. Schinasi, the 4-sty dwelling at 352 West 120th st, to C. F. Kreite, and also for Louis Dreyfuss, the 3-sty dwelling at 363 West 120th st, to Albert H. Davis.

JAMES KYLE & SONS leased the 4-sty building at 725 Lexington av for a term of years for I. O. Blake to Paul Vitello. Extensive alterations will be made for the new tenant; also leased the store, basement and 2d floor of 1028 3d av to Harry Chessler of 173 East 60th st, for a term of years.

McDOWELL & McMAHON, leased space in the building at the southwest corner of St. Nicholas av and 181st st to G. Hepburn Nelson.

WEBSTER E. MABIE & CO. leased in 45 and 47 West 27th st the 9th loft to Karp Brothers, of 45 West 27th st; in 15 and 17 West 26th st space to Karl Light, of 18 East 16th st; in 28 and 30 West 25th st the 6th loft to M. Jaffe; in 23 West 24th st space to Abraham Oxenhorn; in 112 East 19th st offices to the Institution Supply Co.; the Rieser Co. of 45 Lispenard st; Butzel & Michael; the Pure Drug and Chemical Co. and Maurice L. Kahn of 54 East 11th st.

BENJAMIN M. MENKE leased from Mrs. Clara G. Moore the northwest corner of Amsterdam av and 64th st, for a term of 21 years with privilege of renewal for a similar term. The site is known as 100 to 106 Amsterdam av, and comprises a frontage of 100 ft on each thoroughfare. There are several small frame buildings on the property and in one of these the Menkes have conducted a cafe for more than 45 years. Mr. Menke plans to replace the present old buildings with a modern business building with stores on the avenue. On the street at the rear there will be a building for the automobile trade.

MOORE & WYCKOFF leased the 9th floor south apartment in 115 East 53d st to Col. E. M. House of New York and Texas.

MOOYER & MARSTON leased for Dr. James Bishop to Mary E. Faulhaber, importer of gowns, for a term of years, the entire 2d floor in 16 West 56th st. Miss Faulhaber is now located at 5 East 41st st, one of the buildings to be razed to make way for the erection of the new Rogers-Peet building to be located at 5th av, 41st and 42d sts. Dr. Bishop recently took title to 16 West 56th st, and intends altering the entire property to a 5-sty business building.

THE M. MORGENTHAU, JR., CO. subleased the store at the northeast corner of Broadway and Duane st to Jules Brunswick for the sale of cigars. The lease is for a term of years at an average rental of \$1,700 per annum. The store fronts 6 ft. on Broadway and 9 ft. on Duane st, making a total of 54 sq. ft. The rental is therefore at the rate of \$31.50 a square foot, said to be a record price for the neighborhood.

THE CHARLES F. NOYES CO. leased a portion of the 18th floor in 15 to 19 East 26th st, through to 27th st, to the Multicolor Film Improvement Co.; a portion of the same floor to Samuel Goldberg & Co., and space on the 19th floor to Walter J. Sinsheimer; the entire 2d, 3d and 4th lofts in 213 Pearl st for Cecilia Herrman to the Gotsegen Cigar Co.; a portion of the 7th floor of 51 and 53 Maiden Lane to Ciner Manufacturing Co., and space in 102 and 104 Fulton st to Max Spiegel.

PEASE & ELLIMAN leased for Finney & Matthews part of a loft in 149 and 151 West 36th st to the Kent Press of 141 West 36th st; also leased part of the store in 42 Maiden Lane for E. W. Burt to S. Hanness; and an apartment in 200 West 58th st to Dr. Ludwig Schaefer; and one in 145 East 35th st to Miss Helen Hill.

PEASE & ELLIMAN leased for Effingham Lawrence his 4-sty residence, 16.8x100, at 103 East 39th st, to Henry W. Munroe; office space for Dempsey & Carroll in 431 5th av to Addison C. Mizner, of 103 Park av; and in 141 Broadway for the Sherman Square Realty Co. to Frederick C. Kopper, Jr., of 123 Liberty st; also leased an apartment in 24 West 59th st to C. A. Henderson, and in 71 East 92d st to Mrs. M. Patterson; also leased an apartment in 146 East 49th st to A. P. Atwood; and one in 24 West 59th st to Elizabeth Curtis; also offices in Aeolian Hall to Virginia M. Wheat; also leased an apartment in 555 Park av to Katherine M. Beekman. This completes the renting of all of the 24 apartments of the building; and also leased space for the Brunswick Realty Co. in 35 West 39th st to S. Louise Conklin.

S. OSGOOD PELL & CO. leased offices in the Ritz Carlton Chambers to Dr. Sherman B. Price of 515 Madison av.

PEPE & BRO. leased for a Mr. Sisti 55 Grove st, a 3-sty building for 3 years to Charles Garibaldi for use as private residence.

WALTER J. SALOMON leased in 17 West 42d st store to Oscar Greenberg, offices to Herman R. Schenck, Louis Weidmann, Isador Hirschfeld, Cecilia Ourala, Frederick C. Price, Josephine Thoesen and Margaret Purdon of 17 West 42d st; in 500 5th av stores to Samuel Molostowsky, of 763 6th av; Israel Miller and Sidney Ash, of 350 6th av; offices to Levinton Bros., of 45 West 34th st; Dr. Samuel M. Kraer, of 500 5th av; J. W. Hibbard, of 500 5th av; Charles Wass, of 500 5th av; Henri C. Olinger, the H. P. B. Electric Co., of 500 5th av; Mrs. Fannie Landsman, Dwire & McGee, John W. Long, of 35 West 99th st; Mrs. Louise Hedden, Fannie Freeman, of 500 5th av; Seminole Distilling Co., Dr. Sylvanus M. Peerman and the French Theatre Co. of 500 5th av.

CHRIS. SCHIERLOH leased for Ellen Daly the store and basement at the s w corner of 10th av and 26th st for a term of years to John Queren, who will make extensive building alterations.

SCHINDLER & LIEBLER leased the store in 61 East 125th st to the Michigan Condensed Milk Co. of 44 Hudson st.

THE H. C. SENIOR CO. leased the upper part of 1989 Broadway to George Kiriazis for a term of 5 years for restaurant purposes.

H. C. SENIOR & CO. leased the dwelling at 153 West 64th st for 3 years to Edna Arnold.

THE LOTON H. SLAWSON CO. leased in 116 to 120 West 32d st space to the Department Store Press, Inc., the Hoffman-Kent Co., Inc., and Charles W. Hoyt, of 315 4th av; also in 171 Madison av to Charles F. Rideal, and in conjunction with J. Romaine Brown Co. to William E. McCrea; also in the Townsend Building to Charles Kaufmann, Ltd., of New Orleans.

SPEAR & CO. leased for Howard Vogel, of Vogel Bros., 12,500 sq ft in 304 and 306 West 42d st to E. Leins, of 301 West 37th st, for a term of years; for the Union Square Realty Co. the store and basement and 3d loft in 18 East 16th st to Walker & Heisler, of 9 East 16th st, and H. Terr & Co. of 18 East 16th st.

HARRY TANZOR & CO. have leased for J. R. Selgmann the 5-sty tenement at 230 East 59th st, to Anton Schupp, for a term of 5 years; also leased for J. Blackburn Miller the 5-sty tenement with stores at 2487 2d av, to a Mr. Goldberg for a term of 5 years; also leased for 3 years to the City of New York the 3-sty dwelling at 111 East 10th st, to be used for a tuberculosis clinic.

TURRELL & KIRKBY leased to Alfred Fraser of 20 Exchange pl for a term of years, half of the 19th floor in 212 5th av.

J. G. WHITE & CO. leased the store, basement and sub-basement in 550 Broadway to H. P. Friedman & Bro. of 52 Lispenard st for 10 years; also to F. C. Gottschalk of 228 West Broadway, the 1st loft in 228 West Broadway; also space in 79 5th av to M. Fishbein & Co. of 43 West 17th st; also the 3d loft in 73 Warren st to Franz Euler & Co. of 228 West Broadway; also the store in 71 and 73 West Broadway to A. F. Bischoff, the 4th loft to Moe Bilchuk of 71 West Broadway, and the 2d and 3d lofts to the Stalker Manufacturing Co. of 71 West Broadway.



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|                      | Jan. 1 to Feb. 11 | Jan. 1 to Feb. 13 |
|----------------------|-------------------|-------------------|
| Total No.            | 295               | 274               |
| Amount               | \$10,457,485      | \$8,686,835       |
| To Banks & Ins. Cos. | 71                | 89                |
| Amount               | \$5,235,950       | \$3,350,800       |

**Building Permits.**

|               | Feb. 7 to 13 | F. b. 8 to 14 |
|---------------|--------------|---------------|
| New buildings | 9            | 11            |
| Cost          | \$824,675    | \$1,551,000   |
| Alterations   | \$150,585    | \$177,550     |

|               | Jan. 1 to Feb. 13 | Jan. 1 to Feb. 14 |
|---------------|-------------------|-------------------|
| New buildings | 50                | 57                |
| Cost          | \$4,805,075       | \$5,844,450       |
| Alterations   | \$1,104,707       | \$1,243,110       |

**BRONX. Conveyances.**

|                        | Feb. 6 to 11 | Feb. 7 to 13 |
|------------------------|--------------|--------------|
| Total No.              | 97           | 9            |
| No. with consideration | 16           |              |
| Consideration          | \$118,325    | \$70,600     |

|                        | Jan. 1 to Feb. 11 | Jan. 1 to Feb. 13 |
|------------------------|-------------------|-------------------|
| Total No.              | 643               | 866               |
| No. with consideration | 78                | 91                |
| Consideration          | \$800,982         | \$1,002,323       |

**Mortgages.**

|                      | Feb. 6 to 11 | Feb. 7 to 13 |
|----------------------|--------------|--------------|
| Total No.            | 48           | 81           |
| Amount               | \$230,732    | \$777,234    |
| To Banks & Ins. Cos. | 9            | 12           |
| Amount               | \$110,000    | \$307,445    |
| No. at 6%            | 19           | 32           |
| Amount               | \$57,455     | \$149,015    |
| No. at 5½%           | 6            | 6            |
| Amount               | \$29,300     | \$22,000     |
| No. at 5%            | 3            | 17           |
| Amount               | \$48,550     | \$368,390    |
| Unusual rates        | 5            | 3            |
| Amount               | \$18,727     | \$35,168     |
| Interest not given   | 15           | 23           |
| Amount               | \$76,490     | \$202,661    |

|                      | Jan. 1 to Feb. 11 | Jan. 1 to Feb. 13 |
|----------------------|-------------------|-------------------|
| Total No.            | 422               | 592               |
| Amount               | \$3,346,567       | \$6,176,845       |
| To Banks & Ins. Cos. | 58                | 71                |
| Amount               | \$1,076,751       | \$1,676,145       |

**Mortgage Extensions.**

|                      | Feb. 6 to 11 | Feb. 7 to 13 |
|----------------------|--------------|--------------|
| Total No.            | 17           | 15           |
| Amount               | \$209,700    | \$210,200    |
| To Banks & Ins. Cos. | 3            | 2            |
| Amount               | \$106,000    | \$78,000     |

|                      | Jan. 1 to Feb. 11 | Jan. 1 to Feb. 13 |
|----------------------|-------------------|-------------------|
| Total No.            | 116               | 90                |
| Amount               | \$1,914,250       | \$1,440,600       |
| To Banks & Ins. Cos. | 17                | 10                |
| Amount               | \$438,000         | \$328,000         |

**BROOKLYN. Conveyances.**

|                        | 1914         | 1913         |
|------------------------|--------------|--------------|
|                        | Feb. 5 to 10 | Feb. 6 to 11 |
| Total No.              | 363          | 358          |
| No. with consideration | 51           | 21           |
| Consideration          | \$536,662    | \$97,481     |

|                        | Jan. 1 to Feb. 10 | Jan. 1 to Feb. 11 |
|------------------------|-------------------|-------------------|
| Total No.              | 2,751             | 2,777             |
| No. with consideration | 300               | 184               |
| Consideration          | \$2,867,324       | \$1,464,856       |

**Mortgages.**

|                      | Feb. 5 to 10 | Feb. 6 to 11 |
|----------------------|--------------|--------------|
| Total No.            | 270          | 257          |
| Amount               | \$1,120,552  | \$982,384    |
| To Banks & Ins. Cos. | 34           | 80           |
| Amount               | \$234,650    | \$469,400    |
| No. at 6%            | 141          | 126          |
| Amount               | \$366,396    | \$366,328    |
| No. at 5½%           | 80           | 32           |
| Amount               | \$512,375    | \$103,856    |
| No. at 5%            | 28           | 86           |
| Amount               | \$193,792    | \$437,900    |
| Unusual rates        | 1            |              |
| Amount               | \$10,500     |              |
| Interest not given   | 20           | 13           |
| Amount               | \$37,579     | \$74,300     |

|                      | Jan. 1 to Feb. 10 | Jan. 1 to Feb. 11 |
|----------------------|-------------------|-------------------|
| Total No.            | 1,925             | 2,026             |
| Amount               | \$6,916,683       | \$7,044,371       |
| To Banks & Ins. Cos. | 342               | 478               |
| Amount               | \$2,025,250       | \$2,804,930       |

**Building Permits.**

|               | Feb. 6 to 11 | Feb. 7 to 13 |
|---------------|--------------|--------------|
| New buildings | 139          | 99           |
| Cost          | \$842,325    | \$590,450    |
| Alterations   | \$24,275     | \$76,975     |

|               | Jan. 1 to Feb. 11 | Jan. 1 to Feb. 13 |
|---------------|-------------------|-------------------|
| New buildings | 458               | 403               |
| Cost          | \$5,063,800       | \$3,065,210       |
| Alterations   | \$289,115         | \$353,997         |

**QUEENS. Building Permits.**

|               | Feb. 6 to 11 | Feb. 7 to 13 |
|---------------|--------------|--------------|
| New buildings | 62           | 85           |
| Cost          | \$148,155    | \$254,920    |
| Alterations   | \$6,745      | \$8,885      |

|               | Jan. 1 to Feb. 11 | Jan. 1 to Feb. 13 |
|---------------|-------------------|-------------------|
| New buildings | 305               | 403               |
| Cost          | \$1,324,272       | \$1,291,232       |
| Alterations   | \$87,100          | \$110,670         |

**RICHMOND. Building Permits.**

|               | Feb. 6 to 11 | Feb. 7 to 13 |
|---------------|--------------|--------------|
| New buildings | 19           | 7            |
| Cost          | \$13,630     | \$10,350     |
| Alterations   | \$2,200      | \$2,750      |

|               | Jan. 1 to Feb. 11 | Jan. 1 to Feb. 13 |
|---------------|-------------------|-------------------|
| New buildings | 67                | 49                |
| Cost          | \$106,540         | \$96,860          |
| Alterations   | \$13,195          | \$11,925          |

**REAL ESTATE NOTES.**

SPEAR & CO. have been appointed agents of 123 Prince st and 83 Spring st.

JOHN PALMER has moved from 156 Broadway to 18-20 East 41st st.

N. A. BERWIN & CO. have moved to 18-20 East 41st st.

SIDNEY D. RIPLEY, who has been connected with Worthington Whitehouse, is now associated with Cocks and Willets.

HENRY BRADY has been appointed agent of the loft building at 624-626 West 24th st and 156-158 13th av.

WILLIAM F. COSTELLO, for ten years with Charles Field Griffen & Co., is now connected with the firm of Fish & Marvin.

DUFF & CONGER have been appointed agents of the property on the southwest corner of Madison av and 82d st.

LIONEL N. KOHLER, formerly connected with the firm of Frederick Fox & Co., is now associated with the firm of L. Tanenbaum, Strauss & Co., Inc.

GOODALE, PERRY & DWIGHT negotiated the sale of 609 West 49th st for Robert Weber to Lyon Davis. The same firm also negotiated the sale of 418 Broome st and 500 East 138th st.

BENJAMIN I. SHIVERTS, attorney for John P. Magner, owner of 11 West 95th st, states that recent negotiations for a sale of that property were not consummated, and that the property is still in the market.

GEORGE F. JOHNSON has appointed the Schoen-Westchester Realty Co. agent for the following apartment houses: 871, 879, 883, 911, 913 and 917 Longwood av, 814 Hewitt pl and 811 Dawson st.

TITLE passed on Monday from the 303 Fifth Ave Co. to the Philipse Manor Co., on the 20-story commercial building on the northeast corner of 5th av and 31st st, subject to mortgages of \$1,450,000.

TITLE to the El Dorado Apartments, occupying the block front on the west side of Central Park West, between 90th and 91st sts, was transferred Monday by the Aurley Realty Co.

WILLIAM B. READ, as agent for William H. Falconer, states that there is no foundation for the recent report to the effect that the apartment house at 12-14 Charles street had been sold. According to Mr. Read, the house is not even on the market.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new 12-story apartment house being erected on the site of the old Freundschaft Club at the southeast corner of Park av and 72d st by the E. A. L. Construction Co., Edgar A. Levy, president.

GEORGE W. LOFT has bought the unexpired lease of John Perthes on the property at 532 Willis av, which he runs under the name of Perry's. The lease had 2½ years to run and was secured through P. H. J. Daly as broker. About a month ago Mr. Loft leased the property for twenty years from the Davies estate. He now plans to make extensive alterations to the building and open a store there about Easter time, which will be his first in the Bronx.

GEORGE V. MULLAN has been appointed by Mayor Mitchel as a member of the Board of Taxes and Assessments at a salary of \$7,000. Mr. Mullan, who is forty-one years old, was educated at St. Francis Xavier College and New York University Law School. He was admitted to the bar in 1896 and was in partnership with Mr. Mitchel from 1901 until last December. He is an independent Democrat and recently was mentioned as likely to obtain appointment as Corporation Counsel. Mr. Mullan is a resident of the Bronx.

FIFTH AVENUE ASSOCIATION, in annual session at the Holland House, re-elected Robert Grier Cooke president. He read a report in which a campaign for enforcement of the factory laws was outlined. A special committee of seven was appointed to carry out the plans of the association in this regard. Other officers re-elected were: William Post Sackett, first vice-president; George T. Mortimer, second vice-president; Gustav Baumann, third vice-president; Louis H. Hosmer, secretary. The only new officer was W. Barton Baldwin, treasurer of the Empire Trust Co., who was elected treasurer to succeed Julian M. Gerard, resigned.

THE REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will hold its regular monthly meeting on Monday evening, Feb. 16, in the Riverside Theatre Building, Bway and 96th st. President Joseph S. Schwab says in the announcement: "You need not be reminded that the 'Schaap Bill' halving the tax on buildings and placing the same on the land, has again been introduced in the Legislature, and the property owners are very much agitated over the fact that there is considerable danger of its passage, twenty-six Assemblymen have pledged themselves to support the bill, and Mayor Mitchel has promised, in the event of its passage by the Legislature, in the form of a referendum, that he would sign same."

THE SOCIETY to Lower Rents and Reduce Taxes on Homes elected the following officers: President, F. C. Leubuscher; treasurer, Henry DeForest Baldwin; secretary, H. C. Maguire; executive secretary, Benjamin C. Marsh; vice-presidents from Manhattan, Rev. Percy S. Grant, D.D., Rev. John Haynes Holmes, D.D., Dr. Frederic C. Howe, Daniel S. Jacobs, Jas. MacGregor, Dr. Antonio Stella; from Brooklyn, Charles Frederick Adams, J. P. Coughlin, Walter L. Durack, A. Feldblum, Dr. Walter A. Jackson, Rev. J. Howard Mellish; from the Bronx, Arthur Arcander, Reuben J. Wittstein, August Weyman; from Queens, Dan Beard, Elfred Meybohm, George Schubel; from Richmond, Carl F. Grieshaber, Edwin Markham. President Leubuscher reported that since its organization last June, the society has held

193 meetings, that 37,000 signatures in favor of a referendum on the gradual reduction of the tax rate on buildings have been secured, and that twenty-four Assemblymen, elected from Greater New York, are pledged to favor and work for this referendum.

**REAL ESTATE APPRAISALS.**

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

ESTATE OF JOSEPHINE MACMILLEN, premises at 74 Greenwich st, valued at \$41,000; and 512 East 89th st, valued at \$7,500.

FANNY BACHRACH, 2277 3d av, \$37,500; 163 East 125th st, \$43,500; 162 East 126th st, \$13,500, and 3762 3d av, \$9,000.

JENNIE McCABE, 78 Washington pl, \$20,000.

WILLIAM M. MORAN, 1983 Madison av, \$19,000; 19-23 Lawrence st, \$38,500; 502-508 West 125th st, \$75,000; and 366-372 West 126th st, \$64,000.

FRANCISKA ROHMANN, 223-231 East 110th st, \$85,000.

LOUISE VARET, 147 West 11th st, \$21,000. ABRAHAM UNTERBERG, 239 East 28th st, \$28,500; and 174 Eldridge st, \$30,000.

MOSES PECHTER, 60-62 East 98th st, \$47,000; 304 East 101st st, \$40,000; 637 and 641 East 13th st, \$57,500; and 68 Pitt st, \$40,000.

LOUIS STIENES, 522 6th av, \$11,500.

**Loans in Queens Borough.**

If any one doubts the growing importance of Queens borough as a community of development a glance at the bulletin of the Chamber of Commerce of the Borough of Queens will quickly correct their incredulity. During the fiscal year ending July 31, financing of real estate and construction in that borough involved \$332,936,782, of which \$309,168,000 represented trust mortgages. This money was distributed as follows:

Title Guarantee & Trust Company, \$3,458,575; United States Title Guaranty Company, \$932,400; Queens County Mortgage Company, \$757,550; First Mortgage Guarantee Company, \$689,500; Nassau-Suffolk Bond & Mortgage Company, \$676,600; Home Title Insurance Company, \$533,390; Long Island Bond & Mortgage Company, \$364,000; The Thrift, \$194,250; Lawyers Title Insurance and Trust Company, \$15,000; Title Insurance Company of New York, \$14,250; Realty Construction and Investment Company, \$722,860; Bond & Mortgage and Surety Company, \$117,325; Life insurance companies, \$112,000; banks, trust companies and building and loan associations, \$4,741,591, and miscellaneous sources, \$722,005.

**UNITED OWNERS' BALL.**

**A Numerous Attendance at Their Annual Reception at Terrace Garden—Features of the Evening's Entertainment.**

A large and representative gathering of real estate holders assembled at the United Real Estate Owners' Association's annual reception and ball at Terrace Garden, on Lincoln's Birthday. The numerous organizations identified with the association attended with such large delegations that the big hall was taxed to its capacity. Boxes had previously been sold at auction to each of these organizations, including the Greater New York Taxpayers' Association, the Real Estate Protective Association, the 10th, 11th and 17th Wards Taxpayers' Association, the 18th and 21st Wards Taxpayers' Association, the Real Estate Owners' Association of the 12th and 19th Wards, the South Bronx Property Owners' Association, the Murray Hill Taxpayers' Association, and the Harlem Property Owners' Association. The box holders held receptions of their own in each of the boxes, at the close of the vaudeville performance, which opened the program at 8:15.

The dancing arrangements were under the supervision of William H. Mehlich, who introduced some picturesque features, in the way of illuminating with various colors several of the dances. The grand march, in which nearly all joined, was led by President Henry Bloch and Miss Louise Volz.

Among those present were Tenement

House Commissioner Murphy, Deputy Commissioner Abbott, Cyrus C. Miller, Magistrate Levy and a number of Assemblymen, Aldermen and other public officials. Handsome souvenirs were distributed in the form of the official year book, which featured special articles by Cyrus C. Miller, William A. Prendergast and William H. Abbott, Jr.

The reception and ball were managed by the arrangement committee, of which Charles H. Schnelle was chairman; Charles J. F. Bohlen, treasurer, and Isaac Hyman, secretary. The chairmen of other committees for the occasion were Isaac Hyman, Harry Bierhoff, Henry Bloch, William H. Mehlich and Edward Engel.

—Manufacturers of hand-made hats have commenced to settle in the Thirties east of Broadway.

**NEW HOMES ON LONG ISLAND.**

Total of 6,300 Residential Structures Erected During 1913.

RALPH PETERS, President of the Long Island Railroad, has just issued a compilation of building statistics covering the territory which his railway serves which answers to some extent the question raised by builders as to why multi tenanted structures were not in better demand. Outside of Long Island City and Brooklyn, the railroad reports a total of 7,600 buildings were erected, of which 6,300 were dwellings.

One of the interesting details shown in the reports was that during the last nine years 63,000 buildings have been erected outside of Brooklyn and Long

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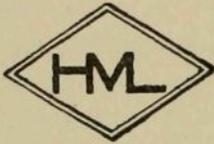
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Island City, which is a bigger average than any other suburban section in the suburban district. From the following table an estimate may be had of the development of individual communities served by the Long Island Railroad:

Amityville, 29; Babylon, 36; Baldwin, 35; Amityville, 29; Babylon, 36; Baldwin, 35; Bayport, 10; Bay Shore, 96; Bayside, 35; Bellmore, 61; Bellport, 20; Blue-Point, 15; Bridgehampton, 21; Broadway, 15; Bushwick Junction, 268; Cedarhurst, 24; Central Islin, 18; College Point, 126; Corona, 450; Douglaston, 15; Dunton, 148; Easthampton, 29; East Rockaway, 29; East Williston, 10; Edgemere, 43; Elmhurst, 200.  
Lindenhurst, 16; Little Neck, 5; Locust Valley, 10; Long Beach, 16; Lynbrook, 142; Malverne, 15; Manhasset, 15; Manhattan Beach, 26; Massapequa, 10; Merrick, 10; Mineola, 30; Montauk, 10; Morris Park, 17; Nassau Boulevard, 10; New Hyde Park, 10; Northport, 22; Oakdale, 9; Oak Island, 25; Ocean Beach, 43; Oyster Bay, 30; Parkville, 295; Patchogue, 41; Peconic, 8; Plandome, 17. Farmingdale, 8; Far Rockaway, 29; Floral Park, 25; Flushing, 250; Forest Hill, 69; Freeport, 212; Garden City, 29; Glen Cove, 27; Glendale, 50; Glen Head, 15; Good Ground, 8; Great Neck, 60; Greenlawn, 15; Greenport, 10; Hempstead, 146; Hewlett, 7; Hicksville, 20; Hollis, 33; Huntington, 38; Inwood, 12; Islip, 60; Jamaica, 300; Jamesport, 5; Kew, 60; Kings Park, 14; Lawrence, 10; Port Jefferson, 6; Port Washington, 60; Ramblersville, 18; Richmond Hill Sec, 150; Riverhead, 10; Rockaway Beach, 302; Rockville Center, 140; Roosevelt, 30; Rosedale, 18; Roslyn, 19; Saltaire, 41; St. James, 6; Sayville, 78; Sea Cliff, 15; Southampton, 50; Speonk, 14; Springfield, 35; Stony Brook, 10; Valley Stream, 24; Vandervere Pk Sec., 600; Wantagh, 10; Westbury, 26; Westhampton, 21; Whitestone, 30; Woodhaven Sec., 250; Woodmere, 10.

According to statistics of building permits issued for this territory during the last nine years the classification of buildings erected in the metropolitan district east of Long Island and North of Brooklyn as follows:

|           | Dwellings. | Stores. | Factories. | Misc. | Total. |
|-----------|------------|---------|------------|-------|--------|
| 1913..... | 6,323      | 588     | 42         | 683   | 7,586  |
| 1912..... | 7,793      | 753     | 40         | 792   | 9,378  |
| 1911..... | 7,429      | 920     | 44         | 753   | 9,046  |
| 1910..... | 7,068      | 803     | 42         | 604   | 8,517  |
| 1909..... | 6,524      | 694     | 40         | 411   | 7,669  |
| 1908..... | 4,748      | 368     | 18         | 238   | 5,372  |
| 1907..... | 5,107      | 515     | 38         | 300   | 5,960  |
| 1906..... | 4,836      | 282     | 21         | 172   | 5,311  |
| 1905..... | 3,964      | 201     | 45         | 47    | 4,257  |

**Connecting the Subway Lines.**

It has been definitely decided that the junction between the existing subway and the new Lexington avenue subway shall be made at 42d street. The Public Service Commission has instructed its Chief Engineer to prepare plans for the construction of what is known as the diagonal station plan for this junction. The existing subway running down Park avenue will be connected with the Lexington avenue subway north of 42d street by a diagonal branch running from the existing subway, under the Grand Union Hotel, diagonally across 42d street and under the property of the New York Central on the corner of Lexington avenue and 42d street, into the Lexington avenue line. The express station will be located on this diagonal line, and will extend under the greater part of the connecting line. It will connect with the Grand Central Station, with the existing subway, the Hudson and Manhattan Railroad and the Steinway Tunnel. The Commission has decided to condemn the property of the Grand Union Hotel, which will be needed for the purpose. An easement under the property of the New York Central, on the north side of the street, will be acquired either by purchase or by condemnation. A change has also been authorized in the route of the 162d street and Eighth avenue connection, which will connect the existing Ninth avenue elevated railroad with the proposed elevated railroad on the Jerome avenue branch of the Lexington avenue subway. As originally planned, this route curved to the south after leaving Anderson avenue and continued east-

erly across Jerome avenue and through 162d street to River avenue and a connection with the Jerome avenue line. The change involves the continuation of the route from Anderson avenue in a straight line to the Jerome avenue elevated on River avenue, thus eliminating two curves. By this change the stretch of 162d street east of Jerome avenue will be relieved of the elevated structure, which will run through the interior of the blocks fronting on that street. An agreement to modify the certificate granted to the Interborough Rapid Transit Company for this purpose has been approved by the commission and sent to the company for its acceptance.

There will be an express station on the Broadway subway in Manhattan at 42d street. This is the subway which is being built for operation by the New York Municipal Railway Corporation. The plans of the Public Service Commission for the First District provided for a local station at 42d street, but property owners at Times Square objected and demanded an express station. After considering the matter for several months the commission decided to grant the request for an express station, but to locate the station in Broadway south of 42d street. The property owners wished it located north of 42d street, but there were too many engineering difficulties in the way.

**Most Difficult Subway Work First.**

Chief Engineer Alfred Craven of the Public Service Commission had adopted the plan of placing under contract first the most difficult work, which would take the longest time to build, and to follow this with contracts for the less difficult work. Preference is also given to the lines which will be necessary to enable both the Interborough Rapid Transit Company and the New York Municipal Railway Corporation to begin operation by January 1, 1917, as contemplated by the Dual System agreements.

As far as Brooklyn is concerned, Engineer Craven says the New Utrecht avenue elevated railroad has been placed under contract; that the Gravesend avenue elevated line would have been placed under contract, but for the failure of the commission to get the necessary consents of property owners and the necessity for applying to the Appellate Division for legalization of the route.

The plans for the Canal street subway, to connect the Manhattan Bridge with the Broadway subway in Manhattan, will be ready for advertising within two or three weeks. The Broadway subway in Manhattan is under contract as far north as 26th street, and the remainder, between 26th street and Seventh avenue, would be under contract except for the controversy which has arisen in regard to the Times Square station. Plans for the extension of the Broadway subway through 59th and 60th streets to the Queensboro Bridge will be ready for advertising by March 1.

Plans for the Whitehall-Montague street and Old Slip-Clark street tunnels will be ready for advertising about the middle of February. Plans for the Flatbush avenue section of the Eastern Parkway subway will be ready for advertising about February 1, and the plans for the remaining sections to Buffalo avenue about August 1; that the plans for the Nostrand avenue branch of the Eastern Parkway subway, will be ready by July 1, and those for the Livonia avenue extension by August 1. The chief engineer also stated that contracts for the reconstruction of existing lines in the Brooklyn system had already been let for the Broadway-Myrtle avenue connection, the Lutheran Cemetery extension and the Sea Beach line. The commission is now in communication with the Federal government with the view of getting its consent to the construction of the Whitehall-Montague street tunnel, under the East River. There is a difference between the commission and the War Department in regard to the conditions under which this consent shall be given, but it is expected that an agreement will be arrived at in time to prevent delay in the construction of the tunnel.

**AUCTION SALES OF WEEK.**

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

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

**The Auction Market.**

There were 21 offerings at the Manhattan and Bronx salesrooms this week, and 12 were bought by parties in interest, 4 were withdrawn or adjourned, and 5 went to outside bidders. These were Joseph P. Ryan, who secured a big plot on Bathgate avenue corner of Fordham road for \$13,525; Jacob J. Tabolt, who bid \$9,075 for the tenement at 414 West 41st street; Mrs. William Battenfield, who bought the dwelling at 412 East 137th street for \$7,550; Caroline A. Wheeler, who paid \$5,500 for a similar structure at 1273 Stebbins avenue, and John M. Susser, who obtained the two-story frame building at 2130 Hughes avenue for \$4,500.

For the coming week most of the offerings will be tenements. Joseph P. Day will sell a number of vacant lots on South Oak Drive and Valentine avenue, as the result of a foreclosure brought against the Warwick Realty & Construction Co.

**Manhattan.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 13, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

**JOSEPH P. DAY.**

**Christie st, 183 (\*),** ws, 100.2 n Rivington, 24.9x96.3x25x95.4, 5-sty stn tnt & str, 4-sty ext; due, \$25,723.21; T&c, \$823.30; Wolcott G Lane trustee. 25,000  
**Thompson st (\*),** ws, 75 n Broome, 3x60; due, \$848.14; T&c, \$85.21; Raphael R Murphy. 125

**41ST st, 414 W,** ss, 203.6 w 9 av, 21.6x98.9, 4-sty bk tnt & str; Jacob J Tabolt. 9,075  
**96TH st, 324 W,** ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; withdrawn.

**144TH st, 510 W,** ss, 125 w Hamilton pl, 100x99.11, 6-sty bk tnt; adj Feb 25.  
**145TH st, 474 W (\*),** ss, 46 e Ams av, 16x99.11, 4-sty stn dwg; due, \$14,965.07; T&c, \$1,471.20; Minna G Goddard extr. 16,000  
**145TH st, 476 W (\*),** ss, 30 e Ams av, 16x99.11, 4-sty stn dwg; due, \$15,117.04; T&c, \$1,586.91; Minna G Goddard, extr. 14,000

**BRYAN L. KENNELLY.**

**36TH st, 15 W,** ns, 274 w 5 av, 24x98.9; bid in at \$85,000.  
**36TH st, 17 W (\*),** ns, 298 w 5 av, 24x98.9, 4-sty stn loft & str bldg, 3-sty ext; due, \$12,560.55; T&c, \$891.42; sub to mtg of \$75,000; Jno I Downey. 80,000  
**92D st, 18 E (\*),** ss, 237.10 e 5 av, 17.8x100.8, 4-sty & b stn dwg; due, \$37,427.16; T&c, \$1,654.10; Frances G Alexander. 35,000

**DANIEL GREENWALD.**

**Clinton st, 93,** see Pitt, 25.  
**Pitt st, 25,** ws, 100 n Broome, 25x100, 5-sty bk tnt & str; also CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & str; withdrawn.

**HERBERT A. SHERMAN.**

**6TH st, 750 (\*),** ss, 111 w Av D, 21.10x97, 3-sty bk tnt; due, \$14,827.48; T&c, \$4,737.06; Mary G Richardson et al exrs. 15,400

**L. J. PHILLIPS & CO.**

**96TH st, 320 W (\*),** ss, 225 w West End av, 41.8x100.8, 6-sty bk tnt; due, \$46,723.45; T&c, \$706.50; Simson Wolf et al exrs. 48,000

Total ..... \$242,600  
 Corresponding week 1913..... 1,140,123  
 Jan. 1, 1914 to date..... 5,499,098  
 Corresponding period 1913..... 5,739,977

**Bronx.**

The following are the sales that have taken place during the week ending Feb. 13, 1914, at the Bronx salesroom, 3208-10 3d av.

**JOSEPH P. DAY.**

**Holland av, 3644 (\*),** es, 125 n 214th, 25x95; due, \$2,262.59; T&c, \$489.49; Cath C Hill. 12,000

**Stebbins av, 1273,** ws, 79.2 s Chisholm, 25x100.2, 2-sty fr dwg; due, \$461.57; T&c, \$180; sub to a 1st mtg of \$5,000; Caroline A Wheeler. 5,500

**JACOB H. MAYERS.**

**237TH st, 412 E,** ss, 137.7 e Marthia av, 37.8x99.11, 2-sty fr dwg; due, \$949.51; T&c, \$46.58; sub to pr mtg of \$4,500; Wm & Julia Battenfield. 7,400

**HENRY BRADY.**

**Hughes av, 2130,** es, 86.3 n 181st, 16.5x85.5x16.6x85.3, 2-sty fr dwg; due, \$4,498.24; T&c, \$50; Jno M Susser. 4,500

**BRYAN L. KENNELLY.**  
**Anthony av (\*),** ws, 135.7 n 174th, 100.2x90x100x88.11, vacant; due, \$6,052.39; T&c, \$475; Wm H Steinkamp. 6,000

**L. J. PHILLIPS & CO.**

**Bathgate av,** sec Fordham rd (No 528), 100.5x82.5x100.7x82.5, 2-sty fr dwg & vacant; due, \$13,092.11; T&c, \$610.88; Jos D Ryan. 13,525

**Fordham rd, 528,** see Bathgate av, sec Fordham rd.

**M. MORGENTHAU, JR., CO.**

**171ST st, 496 E (\*),** ss, 140 w 3 av, 16x100, 2-sty fr dwg; due, \$1,317.76; T&c, \$63.36; sub to mtg of \$3,000; Morris Cooper. 3,554

Total ..... \$52,479  
 Corresponding week 1913 ..... 64,223  
 Jan. 1, 1914 to date..... 739,496  
 Corresponding week 1913..... 753,285

**Brooklyn.**

The following are the sales that have taken place during the week ending Feb. 10, 1914, at the Brooklyn Sales rooms, 189 Montague street:

**WILLIAM H. SMITH.**

**DEAN ST (\*),** ss, 110 w Howard av, 20x107.2; Mae M Bertges.....\$5,050.00  
**HART ST (\*),** ns, 185 w Throop av, 20x100; Chas H Smith..... 4,500.00  
**HERKIMER ST (\*),** ns, 80 w Rochester av, 40x100; Louis Rosenberg Realty Co..... 7,000.00

**MILFORD ST,** es, 590 n Hegeman av, 20x100; Cosmo D O'Neil..... 2,100.00  
**E 16TH ST,** ws, 200 s Beverly rd, 50x75; withdrawn

**17TH ST (\*),** nes, 340.3 e Prospect Park W, 40x15.6; also 17TH ST, nes, 380.3 e Prospect Park W, 20.4x15.6; Christine Carmichael..... 8,900.00

**19TH ST,** sws, 225 se 8 av, runs sel24.3 xsw45.1xsw55.1xnw122.7xne100.2 to beg; Walter T Scott.....12,100.00  
**E 35TH ST (\*),** es, 97.\* s Av D, 100x100; Wm Geyer..... 100.00

**42D ST,** sws, 230.8 nw Ft Hamilton av, 75x100.2; A B Roberts..... 4,500.00  
**CHESTER AV,** sec Tehama, 200x100x irreg; withdrawn

**SCHENECTADY AV,** es, 99.3 s St Marks av; A B Roberts..... 4,000.00  
**3D AV,** ws, 65 s 77th, 20x90; also 52D ST, nes, 140 se 3 av, 20x100.2; withdrawn

**15TH AV,** ses, 20 ne 75th, 40x90; Action 1; Ernst C Waldeck..... 1,975.00  
**15TH AV (\*),** ses, 60 ne 75th, 20x90; Action 2; Phebe L Geran..... 2,250.00  
**15TH AV (\*),** ses, 80 nw 75th, 20x90; Action 3; Phebe L Geran..... 2,000.00

**WILLIAM P. RAE.**

**BAINBRIDGE ST (\*),** ns, 461.3 e Ralph av, 17.9x100; Mortgage Securities Co., 13TH ST (\*), sws, 364.6 nw 7th av, 16.8x100; South Brooklyn Savgs & Loan Ass'n..... 2,250.00

**70TH ST (\*),** ss, 220 e 8th av, 20x100; Sam'l B Henderson et al, defs..... 4,200.00  
**SARATOGA AV,** es, 61.8 s Eastern Pkwy Extension, 20x107.11; Moses Bernstein..... 5,860.00

**CHAS. SHONGOOD.**

**E 107TH ST (\*),** nes, 360 nw Av F, 20x100; Louise Morlot..... 200.00  
**FRANKLIN AV (\*),** es, 40.6 s Union, 30.2x100; Action 1; Rosa Wasserman..... 4,500.00  
**FRANKLIN AV (\*),** es, 70.8 s Union, 30.2x100; Action 2; same..... 4,100.00  
**13TH AV (\*),** es, 80 s 75th, 20x80; Henry Kettelhodt..... 4,900.00

**JAMES L. BRUMLEY.**

**BRADFORD ST (\*),** nwc Belmont av, 40x100; also EAST NEW YORK AV, sec Sackman, 49.1x132.1; Louis N Feldman..... 11,300.00

Total ..... \$97,035.00  
 Corresponding week, 1913.....147,928.00

**ADVERTISED LEGAL SALES.**

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

**Manhattan.**

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

**FEB. 14.**  
 No Legal Sales advertised for this day.

**FEB. 16.**  
**MAIDEN LA,** 135-7, see Water, 153.  
**ST MARKS PL,** 54; ss, 250 e 2 av, 25x97.6, 4-sty stn tnt; Emelius Stigeler—Louis Teven et al; Edwin C Colwell (A); 43 Cedar; Jno H Jones (R); due, \$3,765.71; T&c, \$2,000; Joseph P Day.

**WATER ST, 153,** nec Maiden la (Nos 135-7), 20.8x52.8x20.2x52.11, 6-sty bk loft & str bldg; Katherine L Meuser—Ahrend Schierenbeck et al; Thos J Farrell (A), 20 Vesey; Howard Humiston (R); due, \$18,782.83; T&c, \$822.60; sub to pr foreclosure on which is due \$20,488.63, &c; mitg recorded June'10; Herbert A Sherman.

**128TH ST,** 60 W, ss, 172.6 e Lenox av, 37.6x99.11, 6-sty bk tnt; Valentine E Macy et al trstes—Longvale Constn Co et al; Davison & Underhill (A), 26 Court, Bklyn; Jno Z Lowe, Jr (R); due, \$41,918.23; T&c, \$2,027.03; mitg recorded Apr'05; Joseph P Day.

**133D ST,** 138 W, ss, 374.1 e 7 av, 25x90.11, 4-sty stn tnt; N Y Trust Co et al trstes—Fredricka Meyer et al; Middleton S Borland (A), 46 Cedar; Jos T Ryan (R); due, \$13,934.69; T&c, \$483.25; Bryan L Kennelly.

**133D ST,** 142 W, ss, 324.10 e 7 av, 25x99.11, 4-sty stn tnt; Lincoln Trust Co—Fredricka Meyer et al; Bowers & Sands (A), 46 Cedar; Jay N Emley (R); due, \$13,934.91; T&c, \$483.25; Jacob H Mayers.

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Advertised Legal Sales—Manhattan—Continued.

133D ST, 140 W, ss, 349.10 e 7 av, 25x99.11, 4-sty stn tnt; J Harsen Purdy—Fredericka Meyer et al; Bowers & Sands (A), 46 Cedar; Melvin G Palliser (R); due, \$13,937.09; T&C, \$483.25; Jacob H Mayers.

FEB. 17.

HOUSTON ST, 503 E, ss, 60 w Mangin, 20x75, 3-sty bk tnt & str; Sarah A Delacy—Sadie Frankel et al; Lewis S Goebel (A), 41 Park Row; Sanford S Gowdey (R); due, \$8,134.19; T&C, \$727.22; mort recorded Aug 14, 1906; Joseph P Day.

31ST ST, 115 E (rear), beg at a point 203.11 w Lex av & 62.7 n 31st st, runs w 21.3xn 34.7xe 21.1xs 35.6 to beg; vacant; sheriff's sale of all right, title, &c, which Julia D Martin had on Oct 25, 1909, or since; Willard Roby (A), 34 Nassau; Max S Grifenhagen, sheriff; Daniel Greenwald.

62D ST, 160 W, see Ams av, 49-55.

161ST ST, 581 W, see Bway, 3860-6.

164TH ST, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Edw D Fife Jr—Yetta Nibur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, \$1,846.46; T&C, \$715.07; Joseph P Day.

AMSTERDAM AV, 49-55, sec 62d (N 160), 100.5x100; 2-sty bk str; Wolcott G Lane et al al, exrs—49 Ams Av Co et al; Miller, King, Lane & Trafford (A), 80 Bway; Paul Jones (R); due, \$77,434.81; T&C, \$1,902; mort recorded May 13, 1907; Joseph P Day.

BROADWAY, 3860-6, nec 161st (No 581), 99.11 99.10; 6-sty bk tnt & str; Moe A Isaacs et al—Frances Mendham et al; Jos S Rosalsky (A) 346 Bway; Samuel H Wandell (R); due, \$45,607.59; T&C, \$2,231.99; sub to first mtg \$170,000; mort recorded Sept 25, 1911; Joseph P Day.

8TH AV, 2180, es, 50.5 s 118th, 25x75, 5-sty bk tnt & str; Edgerton Park Co—Thos J Coffey et al; Jacob Walz (A), 271 W 125th; Alex Rosenthal (R); due, \$4,853.52; T&C, \$3.50; M Morgenthau Jr Co.

FEB. 18.

38TH ST, 123 E, ns, 75 w Lex av, 17x98.9; 4-sty & b stn dwg, 2-sty ext; Henry Burden, trustee—E Everett Thorpe et al; Eugene Smith (A), 49 Wall; Townsend Morgan (R); due, \$36,030.69; T&C, \$829.45; Joseph P Day.

FEB. 19.

109TH ST, 128 E, ss, 120 w Lex av, 19x100.11, 4-sty bk tnt; Richard Lathers Jr et al, trstes—Sarah Bird et al; R & E J O'Gorman (A), 51 Chambers; Alex Brough (R); due, \$7,929.81; T&C, \$181; Joseph P Day.

124TH ST, 325 E, ns, 360 w 1st av, 20x100.11, 3-sty & b stn dwg; Albt Jarmulowsky et al; —Jas C Russell et al; Theo K McCarthy (A), 43 Exch pl; Philip J McCook (R); due, \$6,440.01; T&C, \$163.85; Joseph P Day.

FEB. 20.

112TH ST, 328-32 E, ss, 325 e 2d av, 75x100.10, 2-4-sty bk tnts & str & 3-sty bk stable; sheriff's sale of all right, title, &c, which Joseph Faggelle had on July 3, 1912; Albert & Albert (A), 149 Bway; Max S Grifenhagen, sheriff; Daniel Greenwald.

120TH ST, 152 W, ss, 225 e 7th av, 16.8x 100.7x16.8x100.11, 3-sty & b stn dwg; Mary A Kaufman—Jas M Scofield et al; Sigmund Wechsler (A), 233 Bway; Wm S Grey (R); due, \$2,532.08; T&C, \$126.65; Joseph P Day.

131ST ST, 132 W, ss, 370 e 7 av, 20x99.11, 4-sty & b stn dwg; Columbia Knickerbocker Trust Co, trste—Max Blanck et al; Cary & Carroll (A), 59 Wall; Nathan Burkan (R); due, \$12,569.31; T&C, \$380.25; mtg recorded Oct 29, 1908; Joseph P Day.

153D ST, 538 W, ss, 225 e Bway, 25x99.11, 5-sty bk tnt; William Rankin—Loretta A Harrison et al; Patterson & Brinckerhoff (A), 43 Cedar; Carl Ehlermann Jr (R); due, \$3,710.88; T&C, \$546.50 sub to a prior mtg of \$22,000; Joseph P Day.

FEB. 21 &amp; 23.

No Legal Sales advertised for these days.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

FEB. 14.

No Legal Sales advertised for this day.

FEB. 16.

UNION AV, 718, es, 173.6 s 156th, 18.9x93.6, 2-sty & b bk dwg; Danl D Bailey trste Katie E Russell et al; Herman W Booth (A), 299 Bway; Jos R Truesdale (R); due, \$6,599.04; T&C, \$358.85; mtg recorded Jan 3'10; M Morgenthau, Jr, Co.

FEB. 17.

218TH ST, E, ss, 175 w Paulding av, 25.1x 109.4; Daniel London—Arthur J Mace et al; Jos Gans (A), 140 Nassau; John H Rogan (R); due, \$342.04; T&C, \$74.10; John S Mapes.

218TH ST, E, ss, 150.1 w Paulding av, 25x109.4; Same—Same; Same (A); Same (R); due, \$342.04; T&C, \$74.93; John S Mapes.

218TH ST, E, ss, 200.1 w Paulding av, 25.1x 109.4; Same—Same; Same (A); Same (R); due, \$324.04; T&C, \$74.66; John S Mapes.

ANDREWS AV, 2299, ws, 550 s Fordham rd, 50x 125; 2-sty bk dwg; Antoinette Cahill—Alberta M Tench et al; Henry E Tobey (A), 66 Broadway; Irving J Joseph (R); due, \$13,050.94; T&C, \$1,022.80; Samuel Marx.

KATONAH AV, 4319, ws, 75 s 238th, 25x85; 2-sty fr dwg; Central Mortgage Co—Henrietta P Nickels et al; Otis & Otis (A), 60 Wall; Frank A Acer (R); due, \$4,623.49; T&C, \$129.84; Bryan L Kennelly.

FEB. 18.

146TH ST, 287 E, ns, 161.6 e Morris av, 16.8x 110; 4-sty bk tnt; Fredk W Horton—Robt O Huson et al; Peck & Schmidt (A), Port Chester, N. Y.; Fredk R Rich (R); due, \$8,339.65; T&C, \$216.04; Joseph P Day.

FEB. 19.

187TH ST, E, sec Valentine av, see Valentine av, 2426-36.

187TH ST, E, sec Tiebout av, see Valentine av, 2426-36.

187TH ST, E, nec Valentine av, see Valentine av, 2426-36.

187TH ST, 547 E, see Valentine av, 2426-36.

HOLLAND AV, sec So Oak dr, see So Oak dr, swc Holland av.

HOLLAND AV, sec So Oak dr, see So Oak dr, swc Holland av.

SOUTH OAK DR, sec Holland av, see So Oak dr, swc Holland av.

SOUTH OAK DR, swc Holland av, 28.10x89.5x 25x75.1; also SOU.H OAK DR, sec Holland av; runs e 128.4xs98.9xn25xw100xn99.9; Holland av, es, 100 n Burke; 50x100; Wallace av, ws, 100 n Burke, 25x100; Wm C Trull—Warwick Realty &amp; Const Co et al; Lawrence E French (A); Henry Smith (R); due, &amp;c, \$5,335.69; T&amp;C, \$1,400; Joseph P Day.

TIEBOUT AV, swc 187th, see Valentine av, 2426-36.

VALENTINE AV, sec 187th, see Valentine av, 2426-36.

VALENTINE AV, 2426-36, nec 187th (No 547), 100x135, 2-sty fr dwg &amp; vacant; also 187TH ST, ss, whole front between Valentine &amp; Tiebout avs, runs s13.3xe85xs25.1xe150 to Tiebout av xn38.3xw235 to beg, vacant; National Savgs Bank of the City of Albany—Marie J C Carey et al; Harold Swain (A), 176 Bway; Chas H Ayres (R); due, \$16,093.16; T&amp;C, \$452.50; Herbert A Sherman.

WALLACE AV, ws, 100 n Burke, see So Oak dr, swc Holland av.

FEB. 21 &amp; 23.

No Legal Sales advertised for these days.

Brooklyn.

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

FEB. 14.

BAY RIDGE AV, ns, 415 w 19 av, 25x100; Geo Wood et al—Mary E Walsh et al; N Otis Rockwood (A), 71 Bway, Manhattan; Oscar W Swift (R); Joseph P Day.

FEB. 16.

BERGEN ST, ss, 97.6 e Schenectady av, 26x127x irreg; Albt Zopfe et al—Max Brooks et al; Saml Seiderman (A), 26 Court; Philip F Rosenberg (R); Chas Shongood.

BERGEN ST, ns, 381 e Nostrand av, 19x107.2; Jno Wills et al—Louis Ehrenberg et al; Alvan R Johnson (A), 189 Montague; Jno F Coffin (R); Wm H Smith.

TILLARY ST, ss, 58.4 w Franklin av, 50x100; Wm Meyer—Ellen T Cassidy et al; Van Alen & Dyckman (A), 215 Montague; Louis Karasik (R); Wm H Smith.

ATKINS AV, ws, 140 s New Lots av, 80x100; Linda Hulse—Christopher G J Theuerholz et al; Jacob Brinner (A), 26 Court; Chas B Law (R); Wm P Rae.

21ST AV, swc 77th, 80x240x irreg; also 78TH ST, ns, 320 w 21 av, 140x100; Jno Skelly—Georgian Constn Co et al; Arthur C Rowe (A), 2 Rector, Manhattan; Jas T Williamson (R); Wm H Smith.

FEB. 17.

CONGRESS ST, ss, 80 e Henry, 20x72.6; Franklin Trust Co—Edw H McKee et al; McKee, Brewster & Morgan (A), 20 Exchange pl, Manhattan; Howard E Greene (R); Chas Shongood.

ROBINSON ST, ss, 76.3 w Nostrand av, 280x 122; Bond & Mortgage Guarantee Co—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Harry Wishnew (R); Wm H Smith.

STATE ST, ss, 360 e 3 av, 20x90; Mary A Pagan—Thomas Aris et al; Rutherford S Moorhead (A), 189 Montague st; Samuel E. Maires (R); Wm P Rae.

SUMPTER ST, ss, 425 e Ralph av, 25x100; L Townsend Burden—Samuel Cohen et al; Waldo & Ball (A), 290 Broadway, Manhattan; Wm. S. O'Connell (R); Wm. H. Smith.

VAN BRUNT ST, 351, ss, 50 w Wolcott, 25x90; Catherine Durney—Robert Brierton et al; John V Cain (A), 44 Court st; Joseph A. Kennedy (R); Wm H. Smith.

W 9TH ST, ws, 37 n Av R, 17x100; South Brooklyn Savgs Inst—Fannie A Kenick et al; Coombs & Whitney (A), 44 Court; R B Honeyman (R); Wm P Rae.

E 23D ST, es, 470 n Av G, 40x100; Ella J Doig—Eliz Pfister et al; Payne, Wood & Littlejohn (A), Mineola, N. Y.; Edw. L. Frosty (R); Wm. P. Rae.

58TH ST, nes, intersec. ses 16 av, 90x100.2; Zebia M Atherton et al—Annie C. Clinton et al; Watson & Kristeller (A), 100 William st; Jacob Kirschenbaum (R); Wm. H. Smith.

72D ST, sws, 320 se 8 av, 20x100; Franziska Drissler—Geo. Trebing et al; Reynolds & Geis (A), 359 Fulton st; Walter M. Effross (R); Wm. P. Rae.

EAY RIDGE AV, nes, 330.3 se 2 av, 80x290; Jennie L Church—Antonio Musica et al; Dykman, Oeland & Kuhn (A), 177 Montague st; Benjamin T. Hock (R); Charles Shongood.

BEDFORD AV, sws, 74.11 nw Rodway, 21.1x 100; Chas. F. Rabell—Morris Neuwerth et al; Burlock E. Rabell (A), 38 Park Row, Manhattan; John D. Mason (R); Wm. H. Smith.

FRANKLIN AV, ws, 62 s Crown, 80x38.9; parcel of land beg. at a point formed by intersec. east boundary line of land of J. C. Freete and line parallel with and distant 62 s Crown, and 53.9 w Franklin av, runs w 16.3xs20xw20 x s60xe51.3 x n81.7 to beg.; Thomas A. Devan—Marcus Rosenthal et al; John M. Rider (A), 44 Cedar st, Manhattan; Albert E. Richardson (R); Wm P Rae.

WILLIAMS AV, ws, 270.8 n Hegeman av, 19.4 x100; Frederick J. Heidenreich—Square Building Co. Inc. et al; Action No. 1; Bernhard Bloch (A), 233 Broadway, Manhattan; Jacob W. Kahn (R); Charles Shongood.

WILLIAMS AV, ws, 251.4 n Hegeman av, 19.4 x100; same—same; Action No. 2; same (A); Same (R); Charles Shongood.

WILLIAMS AV, ws, 230 n Hegeman av, 21.4x 100; same—same; Action No. 3; same (A); same (R); Charles Shongood.  
 4TH AV, ws, 53.6 n 57th st, 33.4x100; Frederick W. Huber—Walter P. Vining et al; Gustav Lange Jr., (A), 257 Broadway, Manhattan; Roger G. Langdon (R); Thomas Hovenden.

**FEB. 18.**

RUTHERFORD PL, sec, Bay 17th, 96.8x 25; Alice M. Sweeney—Isaac Briskman et al; Harry L. Thompson (A), 75 Remsen st; Anthony F. Tuozzo (R); Wm. P. Rae.  
 STANHOPE ST, ses, 100 sw Central av, 16.1x 114.3; Isaac Simon—Ida Frey et al; Zirn & Zirn (A), 14 Graham av; George Tiffany (R); Wm. P. Rae.  
 HOPKINSON AV, ws, 92.11 s Pitkin av, 75x 100; Lawyers Title Ins. & Trust Co.—Sam Howe Amusement Co. et al; Dean, Tracy & McBarren (A), 160 Broadway, Manhattan; Frederick P. Bellamy (R); Wm. H. Smith.  
 NORMAN AV, ss, 75 e Russell, 25x95; Augustus Smith—Wm. L. Felter et al; Arthur Smith (A), 111 Broadway, Manhattan; Chas. C. Miller (R); James L. Brumley.  
 WASHINGTON AV, es, 119.7 n St. Marks av, 19.1x131; Josephine Blow et al—Charles Kleinfelder et al; Dana & Clarkson (A), 44 Court st; Alexander McClinchie (R); Wm. H. Smith.

**FEB. 19.**

CRESCENT ST, ws, 266.8 n Fulton st, 60x105; Richard A. Rice—Gustave A. Frietsche et al; George H. Boyce (A), 110 Van Siclen av; Frederick A. Drake (R); Wm. H. Smith.  
 GRAND ST, sec Rodney, 25.2x77; Daniel L. Mott—Adolph L. Factor et al; Hugo J. Stelzner (A), 98 Broadway, Manhattan; Frank H. Innes (R), Frank H. Innes.  
 LINCOLN PL, ss, 85 e Utica av, 20x100; Jacob Greenberg—Minnie Ringen et al; David Weiss (A), 200 5th av, Manhattan; Sidney H. Weinberg (R); Charles Shongood.  
 NEW UTRECHT AV, ws, 100 s 49th st, 20x 100; Henry I. Liebman—Barnet Waldman et al; H & J I Lesser (A), 320 Broadway, Manhattan; Chas H. Schwartzman (R); Charles Shongood.

**FEB. 20.**

DIAMOND ST, es, 325 s Nassau av, 28.3x88.3; Wm. H. Rockwell—Wm. L. Felter et al; Arthur Smith (A), 111 Broadway, Manhattan; Fred M. Ahern (R); Wm. P. Rae.  
 FRANKLIN AV, es, 100.10 s Union st, 30.2x 100; Eastern District Savings Bank of the City of Brooklyn—Justus Doenecke et al; Action No. 2; Chas. L. Sicard (A), 150 Nassau st, Manhattan; Henry Welsman (R); Charles Shongood.  
 GLENMORE AV, nwc Georgia, 20x75; David Shapiro et al—Jacob Rayvid et al; Kugel & Saxe (A), 1699 Pitkin av; Wm. P. Pickett (R); Wm. P. Rae.  
 LAFAYETTE AV, ns, 20 w South Elliott st, 62x80xirreg.; Dime Savings Bank of Brooklyn—Richard W. Annin et al; Dykman, Oeland & Kuhn (A), 177 Montague st; Jesse W. Johnson (R); James L. Brumley.  
 ROCKAWAY AV, ws, 330.6 s Pitkin av, 46x 100; Jacob Meadow—Simon Shnaiper et al; Kugel & Saxe (A), 1699 Pitkin av; Joseph Goldstein (R); Charles Shongood.

**FEB. 21 & 23.**

No Legal Sales advertised for these days.

**FORECLOSURE SUITS.**

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

**Manhattan.**

**FEB. 7.**  
 81ST ST, 531 E; Jno S Sutphen et al—Maurice S Konheim et al; Moses, Morris & Henderson (A).  
 96TH ST, 334 E; Louis T. Lehmyer—McKeon Realty Co et al; Norwood & Marden (A).  
 114TH ST, 71 E; Milton J. Bach—Jno Schwarzkopf et al; Riegelman & Bach (A).  
 129TH ST, 247 W; Bowery Savgs Bank—Peter A. French et al; Cadwalader, Wickersham & Taft (A).  
 132D ST, 227 W; Mary Woytisek—Saml P. Fields et al; L S Lewkowitz (A).  
 144TH ST, 509 W; Estelle Clark—Henry B. Kirkland et al; Fuller & Prest (A).

**FEB. 9.**

GRAND ST, nec Cannon, 50x100; Jacob Levy—Kassel Oshinsky et al; Arnstein & Levy (A).  
 MADISON ST, 147; Arnold Thayer et al—Abr Lewis; J F Coffin (A).  
 49TH ST, 126-8 W; Felix Hirsch—Carolyn M. Swiney et al; L. Werner (A).  
 49TH ST, 126-8 W; Felix Hirsch—Carolyn M. Swiney et al; L. Werner (A).  
 83D ST, 35 W; Felicitas Fuhr—Chas F. Wilder, Sr et al; A W Venino (A).

**FEB. 10.**

13TH ST, ns, 125 w 6th av, 20x100; Thomas Develon, Jr—Sheppard Knapp & Co et al; R O L Fay (A).  
 23D ST, 250-252 W; also 22D ST, 261-265 W; Mutual Life Ins Co of N Y—Fanne C. Hoadley et al; F L Allen (A).  
 108TH ST, ss, 225 w 2d av, 25x100.11; Jos Fritz—Leopold D V Shea et al; Amend & Amend (A).  
 LEXINGTON AV, 1795; Rachel Bacharach—Margaret J Crawford et al; I Cohen (A).

**FEB. 11.**

DELANCEY ST, 268; Julia Bacharach—Jacob D. Furman et al; A R Lesinsky (A).  
 DELANCEY ST, ns, 32.6 e Orchard, 27.6x75; Henrietta Underhill—Jacob Volk et al; E P. Lyon (A).  
 ESSEX ST, 71; Berenice L. Baumann—Louis Pollock et al; Fixman, Lewis & Sellsgberg (A).  
 FULTON ST, 112; Mary G. Davis—Chas A. Reilly et al; M S Hart (A).  
 STANTON ST, 12; Henry F. Knapp—Nathan Kohn et al; S H Halstead (A).

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Foreclosure Suits, Manhattan (Continued).

22D ST, 32 W; Seamen's Bank for Savgs in the City of N Y—Julius E Siegel et al; Cadwalader, Wickersham & Taft (A). 61ST ST, 241 W; Metropolitan Savgs Bank—Israel H Goldberg et al; A S & W Hutchins (A). 110TH ST, 336 E; Niagara Life Ins Co et al—Eugene B Schiller et al; Gregg & McGovern & J C Kadane (A). 115TH ST, 65 W; Wm Parkin—Isaac Goodstein et al; F de P Foster (A). 131ST ST, 64 W; also 128TH ST, 119 E; also 131ST ST, 8-12 E; Abr Siegel Realty Co—Sarah McCormick et al; J Sapinsky (A). 180TH ST, ss, 100 w Ams av, 75x100; two actions; Margt S Brandreth et al—Hayman Wallach et al; G Whittlesey (A). 5TH AV, 1489; Jas R Roosevelt et al—Inter City Land & Securities Co et al; amended; Cary & Carroll (A). FEB. 13. MADISON ST, 353; Adelaide K Thomas—Geo B Hayes; amended; House, Grossman & Vorhaus (A). 55TH ST, nec Av A, 79.8x25.5; German Savgs Bank in the City N Y—Elsie Max; M Auerbach (A). 107TH ST, 68 W; Rental Mortgage Securities Corp—First Preferred Realty Corp et al; J L Goodwin (A). 131ST ST, ns, 135 e Lenox av, 100x99.11; two actions; Manhattan Savgs Institution—Eljay Realty Co et al; Rapallo & Kennedy (A). 141ST ST, 239-41 W; Rental Mortgage Securities Corp—Inter City Land & Securities Co et al; J L Goodwin (A). 141ST ST, ss, 100 w Lenox av, 100x99.11; same—same; J L Goodwin (A). BROADWAY, 822-4; Title Guarantee & Trust Co—822 & S24 Broadway Co, Inc, et al; H Swain (A). 2D AV, swc 65th, 47x100 x Irreg; N Y Trust Co—Arpad Wellish et al; Bowers & Sands (A).

Bronx.

FEB. 6. OLD BOSTON RD, intersection ss land of Strauss; Sound Realty Co—Cathleen Turney et al; L E Marx (A). FEB. 7. EASTBURN AV, es, 213.3 n 174th, 25x95; Board of Education of the Reformed Church of America—Sarah Cohen et al; C L Livingston (A). FEB. 9. JENNINGS ST, ns, 110 e Union av, 46x64.7x Irreg; Henry Krauth—Eliz C Specht et al; A H Bloch (A). ST ANN'S AV, 150; Agnes Carpenter—Mickey Berg et al; W & G Chamberlin (A). SOUTHERN BLVD, es, abt 151 n Freeman, 26.3x 99.11x25x99.3; James Neil et al—Bertha Frey et al; Blandy, M & S (A). SOUTHERN BLVD, es, abt 131 n Freeman, 26.8 x99.3x25x101.5; Jessie Neil—Bertha Frey et al; Blandy, M & S (A). FEB. 10. LAFAYETTE ST, ws, Lot known as letters Q Q, Map of Unionport; Bronx Security & Brokerage Co et al—Carlo Antonio et al; J W Bryant (A). FEB. 11. BELMONT AV,\*\* nws, 200 sw 177th, 50x100; Mary T Hughes—Wm A Wallas et al; amended; Coudert Bros (A). \*\*Recorded in N Y County.

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

FEB. 5, 6 & 7. No Judgments in Foreclosure Suits filed these days. FEB. 9. 29TH ST, sws, Lot 400, map of estate of Cornelius Ray; Anna I Marsh—Helen J M Robinson et al; Alex & Ash (A); Jno H Rogan (R); due. \$3,416.31 FEB. 10. 62D ST, ss, 155 w 2 av, 20x100.5; New Jersey Title Guarantee & Trust Co—Augusta E Mohr; Cary & Carroll (A); Jos R Tinsdale (R); due. \$11,068.06 109TH ST, 337 E; Wm P Douglas—Louis Leiman; Bowers & Sands (A); Henry Smith (R); due. \$19,382.64 FEB. 11. No Judgments in Foreclosure Suits filed this day. FEB. 5. 175TH ST,\*\* nwc 3 av, 96x54.2; East River Savgs Institution—175th St & 3d Av Corp; Omri F Hibbard (A); Harry N French (R); due. \$19,431.30 3D AV, \*\* ws, 104.7 n 175th, 50.6x104.7; same—same; same (A); Edmund J Tinsdale (R); due. \$10,282.64 FEB. 6, 7, 9, 10 & 11. No Judgments in Foreclosure Suits filed these days. \*\*Recorded in N Y County.

LIS PENDENS.

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

Manhattan.

FEB. 7. 4TH AV, swc 18th, 42x78.7; also 4TH AV, es, 80 ne 17th, 25.6x115; LAND bounded nw by 17th, ne in rear by a line parallel with st distant 131 ft, nw by line parallel with 4 av, distant 115 ft, se by line parallel with 4 av,

distant 125 ft, 1/4 part; also BROADWAY, ws, equidistant bet 60th & 61st, runs n28.10 xw125.4xs25xe139.10 to beg; also MADISON AV, sec 78th, 82.2x100xirreg; also MACOMB'S DAM RD, ws, plots 1 to 6, map of prop of E H Johnson, West Farms; Mary B Averill et al—Forbes J Hennessey et al; partition; Goldsmith, Cohen, Cole & Weiss (A).

FEB. 9.

102D ST, ns, 355 e 3 av, 25x100.11; Chas A Robinson—Benj Jacobs et al; Rollins & Rollins (A). 2D AV, 948; Peter Ruge—Yetta Jacobs et al; L Wendel, Jr (A). 2D AV, ws, bet 117th & 118th, Lot 26; Rudolph Wallach Co—Joshua York et al; amended foreclosure of tax lien; A Weymann (A).

FEB. 10.

1ST ST, 12-16; also 2D AV, 35; Jacob P Adler—Max R Wilner et al (action to impress trust, etc); J A Seidman (A).

FEB. 11.

30TH ST, ss, 172.8 e 9 av, 18.4x98.9; also 48TH ST, 321 W; also 48TH ST, 323 W; also 48TH ST, 311 W; also 48TH ST, ns, 278 w 8 av, 18x100.5; also 48TH ST, ns, 296 w 8 av, 18x100.5; also 52D ST, 307 W; also 47TH ST, ss, 80 w 9 av, 20x50; also 47TH ST, 402 W; Margt E Baker—Ellz M Myers et al; amended partition; Rollins & Rollins (A). 60TH ST, 128 E; Sandhop Contracting Co—One Hundred & Twenty-eight East Sixtieth St Co; action to foreclose mechanics lien; R Kelly (A). 95TH ST, 151 W; Ignatz Erber—Jno P Magner; specific performance; J L Linehan (A).

FEB. 13.

61ST ST, ns, bet 1 av & Av A, Lot 10; Rudolph Wallach Co—Isaac Lieberman et al; foreclosure of tax lien; A Weymann (A). BROADWAY, 346; Theo W Morris et al—N Y Life Ins Co et al; action to foreclose mechanics lien; Thompson & Fuller (A). CENTRAL PARK W, nwc 88th, 75.6x100; Otis Elevator Co—Progress Club of NY et al; action to foreclose mechanics lien; H L Brant (A).

Bronx.

FEB. 6. No Lis Pendens filed this day. FEB. 7. MACOMB'S DAM RD, ws, at sec Plot 6, 234.8x 353.7xirreg; Mary B Averill et al—Forbes J Hennessey et al; partition suit; Goldsmith, C C & W (A). LOT 365 map of Washingtonville—Lillian W White—Dora A Taubert; action to foreclose tax lien; Williamson & B (A). LOT 712 map of Laconia Park; Lillian W White—Marcella M Oakes et al; action to foreclose tax lien; Williamson & B (A). LOT 711 map of Laconia Park; same—same et al; action to foreclose tax lien; same (A). FEB. 9. BAILEY AV, es, bet Fort Independence st & 238th, also 238th st, lot 120; Kabee Realty Co—Jos L O'Brien et al; action to foreclose tax lien; B Bodenheimer (A). GARRISON AV, ws, bet Lafayette & Longwood avs, lot 48; Kabee Realty Co—Barnet Lipiansky et al; action to foreclose tax lien; B Bodenheimer (A). LOT 281 map of Laconia Park, 25x136.4; Lillian W White—Charles Hefferman et al; action to foreclose tax lien; Williamson & Bell (A).

FEB. 11.

No Lis Pendens filed this day.

Brooklyn.

FEB. 5. BALTIC ST, ss 434 e 3 av, 26.6x100; Jos Tuozzo—Michl Tuozzo et al; Klernan & Moore (A). DODWORTH ST, ws, 74 s Bushwick av, 19.10 x90x20x90; David B Jacobs—Lillian Marks et al; M E Lehman (A). DOUGLASS ST, ss, bet Hoyt & Bond, —x—; City Tax Lien Co—Jno H Wright et al; foreclosure of tax lien; S Marion (A). HERKIMER ST, swc Saratoga av, 58x98; Marion C Smith—Caroline E Bellhardt et al; J A Anderson (A). LEONARD ST, nec Maujer, 100x100; City of NY—Mary A Burkett et al; to acquire a title; F L Polk (A). PRESIDENT ST, ss, 320 e Albany av, 20x120.3; Henry L C Wenk Jr—Princess Anne Co et al; C F Corner (A). PRESIDENT ST, ss, 360 e Albany av, 20x120.3; Henry L C Wenk—same; same (A). PROSPECT ST, ss, bet Pearl & Jay, —x—; City Tax Lien Co—Le Grand L Clark et al; foreclosure of tax lien; S Marion (A). ST PAUL'S PL, es, 158.7 s Woodruff av, 18x 108.2; Williamsburg Savgs Bank—Jennie G Dowsey et al; S M & D E Meeker (A). SEIGEL ST, ns, 125 e Graham av, 25x100; Title G & T Co—Eliz Simon et al; T F Redmond (A). SEIGEL ST, ns, 150 e Graham av, 25x100; Wesleyan University—same; same (A). E 109TH ST, ws, 195 s Glenwood rd, 40x100; Cassandra M Clarke—Richd A Niehorster et al; M H Elliott (A). CLINTON AV, es, 245.11 s Myrtle av, 65.10x200; East River Savgs Inst—Margt A McCullough; O F Hibbard (A). CONEY ISLAND AV, es, 260.4 n Av S, 120x 100; Albt Berry—Rebecca Stein et al; G C Case (A). NEW YORK AV, ws, 78.9 s Carroll, 19.7x100; Williamsburg Savgs Bank—Ellen Conklin et al; S M & D E Meeker (A). 3D AV, es, 91 s 10th, 17.9x70; Fannie Johnston—Thos K West et al; H J Davenport (A). 3D AV, swc 25th, 76x80x50x85; also 3D AV, es, 110 s 24th, 10x100x42.1x—; also 25TH ST, nes, 80 se 3 av, —x76x45x—; also PLOT begins 110.2 s 24th & 100 e 3 av, runs e20.7xw —xn6.9 to beg; Regina Krombach—Theo Krombach et al; partition; M M Himowich (A). 77H AV, ws, 50 s Lincoln pl, 33.4x110; Wm H Post—Michl J Whelan et al; Davison & Underhill (A).

**FEB. 6.**  
**BUTLER ST**, ns, 215 e Buffalo av, 50x127.9; also LOTS 478-9 on map of land of Nicholas Schenck, Jr; also JOHN ST, ses, 108 s Davis av, 22x210; also LAND under water of Jamaica Bay in front of prop above described; Walter Bishop—Chas Bishop et al; partition; McDonnell & Lebett (A).  
**DOBBIN ST**, ws, 150 n Nassau av, 26.1x84.10x 25x92.5; Williamsburgh Savgs Bank—Patt O'Connor et al; S M & D E Meeker (A).  
**DOBBIN ST**, ws, 175 n Nassau av, 26.1x92.5x25 x100; same—same; same (A).  
**DOUGLASS ST**, es, 192.11 n Sutter av, 25x100; Edmund D Teller—Matthew Pollock et al; Solinger & Solinger (A).  
**JUNIUS ST**, ws, 215 s Liberty av, 75x100; Spiner Constn Co—Block & Greenberg Lumber Co; Smith, Doughty & W (A).  
**UNION ST**, ss, 280 e Kingston av, 20x100; Williamsburgh Savgs Bank—Percy G Farquharson et al; S M & D E Meeker (A).  
**WALLABOUT ST**, nwc Throop av, 50x100; Poughkeepsie Savgs Bank—Saml Washaw et al; T F Redmond (A).  
**W 5TH ST**, nec Sea Breeze av, 63.6x124.9x73.5x 119.6; Richd M Hoe—Nathan Levy et al; H L Thompson (A).  
**W 7TH ST**, es, 340 n Av U, 20x100; Alex C Webber—Antonio Coretto et al; J F Dempsey (A).  
**W 37TH ST**, sec Neptune av, 40x100; Jennie Voss—David R Magee et al; E H Lockwood (A).  
**41ST ST**, ss, 140 e 3 av, .01x100.2; Rose Goldberg—Louis Miner et al; to determine a claim; Cook & Benjamin (A).  
**BEDFORD AV**, es, 100 s Clarendon rd, 50x100; Clementine Merzbach—Eliz D Baylis et al; Strasbourger, Eschwege & S (A).  
**FLUSHING AV**, ss, 350 e Nostrand av, 25x100; Louis D Mason—David Karpel et al; T F Redmond (A).  
**HOPKINSON AV**, sec Prospect pl —x—; Meyer H Davis—Kath Storz et al; foreclosure of tax lien; Chilton & Levin (A).  
**HOWARD AV**, es, 184 s Herkimer, 16.10x98; Walter P Williams—Susan E Hill et al; partition; W H Smith (A).  
**ROCKAWAY AV**, ws, 325 s Bway, 25x100; Edw Lippmann—Geo Wiener et al; F Wasserman (A).  
**ST MARKS AV**, ns, 124.9 e Ralph av, 24.9x 127.9; Jacob Kraemer—Hinde Mitzner et al; L Scherrer (A).  
**SUTTER AV**, nwc Barrett, 99.11x100; Mae M Bertges—Barrett Constn Co et al; Chilton & Levin (A).  
**VAN SICLEN AV**, es, 125 s Belmont av, 25x 100; National Surety Co—Jennie Fox & ano; to get aside deed; L Ehrenberg (A).  
**TURNPIKE RD**, es, 100 nw Glenwood rd, runs nec73.10xnw20xsw69.4xs20.6 to beg; Minnie L Vom Lehn—Jos Gough et al; Van Alen & Dyckman (A).  
**18TH AV**, wc 81st, runs nw102xsw100xnw160x sw99xse256.7xne182 to beg; Wm S Pendleton —Wm P Bennett et al; H J Davenport (A).

**FEB. 7.**  
**CARROLL ST**, ns, bet Rogers & Nostrand av, —x—; Rudolph Wallace Co—Wm H Konther et al; foreclosure of tax lien; E S Pope (A).  
**CERRY ST**, sec Stewart av, 100x100; Aug Meyer—Baar Bros, Inc; to create a lien; J Silbermann (A).  
**MACON ST**, ns, 291 w Ralph av, 18x100; Chester S Kingman—Geo W Johnston et al; Foley, Powell & H (A).  
**MARTENSE ST**, 125; Mabel C Woodruff—Abr Shapiro et al; Dunlop & Smith (A).  
**54TH ST**, ss, bet 1 & 2 avs, —x—; Rudolph Wallace Co—W K Putnam Co et al; foreclos of tax lien; E S Pope (A).  
**59TH ST**, swc Ft Hamilton av, 60x106; Audley-Clarke & Co—Israel J Rosenstein et al; Owens, Gray & T (A).  
**66TH ST**, nes, 85 nw 20 av, 100x85; Eliz Rosenberg—So Bklyn Homes Corpn; R Underhill (A).  
**BROADWAY**, ns, 175 w Hewes, 25x100; Williamsburgh Savgs Bank—Mary A O'Connor et al; S M & D E Meeker (A).  
**GREENE AV**, ns, 150 e Grand av, 25x100; Alex G Calder—Thos A Silcock et al; T H Nekton (A).

**FEB. 9.**  
**JEFFERSON ST**, nws, 285 ne Bway, 44x100; Germania Savgs Bank—Saul Koppman et al; Wingate & Cullen (A).  
**MOFFAT ST**, ses, 120 ne Central av, 20x100; Annie Knoblauch—Chas F Stoss et al; Bacher & Klein (A).  
**PARK PL**, ns, 130 e Howard av, 270x127.9; Morris Epstein—Howard-Park Inc et al; foreclosure of lien; E E Rosenblum (A).  
**15TH ST**, sws, 304 nw 10 av, 85.3x222.1; Thos S O'Reilly—Newton D Hawkins et al; J J Kean (A).  
**64TH ST**, ss, 100 w 8 av, 100x100; Mary E Wilson—Anna M Nolan; J H Gilvary (A).  
**82D ST**, sws, 200 se Narrows av, 75x100; also 82D ST, sws, 350 se Narrows av, 75x100; also 82D ST, sws, 425 se Narrows av, 75x100; also 82D ST, sws, 275 se Narrows av, 75x100; A Pardi Tile Co—N Y Terrain & Bldg Co et al; foreclosure of lien; Foulds & Galland (A).  
**EAST NEW YORK AV**, nws, 179.9 sw Sterling pl, 44x74; Margt E Kelly—Max Holtzer et al; Chilton & Levine (A).  
**EAST NEW YORK AV**, nws, 215.9 sw Sterling pl, 44x74; same—same; same (A).  
**PITKIN AV**, nwc Powell, 50x100; Empire City Lumber Co—Brein Amusement Co et al; foreclosure of lien; L Sacks (A).  
**3D AV**, wc 8th, 22x71.6; Maria H Rider—Julia A Laufer et al; J M Rider (A).

**FEB. 10.**  
**CARROLL ST**, ss, 230 w Clinton, 20x90; Lawyers Mtg Co—Eliz Boden et al; Cary & Carroll (A).  
**KOSCIUSKO ST**, swc Sumner av, 91.3x100; Jacob Blank—Jno G Duffy et al; Coombs & Wilson (A).  
**LINCOLN PL**, sec Bedford av, runs e 134.6x si27.9xw135xw30.10xw— to beg; Dennis O'Connor—Maddalena Franza et al; foreclosure of tax lien; D L Donovan (A).

**STERLING PL**, ns, 100 w Saratoga av, runs w175xnl10.1xe—xs143.2 to beg; Isidore Silberberg—Commonwealth Impt Corp et al; S Berg (A).  
**48TH ST**, nes, 560 se 8th av, 40x100.2; Donald Rathbun—Maria Donovan et al; foreclosure of tax lien; Hovell, McChesney & C (A).  
**58TH ST**, ns, 340 e 4th av, 20x100.2; Maria A Dimmick—Helen P Turner et al; partition; G Eckstein (A).  
**61ST ST**, nes, 280 nw 13th av, 21x53.9x20x46.5; Febronia Speciale—Grachino Vitolo et al; Albert & Albert (A).  
**AV Q**, ec E 38th, runs w923.7xsi643.2xe1093.10 xn1364.3xw208.3xn230.1 to beg; Cornelius Dwyer—Coleraine R E Assn et al; G Eckstein (A).  
**CATON AV**, sec E 2d, 40x100; Sophie Carlson—Caton Garage Inc; J H Lack (A).  
**HAMBURG AV**, nwc Suydam, 25x100; Henry Gick—M M Michelo, Inc, et al; C Oechler (A).  
**MERMAID AV**, ns, 66.4 w W 32d, 84x100; Isaac P Lewin—McFerran Bldg & Realty Co; Weed, Henry & M (A).  
**PITKIN AV**, ns, 110 e Barbey, 20x100; Mariners Family Asylum—Sellg Meyers et al; H L Thompson (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.**  
**FEB. 7.**  
**177TH ST**, 501 W; Jarcho & Ebert—Chas M Rosenthal, Florence B Friedlander, Bretholz & Krumbolz Constn Co (39)..... 100.00  
**1ST AV**, 2294; J Plotkin et al—Gaetano Riccio (41)..... 125.00  
**8TH AV**, 588; Gustav Robinson—Levi Morris—Ben Lavities (40)..... 299.00

**FEB. 9.**  
**BANK ST**, 157-7; A Blaurock & Son—Enoch Morgan's Sons Co & Chas H Peckworth; renewal (46)..... 50.00  
**88TH ST**, 1 W; United Metal Covered Door & Sash Co, Inc—Progress Club & S L Waller Constn Co (47)..... 75.00  
**125TH ST**, 241 W; Saml L Snyder—Major A White & Thos Connelly (44)..... 43.00  
**128TH ST**, 8 E; Hyer & Hult—Eliza A Knights (43)..... 378.00  
**CENTRAL PARK W**, 418; Poholsky & Lebowsky—New York Real Estate Security Co; McVickar-Gaillard Realty Co (45)..... 990.00  
**CENTRAL PARK W**, nwc 88th, 75.6x 100; Star Hanger Co—Progress Club & S L Waller Constn Co (42)..... 68.28

**FEB. 10.**  
**FULTON ST**, 180; Berger Mfg Co—Emil A. August, H. Ida & Herman Heyland; Mehler Fulton Co, Inc; Morgan & Trainor (49)..... \$241.00  
**36TH ST**, 141 W; Oriental Fireproof Sash & Door Co—Edw W Browning, Henry L Lewen Co & Herbert E Seligmann (renewal) (48)..... 443.00  
**38TH ST**, 66-68 W; David Stern—T J Oakley & Philip Rhineland; Eugene J Flood & Florence S Leighton, Paul De Blois Leighton & Butler Davenport (renewal) (52)..... 1,225.00  
**85TH ST**, sec Park av, 82.3x25.6; National Fireproofing Co—Alletta N Morris & Louis G Morris; Stanley Golliet Co (51)..... 154.70  
**105TH ST**, 112-138 W; Jos W Rowan, Inc—Mary A Loeffler; W H Heddenford (renewal) (50)..... 838.30  
**111TH ST**, 207 E; Tomback & McPhee, Inc—Jos Gerhardt (51)..... 73.81  
**8TH AV**, 2083; Harry Frohman—Mary T Casey; J Selby (53)..... 18.00

**FEB. 11.**  
**38TH ST**, 66-8 W; Candee, Smith & Howland Co—T J Oakley, Philip Rhineland, Florence S Leighton & Eugene J Flood & Paul DeB Leighton (renewal) (59)..... \$608.44  
**105TH ST**, —s, whole front bet Bway & West End av, —x109.4x—x100.11; Saml Spaiser—82d St Realty Co (58)..... 405.50  
**111TH ST**, 521 W; Reinhardt Bros—N Y Real Estate Security Co & McVickar Gaillard Realty Co (57)..... 140.00  
**116TH ST**, 438 E; Vaux & Mau, Inc—Salvatore Purificato & Anthony Polzella (56)..... \$608.44  
**AUDUBON AV**, sec 171st, 20x95; Aug Kampner—Gustave Boehme & Max Scharf or Schaeff (62)..... 110.25  
**PARK AV**, 960; Wm M Moore—960 Park Av Co, Inc (63)..... 410.00  
**RIVERSIDE DR**, nec 150th, 103.3x96.10; Oscar Stolp—Riverside Drive & One Hundred & Fiftieth St Co (55)..... 240.00  
**18T AV**, 298; Benj Werdinger et al—Saml Glazer (61)..... 25.20

**FEB. 13.**  
**21ST ST**, 218-20 W; Jas Curran Mfg Co—Brookmoire Realty Co & Adolph Meyer (71)..... 721.65  
**81ST ST**, 203-11 W; Frank Morell Co—S B Constn Co, Inc & S B Constn Co (renewal) (69)..... 1,800.00  
**85TH ST**, 207 W; N Y Installation Co, Inc—Jane L Hayes & Clara L Kellogg (70)..... 5  
**86TH ST**, 513 E; Wm Kral—Eliz Bornhoeft (68)..... 45.35  
**125TH ST**, 245-51 W; Gough Mfg Co—Jno. Adelaide B, Wm H, & Jno H Cromwell, Chas J Stumpf, Henry J Langhoff, Security Constn Co & Fowler Sanitary Engineering Co, Inc (65)..... 300.00

**137TH ST**, ns, whole front bet St Nicholas & Edgecombe avs, 34x232x72.8x 229.10; Nappi Contracting Co—Yale Realty Co (66)..... 800.00  
**11TH AV**, nwc 4th, 100.5x125; Jno Boyd Plumbing & Heating Co—Model Fireproof Tenement Co & Marfields Co (67)..... 233.75

**Bronx.**  
**FEB. 6.**  
**HOFFMAN ST**, 2455; Vincent F Bernesser—Chas Levy (13)..... \$88.48  
**FEB. 7.**  
**MEAD ST**, 613; Shitzberg & Frankel—Elsie Levy & Jno Normoyle (15)..... 23.00  
**VYSE AV**, swc Freeman, 50x95; Jos Vielberth Co—Martha Perna (14)..... 180.00

**FEB. 9.**  
**136TH ST**, ns, 100 w So Blvd, 100x100; August J Lundgreen—Buellesbach Constn Co (17)..... 60.00  
**150TH ST**, ss, whole front, River av to Gerard av, 200.3x100x148.8x irreg; Bklyn Vault Light Co—Henry L Morrill & Radley Steel Constn Co (16)..... 146.28  
**173D ST**, nwc So Blvd, 100x140.5; Mugglers Iron Works—Trask Building Co (19)..... 478.88  
**PROSPECT AV**, sec Boston rd, 56x70x irreg; Ferdinando Cioffi—Josephine Fertz & Gay Constn Co (20)..... 279.00  
**VALENTINE AV**, swc 181st, 139.7x 54.1; Jno Lucas & Co., Inc—Tobruk Constn Co & Jeremiah Altieri (18)..... 90.64

**FEB. 10.**  
**HUGHES AV**, 2310; G B Raymond & Co—Nichola Tedeschi, Charles A Corby; Charles A Corby (21)..... \$36.00  
**WASHINGTON AV**, 1519; New Columbia Iron Works Inc—Integrity Realty Co; M Goldberg (22)..... 130.00

**FEB. 11.**  
**INTERVALE AV**, ws, 185 s Jennings, 85x110; Francis X Keli Co—Jacob Streifer Co (23)..... 209.14

**Brooklyn.**  
**FEB. 5.**  
**56TH ST**, nec 4 av, 80x43.2; M Behre —South Bklyn Gospel Church & Frank Hogan..... 266.40  
**MYRTLE AV**, 1080; W J Semsoth—Chas Samuels..... 11.22  
**NOSTRAND AV**, es, 100 s St Marks av, 46.7x100; F Katz—Jacob Davis, Morris Weiss & Nathan & Mary Matchet..... 55.00

**FEB. 6.**  
**BRISTOL ST**, swc Sutter av, —x—; Atlas Steele Co—Safe Constn Co & Jacob Rabinowits..... \$126.00  
**17TH ST**, ss, 140 e 4 av, 20x100.2; M Behrer—Henry Cohen & Frank Hogan..... 151.85  
**56TH ST**, nec 4 av, 43.2x80; M Behrer —So Bklyn Gospel Church & Frank Hogan..... 266.40  
**60TH ST**, 1024-8; E H Scally—Jos Terranna & Giovannina Terranna..... 239.25  
**MERMAID AV**, ns, 80 w W 25th, 46x 100; S Salerno—Jno W Jackson..... 1,155.00  
**MILLER AV**, nec Sutter av, —x—; Atlas Steele Co—Harry Rubin & Jacob Rabinowits..... 85.00

**FEB. 7.**  
**ST PAULS PL**, 63; Kruger & Strutin —Sallie B Robert..... 285.00  
**PUTNAM AV**, 796; L Elkin—Herman H Bruns..... 10.00  
**SNEDIKER AV**, ws, 75 s Blake av, 100 x100; M Berkowitz—Snediker Constn Co..... 330.00

**FEB. 9.**  
**HINSDALE ST**, 337-43; M Sabbino—W F S Constn Co & Louis Abramowitz..... 58.00  
**HINSDALE ST**, 337-43; A Livonisi—W F S Constn Co & Louis Abramowitz..... 17.50  
**HINSDALE ST**, es, 100 s Blake av, 100 x100; M Judelowitz—Morris Wallerstein & W F S Constn Co..... 200.00  
**PRESIDENT ST**, 1570; A N Muell Co —Addie S Townsend..... 22.00  
**UNION ST**, ss, 150 e Nostrand av, 50x127.9; Nicola Caristi—Sylfred Constn Co..... 55.00  
**W 17TH ST**, ws, 220 n Neptune av, 40 x100; Coney Island Constn Supply Co—Jos Koppel..... 313.75  
**56TH ST**, ss, 100 w 4 av, 44.2x100; Behrer & Co—Francis Lee..... 266.40  
**PITKIN AV**, nwc Powell, 50x100; Empire City Lumber Co—Brein Amusement Co & Chas Brein, as pres..... 312.96

**FEB. 10.**  
**GRAND ST**, ns, 50 w Humboldt, 50x100; H Weisfeld—Thrall Constn Co..... 80.00  
**E 39TH ST**, 669-73; S Levy—Minnie Langsam & Herman Langsam..... 69.00  
**BUSHWICK AV**, sws, 25.6 se Melrose; 75x105.9; H Mankin—Daret S Werchen & David Werchen..... 16,000.00  
**OCEAN AV**, es, 133.2 s Cortelyou rd, 50x 100; M Fleck—Tip Top Realty Co..... 90.00  
**PLOT** begins 160 n Av X & 60 w E 12th; —x—; L G Mitchel—Pasquale Alberti..... 203.79

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

**Manhattan.**  
**FEB. 7.**  
 No Satisfied Mechanics Liens filed this day.  
**FEB. 9.**  
**10TH ST**, 28 E; Coleman & Krause—28 E 10th St Corpn et al; Aug2'13 \$285.00  
**46TH ST**, ss, 308 w 5 av; Coleman & Krause—Arthur S Lewis et al; July10'13..... \$1,473.61

(Satisfied Mechanics' Liens—Manhattan—Continued.)

Table of mechanics' liens in Manhattan, including entries for 111TH ST, SUTTON PL, 69TH ST, VERMILYEA ST, and BROADWAY.

Bronx.

Table of mechanics' liens in the Bronx, including entries for TINTON AV, 150TH ST, and 183D ST.

BROOKLYN.

Table of mechanics' liens in Brooklyn, including entries for HENDRIX ST, WINTHROP ST, and PARKSIDE AV.

BROOKLYN.

Table of mechanics' liens in Brooklyn, including entries for 9TH ST and 12TH ST.

Table of mechanics' liens in Manhattan, including entries for E 49TH ST, LIVONIA AV, and E 12TH ST.

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

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

Manhattan.

Table of attachments in Manhattan, including entries for BERTHOUD, ALFRED E, BISHOP SONS & CO, and MERCANTILE BANK OF MEMPHIS.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

Table of chattel mortgages in Manhattan, including entries for American Market Co, Fox, Abr, and Lamonica.

Brooklyn.

Table of chattel mortgages in Brooklyn, including entries for Quaid, Clarence D, Van Cleave Constn Co, and Same.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table of building loan contracts in Manhattan, including entries for CHARLES ST and 2D ST.

ORDERS.

Brooklyn.

Table of orders in Brooklyn, including entry for 50TH ST.

A Reorganization of the Brooklyn Transfer System.

A general reorganization of the transfer system among the surface car lines of Brooklyn is foreshadowed in a statement made during the week by counsel to the Public Service Commission...

Revised Crosstown Line For Brooklyn.

A new map has just been prepared by Chief Engineer Cravan of the Public Service Commission showing the proposed route of the Crosstown Subway...

As laid out on the new map the route begins at the Queensboro Bridge plaza and extends through Jackson and East avenues to Newtown Creek...

Provision is made for its connection with the East River tunnel for Fourteenth street, Manhattan, at Greenpoint avenue, if the tunnel route is changed from North Seventh street.

There a right-angled turn is made into the latter, which is followed to Flushing avenue, where a diagonal connection under private property is made to Franklin avenue...

Influence of Architects in Fire Prevention.

In the report of the special committee appointed to represent the American Institute of Architects at the seventeenth annual meeting of the National Fire Protection Association in New York...

The recognition by the association of the powerful influence of the architect in fire prevention in the election of Robert D. Kohn, a prominent New York architect, as president, was remarked by the committee...

The special committee, the members of which are Julius Franke, William L. Plack and J. Foster Warner, declared in its report that the "existing constitutional prerogative of the property own-

er" is a serious obstacle in the campaign for fire prevention, and in concluding the report, said:

"The architects of America can and should take the initiative responsibility to the limit of their influence with clients by advising that reasonable fire resisting methods of construction be observed, not alone upon their merits, but because of the ultimate economy that must result by anticipating a tidal wave in the form of a sudden popular demand for stringent laws that will fix the standard so high as to require costly alteration in the best, and prohibit the occupancy of all buildings under the ban of condemnation issued by duly constituted authorities. The process of evolution is ever active, and it is only a matter of time when landlords will be obliged to submit to humanitarian equalization. Only justice is desired, but do not force it. Let us advise ways and means whereby a composite perspective may be voluntarily accepted by the owner as an inevitable matter of course."

Architects shoulder a grave responsibility in this matter of fire prevention. How many of them realize it?

Ventilating the Broadway Subway.

In order to relieve certain adverse conditions on the Broadway subway now under construction, other conditions are being created that are not beneficial to the general public. A special committee of the Real Estate Board, of which committee ex-President Tredwell is president, has made a report to the board, saying that while the committee can offer no scheme of relief, it feels that the present proposed method of ventilation and pressure relief by means of gratings will not be to the best interests of Broadway. There is urgent necessity, the report says, for the engineers of the Broadway subway to discover a method that will not be a serious detriment to all concerned, and perhaps to the subway itself.

Limit of Occupancy in Factories.

Under the new Occupancy Law, for factory buildings, the authorities have figured out that in a room containing 9,000 square feet of floor space, assuming all conditions to be of the best, 135 persons may be employed. If such a building were divided in the middle by a fire wall properly erected and fitted with fire doors, it would contain two areas approximating 4,500 square feet. Assuming that one-half of such space were occupied by machinery, tables and stock, there would still remain 2,250 square feet of free floor space. And under this law such free floor space would permit the employment of 450 persons upon the entire floor.

Zone System in Chicago.

Chicago is considering the creation of exclusive residential districts, according to a letter from Mr. A. W. Beilfuss, Chairman of the Special Park Commission of Chicago. A committee of the City Council has prepared a bill amending the general municipal act so as to give all the cities and villages in the State of Illinois the power to establish exclusive residential and industrial districts. In new residential districts this will prohibit the erection of buildings other than residences and the usual outbuildings appurtenant to residences. No business can be maintained in a residential district except by the consent of all or a specific majority of the real estate owners in such district measured by the street frontage. The city council is also empowered to prescribe the general character of the residences that may be constructed in residential districts.

In order that districts now primarily residential might in time become exclusively residential, the bill makes certain provisions with reference to the future location and regulation of commercial and industrial establishments in such districts. This power authorizes the council to direct the location of and to regulate the construction and maintenance of all factories, stores and other businesses in those parts of the city where

a majority of the street frontage is now used exclusively for residential purposes.

In the creation of exclusive industrial districts, the council is empowered to direct the location of, and to regulate the use and management of more than thirty enumerated types of commercial and industrial establishments, and of such other commercial and industrial establishments as emit offensive and noxious fumes, odors or noises.

The council is also empowered to direct the location of all material piles or stores on vacant property.

A Time Clock Question.

The first case to pass upon the right of a master to withhold the wages of a servant who has failed to punch a time clock or otherwise to record his time, seems to be Matthews v. Industrial Lumber Co., 45 L.R.A. (N.S.) 644, which holds that the pay of an employee cannot be withheld for his refusal to obey a rule of the employer requiring him to register his time on a time clock, if he has not assented to such rule.

DEPARTMENTAL RULINGS.

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

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
OR-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills.
SS-- " Standpipes and Sprinklers.

BUREAU OF FIRE PREVENTION. 157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

- Bleecker st, 97-99—Danzig & Eisenberg.....A
Bond st, 7—William L. Detmold.....SS
Broome st, 426—William H. White.....SS
Canal st, 96-98—Levinson & Shapiro.....E
Crosby st, 170-2—Lowenthal & Marcus.....G-C
Crosby st, 170-2—Botany Hat Works.H-G-C-DR
Crosby st, 170-2—Consolidated Gas Co.....C
Crosby st, 170-2—Spingarn Eros.....G-C-H-DR
Crosby st, 170-2—Van Zandt, Jacobs & Co.H-DR
Crosby st, 170-2—Merkin & Margolin.DR-G-C-H
Crosby st, 170-2—Lowenthal & Marcus.H-G-DR
Crosby st, 170-2—New Idea Pattern Co.DR-H-G
Crosby st, 170-2—Kahndreyfus & Co., Inc. DR-H-G-C
Crosby st, 170-2—Henry E. Coe.....DR-SS-C
Crosby st, 170-2—Marquise Fur Coat Co. G-DR-H
Crosby st, 170-2—J. J. Preis & Co.....DR-H-G
Delancey st, 186-8—Joseph Birkowitz.....C
East Houston st, 473-5—Nathan Schwartz.....C
Greene st, 200 1/2-202—Max Goldfrank Est.....SS
Henry st, 140—St. Theresa's Church.....C
Henry st, 231—International Perfumery Co.G
John st, 15-17—Consolidated Gas Co.....C
John st, 15-17—Otto Volkaning.....DR-C-B-E-G
John st, 15-17—Pincus Sevelbohm & Co. H-G-F-A-DR
John st, 15-17—The Corn Novelty Co. DR-H-G-F-A
John st, 15-17—L. & M. Wolstein.DR-G-F-A-H
John st, 15-17—Dieges & Clust.....G-F-A-H-DR
John st, 15-17—Herder & May.....G-F-A-H-DR
John st, 15-17—Charles Boyd.....G-F-A-H-DR
Lispenard st, 14-16—David Weils.....DR-C-G
Lispenard st, 14-16—Walter Eveleth.....DR-G-C
Lispenard st, 14-16—Nathel Glass.....DR
Maiden la, 59-61—Est. George J. Seabury.SS
Oak st, 55—Michael Santangelo.....B-C-A-F
Pier 50, North River—Southern Pacific S. S. Co.....SS-A
Pier 51, North River—Southern Pacific S. S. Co.....SS
Rivington st, 70—Mandel Karneol.....C-A-G
Rivington st, 70—Geosi Shapiro.....C-A-G-H
Rivington st, 70—Isadore Liebowitz.....A-B-G
Rivington st, 70—Michael Karp.....G-A-C
Rivington st, bet. Ridge & Pitt sts—United Light & Power Co.....D
University pl, 64—Lottie De Mill.....C
University pl, 64—Guido Von Rosner.....G
University pl, 64—Oscar B. Fish.....H-G
University pl, 64—Louis Rosenblatt.....G
University pl, 64—Isaac Bacheneheimer.....G
University pl, 64—Guide Van Rossum.....G-H

- University pl, 64—Groef & Halperin.....G-H
University pl, 64—Morris Garshelis.....G
Varick st, 62-4—Helen C. Juilliard.....SS
Washington pl, 14-16—United States Realty & Improvement Co.....DR-H-G-C-SS
Washington pl, 14-16—E. V. Connett & Co. H-A-G-DR
Washington pl, 14-16—I. Friedman & Co. DR-H-A-C
Washington pl, 14-16—Wolf & Goodstein DR-G-A-H
Washington pl, 14-16—Julius Herman & Co. DR
Washington pd, 14-16—Leon Sable.....H-DR-G
Washington pl, 14-16—Julius Herman & Co. H
Water st, 449-51—Morris Berman Bros.....E-G
Water st, 449-51—Adolherd Wilcke et al.B-C-G
West Houston st, 57-61—Bernard Trosky.....SS
White st, 62—Columbia Kid Hair Curler Co.G

Numbered Streets.

- 2d st, 214-15—Solomon Henig.....C
3d st, 6 W—United Merchants Realty & Importing Co.....C
3d st, 55-7 W—Livingston Holding Co.....SS
4th st, 220-6 E—Rev. John Leibberth.....SS
21st st, 136-40 W—Jacob Schiffman.....G
22d st, 12-16 E—The Brunswick Realty Co. DR-SS-C-A
22d st, 12-16 E—Sidney M. Schwartz.....DR-H
22d st, 12-16 E—William Zitenfeld.....G-H-DR
22d st, 12-16 E—Kisch Mfg. Co.....H-DR
22d st, 12-16 E—Saul Glemby.....DR-H-C
22d st, 12-16 E—Leo Goodman.....H-G-DR
22d st, 12-16 E—Rosenstock & Cohen.H-G-C-DR
22d st, 12-16 E—Cohen, Weiner & Co.H-G-DR
22d st, 12-16 E—George W. Dillingham.....H-DR
22d st, 12-16 E—Frisbie, Stamfield Co.H-G-A-DR
22d st, 12-16 E—Frisbie, Coon Co.....A-H-DR
24th st, 139 W—Freeman & Gates.....G
25th st, 36-8 W—Schwinger & Simon.....DR
25th st, 36-8 W—Snyder & Schechter.....DR
25th st, 36-8 W—Edward Rubin & Co.....DR
25th st, 36-8 W—S. A. Frank & Co.....DR
25th st, 36-8 W—Favorite Skirt Co.....DR
25th st, 36-8 W—Cohen & Erdman.....DR
25th st, 36-8 W—Kramer & Meshekow.....DR
25th st, 36-8 W—Louis Smith.....DR
25th st, 36-8 W—Leavy & Jacobs.....DR
25th st, 36-8 W—Julius Pollack.....DR
25th st, 36-8 W—Kirshman Eros.....DR
25th st, 36-8 W—Irvel Realty Co.....DR
25th st, 36-8 W—Sam Strumeyer.....DR
25th st, 36-8 W—Walzer & Walzer.....DR
29th st, 115-23 W—Lande & Miskend.....G
29th st, 115-23 W—Martin Ballagur.....G
29th st, 115-23 W—David Shustack.....G
29th st, 115-23 W—Maurice & Ely Goodman.....G
29th st, 115-23 W—Samuel & Wm. Goodman.G
29th st, 115-23 W—Salesky & Keletske.....G
29th st, 115-23 W—Twentyeth St. Realty Co.C
47th st, 306-10 E—N Y Improved Meter Co.C-G
68th st, 164 E—James J. Hill.....K
69th st, 139 E—Thomas F. Ryan.....K
73d st, 182 E—George H. Cornish.....K
82d st, 310 E—Joseph Rieders.....K-G
82d st, 310 E—Sietz Realty Co.....C
84th st, 113-15 E—Belmont Garage.....H
112th st, 160 E—Solomon W. Friedman.I-E-C
116th st, 408-10 E—Samuel Berghoff C-G-B-A-I-F
121st st, 213 E—Edward Callan.....C
125th st, 77 W—Herman Weitzer.....I-A-C
129th st, 225 E—Harlem River Garage & Repair Co.....K
133d st, 213-15 W—St. Phillip's Church.D-DR
148th st, nec Amsterdam av—Morris Sahlein.G
158th st, 770 E—George C. Hillman.....K
162d st, 383-5 E—Catherine Passe & Mathelda
Bleuter.....K
184th st, nec Amsterdam av—Joseph Gallick.K
190th st & Northern av—Frank Falk Co...K

Named Avenues.

- Av B, 99—Isaac Male.....C
Amsterdam av, 133-35—John J. Mooney.....K
Amsterdam av, 1723—Geo. W. Eradbury.....G
Broadway, 654—Amelia Boardman et al.....SS
Broadway, 657-9—J. L. Greenbaum & Son.....G
Broadway, 715-27—Munves & Berlin.....G
Broadway, 715-27—Aaron H. Sherwin & Bro.G
Broadway, 715-27—Sol. Blumenfeld & Bro..G
Broadway, 1384-90—Joseph Fisher Estate.....SS
Lexington av, 1514—Prushansky Bros.....H-A-G
Manhattan av, 392—Theresa Lyons.....C
Park av, 1071—Anderson Bros.....H
Park av, 1691—Dages & Katz.....B-I
West Broadway, 107—William J. Lachner...H

Numbered Avenues.

- 1st av, 463-77—Cornell University.....SS
1st av, 653-7—Steve & Paul Krajci.....A-C-G-H
1st av, 653-7—Herman Winter Estate.....C-G
1st av, 653-7—Dennis Conroy.....A-H-G
1st av, 653-7—Consolidated Gas Co.....C
1st av, 1341—Joseph Zucker.....G-A
2d av, 455—Leonard Kerr.....E
2d av, 1994—David Miller.....H
2d av, 2122—William Costiglia.....G
3d av, 231—Patrick Brown.....G-H
3d av, 843—Eyrum L. Winters.....C
3d av, 1571—Isidor Perlow.....H
8th av, 192—Frederick Buck.....C-A
8th av, 192—Moritz Israel.....E-C-G
8th av, 2309—Murray M. Simon.....I-A-C-G

BRONX ORDERS SERVED.

Named Streets.

- Bristow st, 1344—Samuel Gabe.....H-A-G
138th st & Mott Haven Canal—O J Stephens Inc. DR
160th st, 822 E—Nathan Cohen.....G
165th st, 761 E—William Roosa.....G
174th st, 490 E—Jacob & Louis Gitelson...H
176th st, 342 E—S Corrigan.....G
178th st & Ft Washington av—Fitzgerald Contracting Co.....K
184th st & Hoffman st—A Spadaccini.....K
192d st & Grand Concourse—Louis F Kutz...K
201st st & Allerton av—C Adelbert Becker...H
246th st & Tibbits av—Estates Contracting Co.K
250th st & Mosholu av—Fieldstone Contracting Co.....K

Named Avenues.

- Barretto & Lafayette avs—John McManus...K
Boston rd, 1323—Boston Rd Garage.....K
Boston rd & Jefferson pl—McKinley Sq Auto Co.....K

Bronx Boulevard, 3521—Jos Marcus.....H  
 Brook av, 1463—Samuel Kerbel.....G  
 Crotona av, 2139—John Farrel.....K  
 Grand av, 2596—Elizabeth C Doherty.....K  
 Harlem River Speedway, Dyckman & 176th  
 sts—L D Gregory.....K  
 Hoe av, 1273-75—William Sohl.....C  
 Hoe av, 1273-75—Freeman & Hoe St Realty Co  
 B-E-C  
 Northern av, 179th to 180th sts—Alliegro &  
 Spallone.....K  
 Old Boston rd to Eastchester rd to City Line  
 —Cariagno & Dragonetti.....K  
 Olinville av, 3331—John A Miller.....K  
 Olinville av, 3718—Van Lace Mfg Co.....H  
 Olinville av, 3727—John F Drake.....H  
 Pelham Bay Park—Park Dept, Borough  
 Bronx.....K  
 Prospect av, 1141—David Martin.....I-C-G  
 Southern Boulevard, 176th & 177th sts—F  
 Paizello.....K  
 Storrow, McGraw & Tremont av—Del Baso  
 Contracting Co.....K  
 Taylor, Wood & Walker av—S M De Pas-  
 quale.....K  
 Tinton av, 156th & 162d sts—Walton Construc-  
 tion Co.....K  
 Tremont av, 796—Simon L Trott.....I  
 Washington av, 1058-60—Washington Garage.H  
 Washington av, 1379—Joseph Rubenstein.I-C  
 Washington av, 1490—Edward Gorodiss....G  
 Washington av, 1932-4—Tremont Garage.....H  
 Westchester av, 2138—Simmons Auto Co...K  
 West Farms rd, 1920—Daniel Mapes, Jr.....G  
 Willis av, 236—S J Goldwater.....G  
 Wood & Leland av—S M DePasquale.....K

Numbered Avenues.

3d av, 3425—Abraham Carlos.....I-C-G

BROOKLYN ORDERS SERVED.

Named Streets.

Ashland pl, 45-49—Brooklyn Union Gas Co...A  
 Ashland pl, 45-49—Wm A Kissick.....F-C-E-B  
 Baltic st, 249—Philip McDonough.....C-G  
 Ealtic st, 437—Herman Ruhe.....A-C-H  
 Barby st, 425—Isadore Vorona.....A-G-C-H  
 Barby st, 425—Mrs Rose Zimet.....C  
 Earby st, 425—Bklyn Union Gas Co.....A  
 Berriman st, 118—James O'Brien.....C-M  
 Charles pl, 10—John S Hayes.....K  
 Clinton st, 32-36—Bklyn Union Gas Co.....A  
 Clinton st, 32-36—John C Fry.....G  
 Clinton st, 32-36—John C Fry.....D-B-C-F-A  
 Columbia st, 150—James La Fata.....A-H  
 Columbia st, 150—Bull Moose Bottling Co...H  
 Columbia st, 150-152—Bklyn Union Gas Co...A  
 Concord st, 245—Dept Education, City of New  
 York.....F-A  
 Congress st, 193—James Franciola.....C-G  
 Cook st, 141 (rear)—Simon Greenberg..C-G-A  
 Cornelia st, 74—John Welz.....G  
 Cumberland st, 370—Thomas C Craig.....K  
 Fulton st, 218—Sullivan Cigar Co.....G-H  
 Fulton st, 218—Brooklyn Union Gas Co...A  
 Fulton st, 375-9—Germania Savgs Bank....A  
 Fulton st, 418-420—Helen M Baum.....C  
 Fulton st, 418-420—Herman M Baum.....H  
 Fulton st, 484-96—Fredk Loeser & Co, Inc.  
 C-A-B-G-F-M-E  
 Fulton st, 1407—Sam Cohen.....A-K-G-H  
 Fulton st, 2148A—Aaron Kaplan.....D-M-A  
 Garden st, 52-56—Bklyn Union Gas Co...A  
 Garden st, 52-56—Wm Greulich & Son.....H  
 Garden st, 52-56—Edw F Gundrum.....C  
 Garden st, 52-6—Bklyn Union Gas Co...A  
 Gold st, 345—Saverio Famiano.....G-C-H  
 Gold st, 345—Patrick Duffy.....G-C-D-M  
 Gold st, 345—Abraham Mirsky.....G-D-C  
 Harman st, 361-5—Blandy, Shipman &  
 Mooney, attorneys.....SS  
 Harman st, 361-65—Nathan Loth.....G  
 Herkimer st, 35—Reeder Bros.....C  
 Hope st, 19—Jas Cavanagh Corp.....C-M  
 Hope st, 19—Cassileth & Meskin.....H-C-A-G  
 Java st, 238—Louis Rinder.....H-G-C  
 Java st, 238—Bklyn Union Gas Co.....A  
 Jay st, 348—Harris Salit.....C  
 Kosciusko st, 487—Mrs Emily Travers.....C  
 North Henry st, 274—Hay Burden Co...A-G-C  
 Oakland st, 400-2—John Hassel, Inc...G-H-D-C  
 Quincy st, 630—Bernard Ark.....G  
 Lawrence st, 156-58—William H Reynolds...C  
 Leonard st, 408—Chas Schindle.....H-A  
 Lorimer st, 648-650—Nicholas Baronte.A-G-E-H  
 McKibbin st, 192—Harry Horowitz.....DR-C  
 McKibbin st, 192—Morris Reiffman.....DR-E  
 McKibbin st, 192—Morris Wickner.....C-DR  
 McKibbin st, 192—Jacob Tober.....DR  
 Macon st, 901-3—Egan B Mueller.....L-A  
 Marion st, 244—L Curth Sons.....H  
 Marion st, 244—Louis Curth.....C-K  
 Moore st, 203—Samuel Reiss.....DR  
 Moore st, 203—Joseph Liptzen.....DR  
 Moore st, 203—Wigley Candy Co.....DR  
 Moore st, 203—Dr Morris Marcus.....D-DR  
 Morrell st, 37-39—Jacob Platt.....DR-G-C  
 Morrell st, 37-39—Isaac Polakoff.....G-C-E-DR  
 Morrell st, 37-39—David Kawaler.....DR  
 Morrell st, 37-39—Brooklyn Union Gas Co...A  
 Morrell st, 37-39—Eastern Fireproof Sash &  
 Door Co.....C-DR  
 Morrell st, 37-39—Max Garfunkel.....C  
 Morrell st, 37-39—Freda Goldblatt.....C-M-G-DR  
 Morrell st, 37-39—Abraham Rosenkrans..G-DR  
 Morrell st, 37-39—Morris Tobin.....DR-C-G  
 Morrell st, 37-39—Morris Kopp.....DR-C  
 Morrell st, 37-39—Jacob Schindler.....C-DR  
 Morrell st, 37-39—Metropolitan Pants Co.DR-G-C  
 Morrell st, 37-39—Mat L Rosenkrans..DR-C-A  
 Palmetto st, 381—Samuel Forks.....H  
 President st, 291-3—Frederick W Davis...C-M  
 Schermerhorn st, 320—Harry & Louis Agha-  
 malian.....A-G-H  
 Schermerhorn st, 320—David Weiner.....A-G-H  
 Schermerhorn st, 320—Bklyn Union Gas Co...A  
 Seigel st, 34—Mrs Lottie Margullis.....M  
 Starr st, 20—Ludwig Wicherth.....H-C-M-D-DR  
 Starr st, 20—Louis Biernbach.....H-DR-C-A  
 Sterling pl, 109—Annie Francis.....C  
 Stockholm st, 96-98—Brooklyn Union Gas  
 Co.....A  
 Stockholm st, 96-98—Chas Malter.....C-G-H  
 Stockholm st, 96-98—Alliance Knitting Mills  
 H-G  
 Stockholm st, 96-98—Mrs Matilda Flicker...C  
 Stockton st, 140-44 (rear)—Werner & Rabiner  
 C-A-H-G

Stockton st, 140-44 (rear)—Louis Rabiner..C  
 Stockton st, 140-44 (rear)—Brooklyn Union  
 Gas Co.....A  
 Suydam st, 134-38—Brooklyn Union Gas Co...A  
 Suydam st, 134-38—Augusta Schurmann..C-H  
 Suydam st, 134-38—Frederick A Schurmann.  
 G-C-H  
 Suydam st, 134-38—Manhattan Lace Co..H-G-C  
 Suydam st, 146 (rear)—Antony Lamberta.  
 A-G-C-H  
 Suydam st, 146 (rear)—John McGregor...A-H  
 Ten Eyck st, 33—Dietrich W Kaatze.....C-A  
 Varet st, 6-8—John Mazer.....H  
 Varet st, 85-87—Bklyn Union Gas Co.....A  
 Varet st, 85-87—Kavalier & Shmerzter  
 F-G-A-C-H-DR  
 Varet st, 85-87—Simon Bernstein.....A-H  
 Varet st, 85-87—1 Engel & S Berger.  
 F-G-A-C-H-DR  
 Varet st, 85-87—The Red Star Shoe Co, Inc.  
 F-G-A-C-DR  
 Varet st, 85-87—J Barnett & M Goldman.  
 DR-F-G-A-C  
 Varet st, 85-87—Isaac Cohen..F-G-A-C-H-DR  
 Varet st, 85-87—S Smolin & S Kachoskin.H-A  
 Varet st, 168-70—Brooklyn Union Gas Co...A  
 Varet st, 168-70—Samuel Boord & Morris  
 Greenberg.....DR-C-A  
 Varet st, 168-70—David Rockover.....H-G-C-DR  
 Varet st, 168-70—Samuel Horowitz...A-G-C-DR  
 Varet st, 168-70—Meyer Schenkman...C-A-DR  
 Wallabout st, 297—Samuel Glass.....C  
 Walton st, 58-60—Samuel Stein.  
 H-D-DR-C-G-F-A  
 Walton st, 58-60—Light & Schlessinger.  
 G-F-H-DR  
 Walton st, 58-60—Levine & Seigel.  
 H-G-C-A-F-DR  
 Watkins st, 47-49—Rubin Bros.C-A-H-G-D-DR  
 Whale Creek & Freeman st—The Texas Co.L-C  
 Willoughby st, 45—Samuel Goldstein...H-A-G  
 Willoughby st, 45—Henry Klein.....H-A-G

Numbered Streets.

3d st, 211 E—Margt Bottome Circle of the  
 Kings Daughters.....C  
 4th st, 42-48 So—Mrs Eleanor Walker  
 D-DR-C-M-B  
 5th st, 133-35 N—Brooklyn Union Gas Co...A  
 5th st, 133-135 N—William J England.....C  
 5th st, 133-135 N—Morris Silverman.....H-A  
 5th st, 133-135 N—William J England.....H  
 7th st, 83 N—John J Mayrosky.....D-C  
 9th st, 76-84—David Kramer.....G-M-C  
 11th st, nwc Berry st—N Y Quinine & Chem  
 Works.....L  
 18th st, 454—The Mica Mfg Co.....G  
 21st st, 547 E—Frederick H Pouch.....A-G-H  
 33d st, 151-155—Jay C Wemple Co...D-DR-C-G  
 34th st, 16-98—Newmark & Danziger.  
 DR-H-A-G-C  
 34th st, 16-98—A D Shoup Co.....G-A-H-DR  
 34th st, 16-98—Saul Levin.....C-G-D-DR  
 34th st, 16-98—The Knapp Co..G-C-D-A-H-DR  
 34th st, 16-98—Thermo Syndicate, Ltd.....  
 DR-G-D-A-H  
 34th st, 16-98—Frank A Maron Co.  
 C-G-D-A-H-DR  
 34th st, 16-98—Hasting-Root Co..DR-H-G-A-D  
 34th st, 16-98—S Karpen & Bros.DR-H-D-G-A-C  
 34th st, 16-98—Setton Mfg Co.....G-A-C-H-DR  
 34th st, 16-98—Robert Graves Co...G-A-D-DR  
 34th st, 16-98—Wm Wrigley Jr Co..H-G-D-A-DR  
 34th st, 16-98—Drapery Hardware Mfg Co.  
 H-C-G-A-DR  
 34th st, 16-98—C A Agar Co.....G-A-D-DR  
 34th st, 16-98—Natl Elec Signalling Co.  
 DR-H-G-D-C-A  
 34th st, 16-98—Carpenter Tew Gear Co...  
 DR-H-G-A  
 34th st, 16-98—Henry Bosh Co...C-A-D-H-DR  
 34th st, 16-98—Detmer Woolen Co.  
 H-C-G-A-D-DR  
 34th st, 16-98—S A Maxwell Co.....DR-H-G-A  
 34th st, 16-98—McClure News Syndicate.  
 H-G-D-C-A-DR  
 34th st, 16-98—N Y & N J Lubricant Co.  
 G-H-DR  
 34th st, 16-98—The Weeks Numan Co.  
 H-DR-G-C-A  
 34th st, 16-98—Talcum Puff Co.....DR-H-C-G-A  
 34th st, 16-98—American Lithograph Co.  
 H-G-C-DR  
 34th st, 16-98—Encyclopaedia Britannica Co  
 G-D-R-A-H  
 34th st, 16-98—French Kremer Co.DR-G-D-A-H  
 34th st, 16-98—Prager Co.....DR-H-G-A-D  
 34th st, 203—Natl Wax & Paper Mfg Co...L  
 37th st, 215-35—United Handle Mill Co..DR-H  
 37th st, 249-271—Greek Products Co...DR-C  
 37th st, 255-271—Nassau Coffee Co.  
 DR-C-G-D-E-H  
 39th st, 116-24 (rear east)—Bklyn Union Gas  
 Co.....A  
 39th st, 116-24 (rear east)—Edward Danne-  
 miller.....C-M  
 39th st, 116-24 (rear east)—Standard Stamp-  
 ing & Die Co & Amer Shade Roller CoG-C-H  
 39th st, 927—Morris Kaufman.....G  
 7th st, 2040—Fred J Struse.....C-M  
 86th st, 1724—Fred A Vurgason.....C

Named Avenues.

Atlantic av, 221—Joseph & Habid Homsy.  
 H-C-G-A  
 Atlantic av, 2674—Record Job Print.....A-G-H  
 Atlantic av, 2674—Brooklyn Union Gas Co...A  
 Atlantic av, 2674—Theodore Klendl.....C  
 Atlantic av, 2978—Brooklyn Union Gas Co...A  
 Atlantic av, 2978—Prisco & Ziccardis...G-H-M  
 Atlantic av, 2978—Mrs Anna Marzio..B-C-D-M  
 Atlantic av, sec Schenck av—Empire State  
 Dairy Co.....E  
 Bedford av, 1080-82—Arthur H Patterson..K-A  
 Bedford av, 1192—Natl Auto Radiator & Lamp  
 Works, Inc.....G  
 Blake av, 915—Louis P Itzler.....D-H  
 Broadway, 499-501—Chas & Lewis Dolberg.  
 H-G-C-A  
 Broadway, 652—Joseph Goldstein.....H-G  
 Broadway, 857—Joseph M Dietrich.....C  
 Broadway, 908—Springfield Realty Co...H-G  
 Broadway, 1129—Brooklyn Union Gas Co...A  
 Broadway, 1129—Alexander Farkas..A-C-G-H  
 Carlton av, 598—Mrs Louise Berendsohn..C-G  
 Church av, 5010—Clement Ernst.....A-H  
 Columbia Heights, 50-54—G M Polx Mfg Co.  
 H-A-D  
 Columbia Heights, 50-54—Hugh de Haven.C-A-H  
 Columbia Heights, 50-54—Brooklyn Union Gas  
 Co.....A

Cropsey av, 1907-11—Bath Beach Garage &  
 Machine Co.....D  
 Driggs av, 780-86—S & M Amuse Co.....F  
 Flatbush av, 771—Louisiana Brown.....G  
 Flatbush av, 1070—Joseph Vaiteno.....G  
 Gates av, 1337—Frederick Webber.....D-C-DR  
 Georgia av, 644-52-56-58-62—Vernewel Realty  
 & Con Co.....M-C  
 Glenmore av, 761—Harry Fergelson.....A-H  
 Graham av, 20—Isaac Herman.....C  
 Grand av, 601—Knox Hat Mfg Co.....C  
 Grand & St Marks av—Knox Hat Mfg Co...K  
 Kingsland av, 64—Joseph Segal & Max Gor-  
 don.....C  
 Laayette av, 56—Mrs Margaret Clark...D-C  
 Lenox rd, 249—Mrs Julia Ehler.....C-M  
 Lexington av, 454—Chas Allen.....C  
 Lexington av, 901—Brooklyn Union Gas Co...A  
 Lexington av, 901—Realty Mfg Comb Co.  
 C-H-DR  
 Lexington av, 901—Chas Braster.....G-H-DR  
 Lexington av, 901—Brooklyn Novelty Co.  
 H-G-E-DR-A  
 Lexington av, 901—Sam Rosner.....DR-C-G-H  
 Lexington av, 901—George Smith.....DR-H  
 Lexington av, 901—D Flegenheimer Est.  
 D-C-DR  
 Liberty av, 152-158—Michael Lapidus Bros.  
 H-DR  
 Liberty av, 152-158—Isadore Stein.....A-DR  
 Liberty av, 152-58—Perfect Shoe Co, Inc...DR  
 Liberty av, 152-58—Isaac Levingson.  
 B-C-A-D-H-DR  
 Lincoln rd, 164—Frank S Martyn.....A-G-H  
 Manhattan av, 857-61—Mos Chase...F-E-C-A  
 Manhattan av, 892—James W Bliss & Son...K  
 Montrose av, 140-144—Rev George Metzger,  
 C-A-F-G-D  
 Montrose av, 140-44—Brooklyn Union Gas Co.A  
 Myrtle av, 20—Henry Behman Est.....F-E-C-A  
 Myrtle av, 602—Alfred Jonas.....A-H  
 Myrtle av, 602—Henry Levison.....C  
 Myrtle av, 602—Brooklyn Union Gas Co...A  
 Myrtle av, 1049—Arlington Knitting Mills.  
 H-G-A  
 Myrtle av, 1329-31—Wm Heggel...H-A-C-G  
 Myrtle av, 1329-31—Solomanowitz & Schwartz  
 A-C-H  
 Myrtle av, 1329-31—Brooklyn Union Gas Co...A  
 Myrtle av, 1524—Jacob Robinson.....D  
 Myrtle av, 1896—Robert Heimel.....A  
 Neptune av, sec 20th st—North American  
 Films Corp.....C-D-G-H  
 Putnam av, 94-100—Putnam Motor Car Co,  
 C-L-A-G-H  
 Ralph av, 138—Sam Friedman.....D  
 Ralph av, 380—Morris Solovachik.....D-A-H  
 Ralph av, 475—Harry Blechner.....K-G  
 Rockaway av, 88-94—Reitman & Kamp...DR  
 Rockaway av, 88-94—Ardley Knitting Mills  
 F-DR  
 Rockaway av, 88-94—Brandt Mfg Co...F-DR  
 Rockaway av, 88-94—Mrs Bernard Schoen-  
 field.....C-B-D-DR  
 Rockaway av, 88-94—Bernard Schoenfeld.DR-F  
 Rogers av, 1345-47—Edward A Fulling.....G-A  
 Schenectady av, 226—Welz & Zerweck.....C  
 Shore rd, 1530—Jno F Shea.....A-H  
 Stewart av & Anthony st—Mitchell Rand  
 Mfg Co.....L-A-H  
 Sutter av, 301—Edward Shapiro.....A-H  
 Sutter av, 301—Morris Cohen.....H-A-G-F  
 Sutter av, 301—Brooklyn Union Gas Co...A  
 Sutter av, 301—Morris Kanefsky.....C-G  
 Sutter av, 418—Joseph Freeman.....C-G  
 Thatford av, 1—Samuel Goldstein.....D-A-H  
 Throop av, 492-4—Clifford T Strickland...C  
 Underhill av, 110—Margaret Rinn.....M-C  
 Willoughby av, 366—Antonia Pelzli.....A-H

Numbered Avenues.

3d av, 5418-5420—Henry F Pinney.....C  
 5th av, 503-509—J Michaels, Smith & War-  
 ren.....C-H-G  
 7th av, 83—William G Jughardt.....C  
 18th av, 8602—Isaac Weinberg.....A

QUEENS ORDERS SERVED.

Named Streets.

Beach st & Jackson Boulevard—Edward Rae  
 A-H  
 Fulton st, 445—Jamaica Furniture Co...A-G-H  
 Fulton st, 452—Birdsall & Co.....K  
 James st, es, bet Mott & Cornaga sts—James  
 St Garage, Inc.....C-L-A-H  
 Liberty st, 22-24—William H Plunkett  
 C-K-A-L-G  
 Lincoln st, 288—Wm H Fitzpatrick...A-G-D  
 Moors st, 21 (Corona)—Adolph Steinmetz.  
 H-G-C  
 Rue de St Felix st & Ocean (Far Rockaway)  
 —Leo Rau.....D-F-A  
 Union Hall st, 22—Julius F Wiegel..L-A-G-K  
 White st, 31-9 (Far Rockaway)—Queens Bor-  
 Gas & Elec Co.....A  
 White st, 31-9 (Far Rockaway)—Mullen &  
 Buckley.....G-H-M-C-D-F-A-B

Named Avenues.

Ocean av, 101 (Rockaway Beach)—Queens  
 Bor Gas & Elec Co.....A  
 Rockaway rd, 287—Mrs James Boesch...M-C  
 West Jackson av, 11 (Corona)—W H Ricker  
 & Bro.....M-D

RICHMOND ORDERS SERVED.

Named Streets.

Austin pl and Richmond Turnpike—P Mo-  
 rant, Inc.....K  
 Bay View av—William A Johnston.....K  
 Bayside av, 318 (Flushing)—Wm J Maxwell.L  
 Belle Harbor—West Rockaway Land Co...A  
 Central av, 176-S (Far Rockaway)—Max  
 Ppretzschners.....D-C-B-F-A-M  
 Central av, 176-S (Far Rockaway)—Queens  
 Bor Gas & Elec Co.....A  
 Central av, 336—Delmar L Stark.....C-K  
 Dickerson av, 140 ft s Fulton av—Queens Gas  
 & Elec Co.....A  
 Edgemere Boulevard—Lewis H May.....K  
 Forest av, 15-17—Platz Bros.....G-C-A-H  
 Hillside av, s s, 211 w Flushing av—Mott  
 Bros.....A-L  
 Kingsland av, 120 (Corona)—Mike & Vincent  
 Spesiale.....C-G-A-H  
 Metropolitan av, 1603—Fred F Morris...C-L-A  
 Morris Park—Ralph Peters, pres L I R Co L  
 Newport av, nwc Ontario st (Neponsit)—Ne-  
 ponsit Building Co.....D

# BUILDING MANAGEMENT

## TRAFFIC CONGESTION IN TALL BUILDINGS CAN BE OBIATED BY DOUBLE-DECKED ELEVATORS.

By HERMAN GUMPEL, Structural and Mechanical Engineer, of Chicago

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

THE principles governing elevator traffic form a subject of great interest to those responsible for the returns on the capital invested in tall buildings. It is obvious that the elevator installations in many office, mercantile and factory buildings, not to mention department stores, are seriously lacking in capacity. The present standard of sufficiency is the satisfaction of the tenants merely. The possibility of fire or panic in a building where the occupants of the upper floors are depending on the elevators for relief, is nowhere taken into account. Since buildings are built for profit merely, their operation is a competitive business, and only legislation, dictating the minimum amount of equipment from the viewpoint of emergency accommodation, will bring a change.

But even with an abundance of elevators an otherwise fireproof building is not fire safe. To effect this, all elevator shafts and stairway wells, as well as the respective doors, should be fireproof. A still better solution is shown in the accompany illustration. Here not only elevator and stairway wells, but also the elevator landings, are surrounded by a fireproof partition. Any combustible material would have to be kept out from this part of the building. This would make obsolete a recent suggestion to bisect a factory building from cellar to roof into two isolated sections by means of a fire wall, allowing the occupants in case of fire in one section to take refuge in the other, however rendering stairways and elevators in a section useless, where there is a conflagration. A building, according to the illustration would be divided into as many horizontal fire isolated compartments as there are floors, and the occupants of a burning section could easily find a safe place of refuge with the benefit of full elevator and stairway facilities.

### The Efficiency Limit.

Mr. Bolton in his recent article suggests that the following advice should be given to elevator operators in business buildings generally: "After your car is half-filled, the more passengers you admit per trip, the fewer you carry per hour." In other words, Mr. Bolton is placing an efficiency limit of loading for elevators at fifty per cent. of the full floor capacity, and is claiming that any passenger carried above this limit will lower the number of passengers carried per hour.

Elevator traffic conditions in buildings governed by such an efficiency limit of loading vary greatly. Much depends on the class of buildings, on the arrangement of the elevator plant, on the length

of time required by the stops and on the number of passengers entering or leaving the car at each stop. These latter two totals are not constant. If there are only a few stops, the car does not exceed its normal round-trip time, and still it may leave the main floor densely crowded. Moreover, the amount of inter-story traffic, even if the car leaves the main floor only half-filled, can lengthen the round-trip time considerably.

"Down" stops, where the passengers are stepping merely in front of each other and leaving the car at the main floor in one unit, are decidedly shorter than up stops, where passengers are frequently disturbing each other in their movements. In office buildings the maximum traffic is only one way, either "up" early in the morning and after lunch time, or "down" late in the afternoon or before lunch time.

### Results of Observation.

All these complications of conditions influence the efficiency limit of loading. During rush time "up," I have frequently observed that there was such a

will ascend to a certain floor without stop, except there as many passengers as possible and descend to the main floor, where it will discharge its human load. On account of the absence of a multitude of stops, the observance of any efficiency limit of loading will not relieve the situation in the least, but would decidedly be a disadvantage.

### The Double-Deck Elevator.

Mr. Bolton advises as the only remedy for traffic congestion to increase the customary number of elevators. But we all know that the income derived from the capital invested in tall buildings is limited and on an average not more than 5½ per cent. Any tendency towards more elevators than heretofore, which would reduce the usable floor space and consequently the returns on the investment, would meet with disfavor from the realty operators. Taking into consideration the interests of both owner and tenant, the only logical solution is the double-deck elevator. These have been frequently described and favorably commented on in current literature

(Record and Guide of Dec. 4, 1912), Elevators of this type accommodate two floors at one single stop simultaneously, thus reducing the number of possible stops to one-half. A great number of stops during rush time are at adjacent floors, and stops in the same direction and under similar conditions are requiring about the same length of time. This will explain the simultaneous and therefore time saving action of a double-deck elevator, while serving two floors at one single stop.

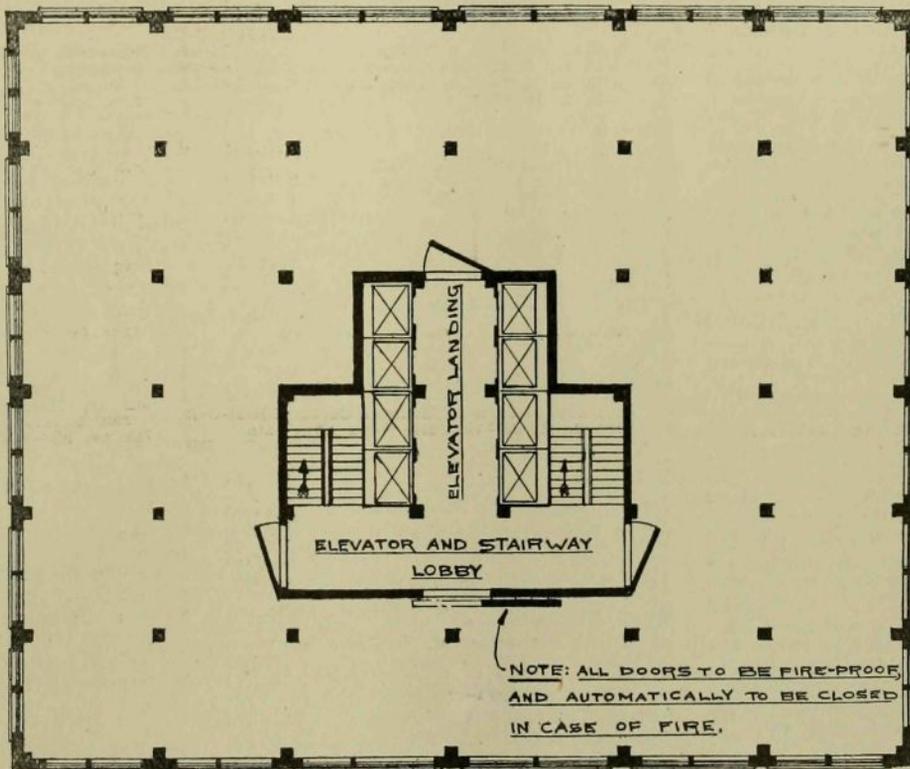
### Old Premises Made Over.

An interesting object lesson in estates management is presented by the group of old dwellings which Vincent Astor is making over in 43d and 44th streets, opposite the Hotel Astor. Here were ten houses, five

on each street, and each having four stories with two-story extensions in the rear. The revenue from them was less than the land should produce, so Mr. Astor determined on a change.

First, the fences between the yards were removed and one large central court, which will have grass plots, seats and flowers next Spring, has been laid out. In the buildings the first floors have been fitted out as stores, while on the floors above the doorways, halls and stairs have been rearranged so as to altogether transform the old layout into exceptionally cozy bachelor apartments.

—Of \$135,625,710 expended during the year 1913 for the operation and administration of the city government, according to Comptroller Prendergast, the modest sum of \$101,369,113 was paid in salaries alone. No wonder taxes and rents are high.



TYPICAL FLOOR PLAN OF FACTORY LOFT BUILDING; ELEVATORS, STAIRWAYS, LANDINGS AND LOBBIES FIREPROOF ENCLOSED.

proportion between round-trip time and number of passengers carried as to suggest an efficiency limit of seventy per cent. However, the same car when carrying a full load of passengers but making fewer stops was arriving within schedule time. It readily will be seen that in this case half-filled elevators would not contribute to the betterment of the service. Besides, in real practice, the public would most energetically object against any tendency of elevator operators to disregard stopping signals at the enclosure doors with only half-filled cars. I venture to say that an hour's test during rush time with half-filled cars and in a fairly rented building would disprove this rule.

In any event I fully agree with Mr. Bolton that elevators in many buildings are seriously lacking in capacity, a most objectionable feature, especially in view of the important part elevators play in an emergency. In this case, an elevator

## BUYING BUILDING MATERIALS.

### Some Timely Tips for the Building Manager and Owner's Representative.

AT some time or another the building manager or owner must enter the building material market for supplies. Those supplies may be for new buildings or for alterations. Frequently the contractor is employed to make the purchases, but in this department the building manager or owner's representative has an important part in making sure that the quality of materials he is paying for is brought to the job. Team work between the building manager and the contractor is essential, and some of the leading contracting houses of the day have systematized this work so that the building manager in figuring on the completion of the structure may know exactly when he can promise his tenants occupancy. This is the way L. C. Wason, in "Problems of the Contractor," describes how one contracting firm caters to the building manager.

"In the purchase of manufactured articles such as doors and windows, and in letting subcontracts, hundreds of dollars can be saved and better results obtained if handled by a person who by long experience has become familiar with all the details of the materials themselves, the dealers and manufacturers in various localities, and who is also familiar with the relationship of all these materials to one another, as well as with the estimate and contract.

#### Paying For Sash Priming Twice.

"To illustrate one little point where a subdivision has caused expense. In order to save time, window-frames have been bought by the job superintendent from a local mill. These are sometimes primed with paint by the manufacturer and sometimes are not. If the painting contract is let by another person without knowing what has been done with window-frames, it has happened that priming has been paid for twice.

"Similarly, all changes, either additions or deductions, from the original design, should be handled by one person in order to see that no mistakes are made.

"The purchasing department never buys an unknown sand until it has been thoroughly investigated by a laboratory, although this may cause an annoying delay. The tests continue at intervals throughout the progress of a job. Once, gravel from the most available pit had a coating of a reddish substance appearing to the eye to be clay, which was strong enough to hold grains of sand to the stone even after it had been handled roughly with a shovel. By the usual eye and hand tests this material would have been rejected, yet samples sent to a cement-testing laboratory showed on the average about 150 per cent. of the strength of the same cement with standard sand. It seemed peculiar that the fine red material should have no injurious effect on the tensile strength tests of briquettes with bank sand, while low compression tests were obtained on cubes made with gravel.

"The laboratory testing the same reported that under the microscope this fine red clayey material was really a very gritty substance, and called it finely pulverized rock. It clung tightly to the stone, binding to it particles of sand, and yet washed off when shaken in water. It appeared that if this fine material could be removed from the surface of the stone, and if it was not too plentiful, a perfectly satisfactory concrete would be obtained with this aggregate. Experiments made by keeping a batch in the mixer a longer time than is usually the custom appeared to clean the stone, and good, hard concrete was obtained with a not objectionable pink tint. Extra mixing was done throughout the job with complete satisfaction.

"The lumber and steel schedules are generally the first to demand attention. Lumber used in contact with cement

is almost always ordered planed four sides. A correct ordering schedule for lumber cannot be made, of course, until the work of detailing forms is nearly completed in the drafting-room. It is possible, however, to make an approximate schedule for canvassing for prices. By referring to standards it is often possible to tell in advance what sizes are wanted, and in this way to be ready to order material forward immediately whenever centering details are completed. As lumber arrives, the material of different dimensions, qualities and finishes is filed by a prearranged plan worked out in the office, handy to the woodworking shop, and given a number or letter obtained from the key plan.

#### Cutting Down Steel Cost.

"The steel is taken off the plans by one man and checked independently by another. This schedule is then studied in regard to reducing the variety of lengths, and frequently these can be reduced to one-fifth of the number shown on plan. It is usual to order a schedule of bars three-quarter inch and larger in multiples of six inches, and to buy steel five-eighths inch and under in the longest lengths that can be put on a single flat car, and cut it up on the job.

"The largest size recommended, in the square, is one and one-quarter inch, and one and three-eighths inch in the round; the smallest, one-quarter inch; all sizes to be multiples of one-eighth inch.

"On one large job there were over 400 different lengths of bars shown on plans, and by scheduling large bars in multiples of six inches and ordering small bars in long lengths, as above described, the mill order was reduced to 46 different lengths. This method increased the weight of order so as to cost only eighteen dollars in excess of the exact schedule taken from plans. This amount was saved many times over in the greater convenience of sorting to deliver the small bars in bundles weighing from 125 to 145 lbs. This insures the men getting a load of proper weight for greatest efficiency. They are also easier to handle, with no picking up of one bar at a time and the trouble of unraveling that is found with small sizes."

## BOILER SPECIFICATIONS.

### Uniformity Desirable in the Interest of Both Manufacturers and Owners.

The large number of local laws regulating the construction of boilers in force throughout the United States has made it imperative that a man who is engaged in the manufacture of boilers for distribution throughout the entire country should seek to have uniform specifications enacted, so that he need not carry stocks of materials and stocks of boilers on hand to meet the requirements of various localities. This opinion was expressed by Thomas E. Durban, of the Erie City Iron Works, of Erie, Pa., before the American Boiler Manufacturers' Association at Cleveland.

"The multiplicity of laws, differing one from another, make a needless waste," said Mr. Durban, "and as the cry of the country now is for conservation and economy we think that this argument can well be used with the lawmakers of all the States who will take the subject up. The waste comes from the fact that a manufacturer is now almost compelled to build each boiler to meet the requirements of each law, necessitating slow progress through the shop and enormous investment in material. The further fact that different manufacturers put different interpretations on the laws brings about a great conflict in the price of boilers.

"With a uniform law and the co-operation of all manufacturers these differences would be largely overcome, so that the boiler would reach the consumer not only a better boiler, but for less money. Not only would the manufacturer be able to produce the goods and sell them for less money, and be more certain of his profit, but he would elim-

inate the probability of a large loss in case his foreman or designing engineer should get confused in the various laws. There is no concern manufacturing boilers that has not suffered from the lack of uniformity in the laws. All this can be eliminated; the public can be protected, both as to its life and its investment; the manufacturer can make more money on less investment, if we can succeed in getting concurrent legislation, or approximately concurrent legislation, in various States.

#### Concurrent Legislation Needed.

"We are fully alive to the fact that no problem that has ever faced the American people has been more discussed than concurrent legislation. The different laws in different States tremendously embarrass manufacturers doing interstate trade, and they affect our social relations. We know the action that has been put forth to have uniform laws for crime and on credit, and on other matters too numerous to mention; but we believe no subject for concurrent legislation has been broached by people who have been so unitedly combined as to what is required as this problem that we have. And there is no doubt in the writer's mind that a conscientious effort on a specification upon which we have all united will influence the lawmakers in a great number of States who have not yet passed a law and in turn will influence the laws already on the statute books to such an extent that corrections will be made in them to make them conform to a standard which we can and will ultimately adopt.

#### The Present Diversity of Boiler Laws.

"Boiler laws are coming out from the East, West, North and South—in every direction. Not only are the laws themselves different, but a different interpretation has been put upon the same law by different inspectors and different builders. I presume without exaggeration that there are at least one hundred laws and changes to laws in the United States alone governing the manufacture of our product, and this can be multiplied by a thousand times as many inspectors as there are laws.

"For instance: We have asked a decision of one point—the butt strapping of drums. It is our interpretation of the law as it is written, in several of the States, that it is necessary to make all butt strapped seams to a minimum length of 12 feet. We have been informed by some inspectors that this does not apply to water-tube boilers, and by other inspectors that it applies to all boilers. We conformed our specifications to meet the letter of the law; that is, to have no butt strapped seams over 12 feet long, whereas we have found out since we put this order into effect in our works that many boilers or drums of boilers are being made and passed with butt strapped seams as long as 20 feet.

"In spite of all this, we are thoroughly impressed that the boiler inspection laws have been and will be beneficial to us all—all the boiler manufacturers and all the users—and that out of it will come the ideal boiler in design, workmanship and material."

#### Income Tax Uncertainties.

Many points in the income tax law still remain in dispute among lawyers. Even the Government officers are sometimes at variance. The Deputy Commissioner of Internal Revenue has stated that he does not think that the clause of the act relating to indebtedness secured by collateral applies to mortgage indebtedness of real estate companies, and, moreover, the Department is not following the ruling of Attorney General Wickersham.

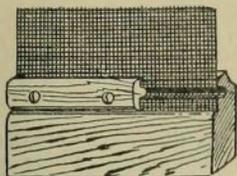
In this connection Walter Lindner, of the law committee of the Allied Real Estate Interests, says that real estate owners should be cautioned to this effect and advised that, notwithstanding these rulings, the items of interest in question should be included under the head of expense in the return on the ground that the language of the act clearly justifies it, whatever may be the opinion of the Department.

**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.

**A New Type of Window Screen.**

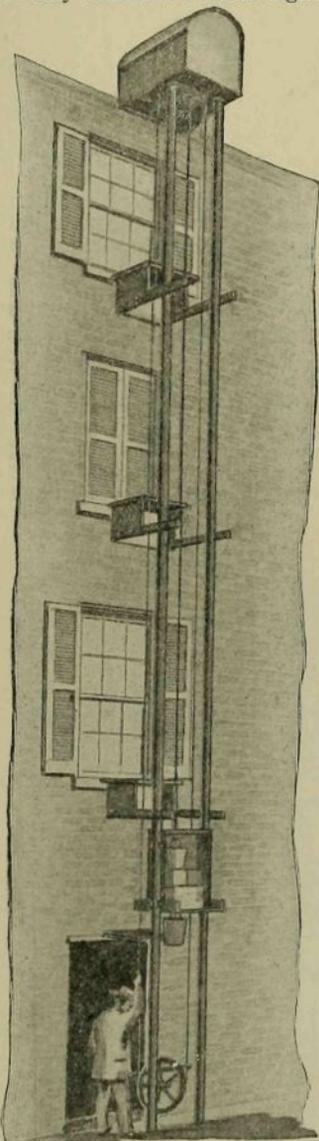
THE difficulty experienced in procuring window screens that are so constructed that small night insects cannot crawl through the space between the screen binder and the screen sash seems to have been removed by the introduction on the market of the system of screen sash illustrated. It will be noted that there is a groove placed in the sash over which the binding veneer is nailed. This gives an even tension on all parts of the screen and also prevents insects from crawling into the room through tiny crevices opened up by reason of the old method of nailing screens fast to the sash by small nails at intervals.



tension on all parts of the screen and also prevents insects from crawling into the room through tiny crevices opened up by reason of the old method of nailing screens fast to the sash by small nails at intervals.

**An Out-door Dumbwaiter.**

CONSIDERABLE attention is being given by architects and builders to the out-door steel tube dumbwaiter that is being manufactured by the Standard Electric & Elevator Co., of 123 South Calvert street, Baltimore. The advantage of this device is that it provides an inexpensive and space-saving convenience for apartment houses and does not require any enclosure. The light is not



obstructed and neither is the swing of the window shutters interfered with.

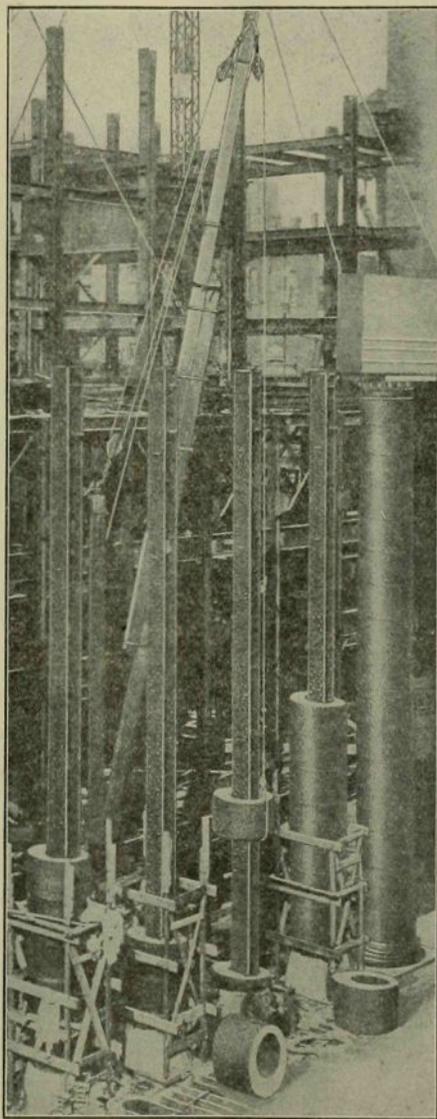
One reason for the interest centered in this appliance is that considerable money can be saved by eliminating the expense of making a shaft through the center of the building. No floors have

to be cut, no plaster or partitions marred no window-trim is scratched, nor the furnishing of rooms disturbed. It consists of two-inch hollow tube guides, one of which contains the center of weight. These guides are adjusted by patented clamps on brackets, approximately 8 to 12 feet apart, which are secured to the building by expansion bolts. The machines are protected from the weather by a hood, as shown in the illustration. The ropes cannot kink or twist as a result of weather conditions, as they are held at uniform tension whether wet or dry. They are adaptable to buildings of any height.

**Granite Rings on Steel Cores.**

IN the construction of the Continental and Commercial National Bank building in Chicago several novel construction features are being introduced. We illustrate herewith the unique method of setting the mammoth granite pillars at the entrance of this building that will represent in Chicago what the Equitable building will represent here in New York.

After the granite columns have been first laithed from the solid square block into cylindrical forms they are then



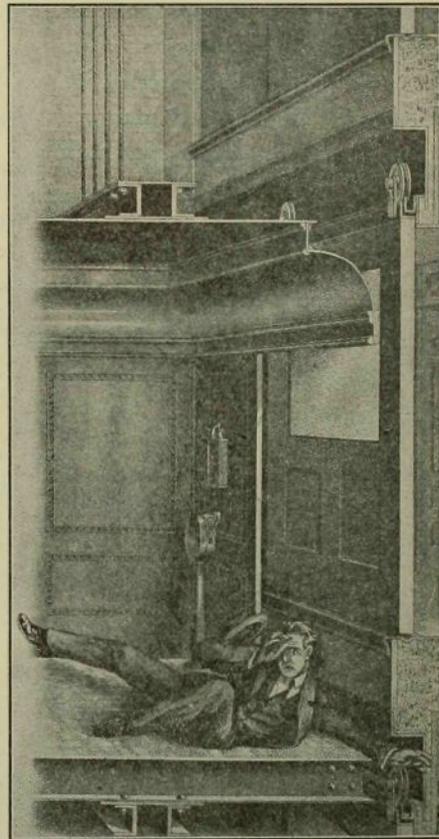
segmented into approximately two foot sections by huge diamond saws. Before the cap stones on these pillars are set these segments are lowered down over fabricated steel I's and are cemented into place.

The erection of this great building has caused more comment than any recent construction in Chicago since the early days when the Masonic Temple was the marvel of western city skyscrapers, and it is the peculiar application of building practice such as the placing of these columns that arouses such widespread interest. The employment of this system is said to reduce considerably liability to damage in transit of solid pillars. They are cheaper to produce, cheaper to transport and with steel core they have greater weight sustaining power. In case of fire calcination with consequent collapse is not so

liable to occur because the weight of the superstructure is borne upon the steel core.

**Elevator Shaft Safety.**

NEWSPAPER articles told the story the other day of a preoccupied man who stepped into an elevator car and, while the door was being closed, suddenly decided to get off again. The car had started upward. He was thrown to the floor and his arm scraped the front wall of the shaft. The operator lost his head and turned the controller full on instead of full off. In the next in-



stant the car had shot up to the next floor where an overhanging floor-lip projected a half inch into the shaft. The man's arm was caught by this projection and was cut off at the shoulder. Arms are worth from \$5,000 to \$100,000, depending upon owners.

The accompanying drawing shows what may happen in any elevator shaft at any time if the shaft has projections that are capable of catching and holding any object or person losing his balance in a car. It merely emphasizes in graphic detail, one way that accidents and subsequent damage suits may be avoided. Architects, owners, office building and apartment house managers knowing of dangerous conditions such as described to be existant in their buildings will find specialty houses in this city who, for comparatively little cost, will remove these danger spots without seriously interfering with the regular traffic in the shaft. The illustration is published by courtesy of the Burdette-Rountree Company, 119 West 40th street.

**Coating Iron with Aluminum.**

INTERESTING experiments have been conducted at the Franklin Institute in making iron rustproof by coating it with aluminum. The iron article to be coated is first galvanized or tinned and then immersed in molten aluminum at about 700 degrees or 800 degrees C. During the immersion the surface is swept by steel brushes. The tin or zinc passes into the molten aluminum, and aluminum replaces it on the iron surface. The article is treated in this manner in two or more of such baths; the greater part of the tin or zinc is left in the first bath. It is claimed that this process causes the aluminum to adhere to the surface of the iron so well that it will not come off, tarnish, or corrode under the action of air, water or heat, and cannot be stripped off by mechanical means.

## CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

### A MODEL CITY AT ARCHITECTS' EXHIBITION

A Unique Collection of Colonial Designs—Suburban Domestic and Landscape Work Predominate This Year—Few City Skyscrapers.

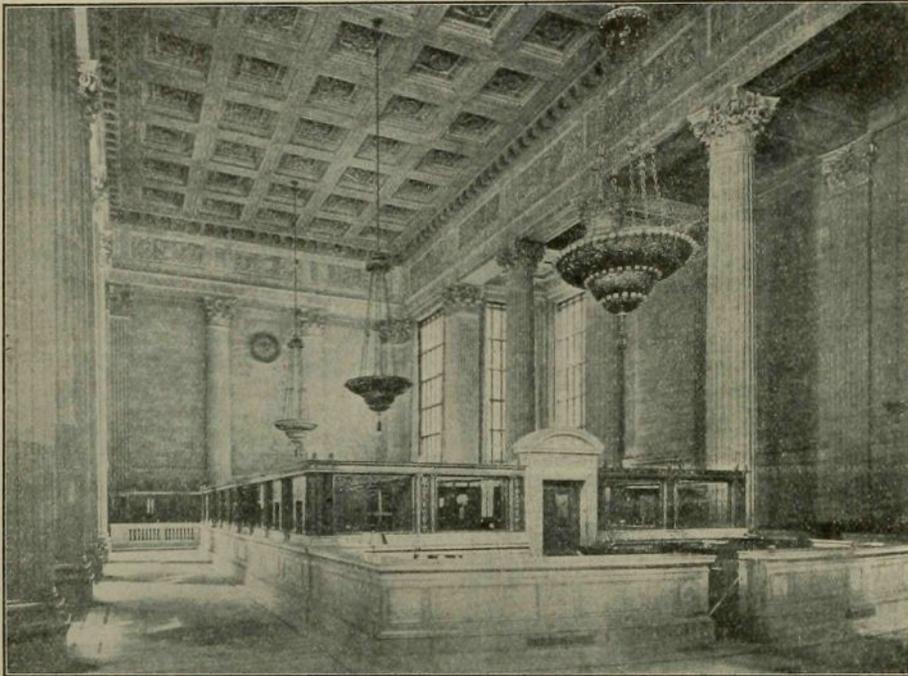
STRIKINGLY different in its general aspect is this year's exhibition of architectural works at the Fine Arts Building. Times not long ago are re-

most numerous, and some say this is the department which evinces the most pronounced advancement and certainty of purpose. The tendency is plainly toward the American Colonial first of

a collection of designs that have actually been translated into buildings. There is first a panorama of the dream city which shows the situation of every house, church, office building, house, store and factory, besides the school, bank, post office, court house, country club and public library. The residence of Prof. Lyon Phelps at New Haven, for which Murphy & Dana were the architects, the Weeks' house at Englewood by Hays & Hoadley, and the workmen's cottages at Jamaica, which Electus D. Litchfield planned, have been chosen by the committee to represent the model residences. The Groton School by Peabody & Stearns, the Mason Library at Great Barrington by Blanchard & Barnes, the Piping Rock Clubhouse by Guy Lowell, a church at Andover by McKim, Mead & White, a bank at Danbury by Parker Morse Hopper, and the post office at Beverly, Mass., by James Knox Taylor, have been selected as typical buildings by the committee.

The gallery devoted to architecture is not very large and no doubt many interesting designs have been turned away this year as in the past, and of course the members of the committee who made the selections for the model city refrained from introducing any of their own work. Hence there is nothing in the alcove from Goodhue, Lindeberg, Embury, Hardenburgh, Gmelin, Tompkins, Kiessling, Cass Gilbert, Hewlett, Brunner or Bacon. It is said that the committee collected eight or nine hundred photographs of buildings from which to make selections.

The medal of honor for architecture was awarded this year to York & Sawyer, the medal of honor for sculpture to Karl Bitter and the medal of honor for mural painting to Barry Faulkner.



VIEW OF BANKING ROOM GUARANTY TRUST CO. BUILDING.

Designed by York & Sawyer, Architects, Winners of Medal of Honor for Architecture

called when commercial buildings, particularly city skyscrapers, were the paramount objects of interest and the most numerous represented of any class in the exhibitions. And then there was an era during which the modern city apartment house claimed an extraordinary amount of interest. Neither class has been prolific of late, or else has been dressing with so much sameness that the spotlight of professional interest has been directed elsewhere.

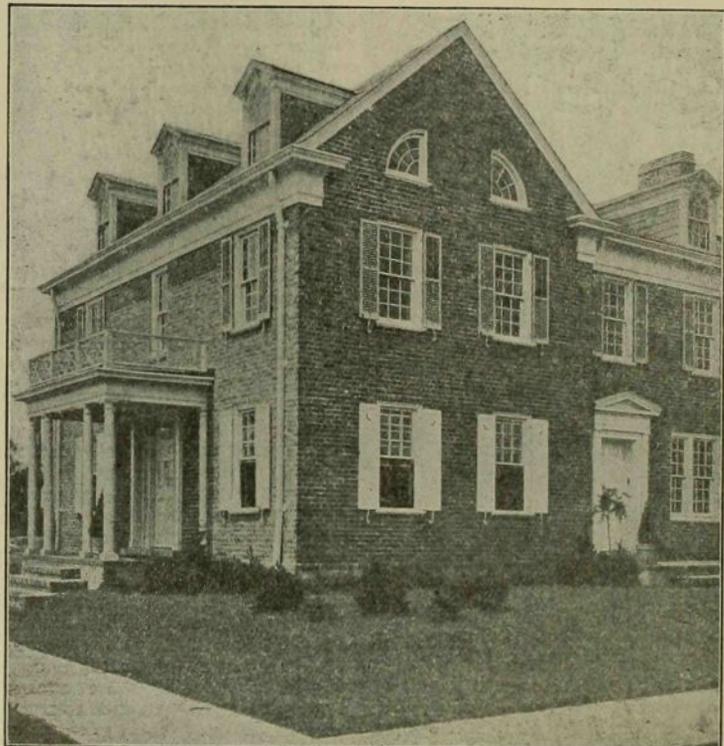
New York City work certainly does not dominate the architectural section this year. Always the city has something of monumental quality under way to be elegantly figured and prominently hung at the annual show; and, naturally, there are renderings of Mr. Cram's new design for the Cathedral of St. John's, Mr. Brunner's Riverside Drive extension, Carrere & Hastings' plan and plaster model of the Manhattan Plaza of the Manhattan Bridge and York & Sawyer's large panels depicting the Guaranty Trust Company's Building, besides some other city work.

#### Suburban Work.

But a fair inference from the collection of pictures is that our city architects are busy with commissions for public and institutional buildings in other cities, and with domestic and landscape work in the suburban towns of Long Island, New Jersey and the Hudson River counties, as the departments named are very strongly represented. Of all the architectural renderings, those of country houses and grounds are the

all, and then in a lesser, but still in a marked degree, toward the English domestic styles.

Thus in the "model city" alcove, the prevailing style is our Colonial. This is



RESIDENCE GROUP AT JAMAICA.

Designed by Electus D. Litchfield, Selected as Typical Workingmen's Houses for Model City.

The collaborative prize of \$300, for a doorway to a museum of science, was won by Aymar Embury 2d, architect; Arthur Crisp, painter, and Salvatore Bilotte, sculptor. F. Tolles Chamberlin took the Ivory prize of \$50 for sculpture.

#### The Annual Dinner.

The awards of prizes made at the annual exhibition of the Architectural League were announced at the dinner on Saturday evening by President Cass Gilbert. Speeches were delivered by Edward Robinson, director of the American Museum of Art; J. Hopkinson Smith, the author; Dr. R. Clifton Sturges of Boston, president of the American Institute of Architects; John W. Alexander, president of the American Academy of Design, and Jesse Benedict Carter, director of the American Academy in Rome.

Dr. Sturges urged the league to make a greater effort to win the public's support by interesting the man in the street in its work.

In the course of an interesting talk Mr. Smith advised the architects to adopt the method of coloring their plan drawings to make them appear as near as possible like pictures, so as to be better understood by boards of directors.

#### A Congregational Home at Flatbush.

A new building for the New York Congregational Home for the Aged will be erected during the year on the property recently purchased by the board of managers of the society. The plot is in one of the best sections of Flatbush, on Linden avenue, between Bedford and Rogers avenues, and is large enough to afford a picturesque setting for the building, with ample space for landscape effect and recreation space for the guests of the home.

The building will be built according to plans and specifications prepared by Parfitt Bros., architects, 26 Court street, Brooklyn. The plans call for a three-story and basement building, of brick and Indiana limestone, fire-proof throughout. The building will measure on the ground about 56x120 feet. In design the home will be pure Colonial of a simple treatment, with lines that should blend beautifully with its park-like surroundings.

The project will represent an outlay of nearly \$500,000, including the price of the site. The funds are well in hand, and it is expected that active building operations will be started during the coming summer. Asa A. Spear, 79 Wall street, New York City, is treasurer of the home, and it is through his interest and leadership the new building is made possible.

#### Astor Apartments to Cost \$1,500,000.

Charles A. Platt, 11 East 24th street, was appointed architect this week for the new \$1,500,000 elevator apartment house which Vincent Astor, 23 West 26th street, is to erect on the east side of Broadway, between 89th and 90th streets, covering the plot 200x150 feet. Estimates will be called for by the architect from general contractors. The exterior materials will include light brick, terracotta and limestone. As announced about a year ago, it is the intention of Mr. Astor to construct modern buildings on all of the Astor estate holdings which are poorly improved or vacant.

#### Reynolds Estates to Build Apartments.

W. Myron Reynolds, investment broker, and manager of the Reynolds Estates, 31 Nassau street, is having designs prepared for a twelve-story high-class fireproof apartment house, to occupy the block bounded by Bridge street, High street and Mack place, fronting on the plaza of the Brooklyn approach to the Manhattan Bridge. The plot is 100 feet front by 100 feet deep,

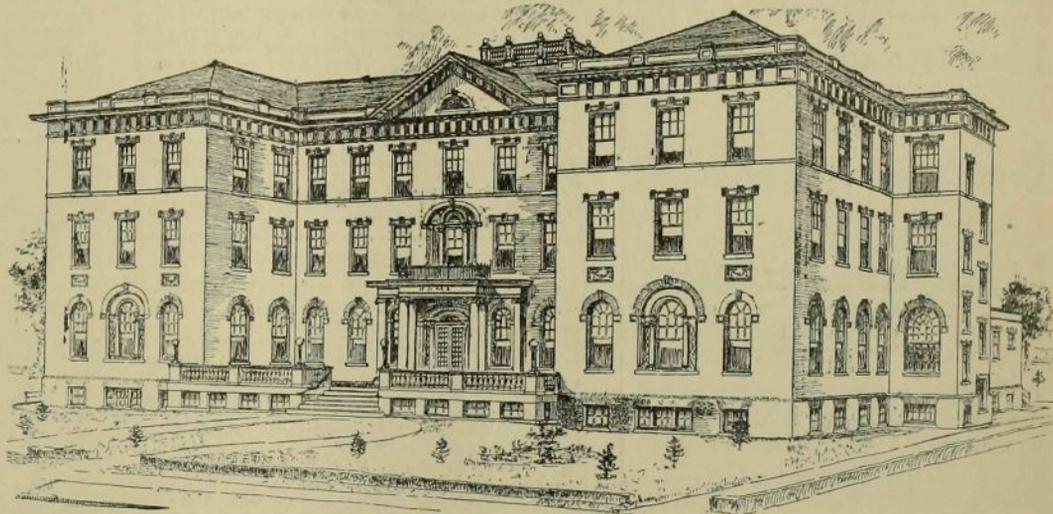
and the first story will contain a photo-play theatre and stores, with arcade, the eleven upper stories being laid out in commodious one and two-room suites, being so planned as to do away with the usual multiplicity of partitions, passages and stuffy little rooms. The living-rooms will be provided with built-in bookcases, carefully-studied wall spaces for pianos, furniture, and in their finish and decoration will especially appeal to individuals and families of culture and refinement. The block will be known as "The Plaza." The architect, Horace Greeley Knapp, of 111 Broadway, Manhattan, estimates the cost at \$260,000.

#### New Building for Park & Tilford.

Negotiations were completed Friday morning by Paul M. Herzog for improving the northeast corner of Madison avenue and 58th street with a three-story stucco building, 50x150 feet, which he has just leased to Park & Tilford for a term of fifteen years. It will be used as a retail store by the Park & Tilford firm when its lease expires on the seven-story structure it now occupies at 784 and 785 Fifth avenue, adjoining the Hotel Netherland. The cost will be about \$150,000. Herbert M. Baer, 665 Fifth avenue, will be the architect.

#### Melrose Avenue Operation.

The Cedar Construction Company, Joseph J. Lese, president, 35 Nassau street, will soon start the erection of a



Flatbush.

Parfitt Brothers, Architects.

#### PROPOSED BUILDING FOR THE NEW YORK CONGREGATIONAL HOME FOR THE AGED.

six-story store and apartment at the northwest corner of Melrose avenue and 160th street, the Bronx, to cost \$100,000. The Tremont Architectural Company, 401 East Tremont avenue, is preparing plans, and bids will be received by the owner about March 1.

#### Activity in East 169th Street.

Thornton Brothers Company, builders, Edward A. Thornton, president, 1320 Clay avenue, will start work in the spring on ten residences with stores in the south side of 169th street from College to Findlay avenues, the Bronx. George P. Crosier, 223d street and White Plains avenue, will prepare the plans.

#### To Improve Triangular Block.

The Absar Realty Company, 191 Fox street, Abraham Weisman, president and builder, contemplates the erection of three five-story apartment houses on the triangular block bounded by West Farms road, Hoe avenue and 167th street, for which plans will be prepared by the Kreymborg Architectural Company, 1029 East 163d street.

#### Fireproof Factory for the Bronx.

John E. Kerby, Tremont and Arthur avenues, is preparing plans for a six-story fireproof factory to be erected at the southwest corner of La Fontaine avenue and 179th street, the Bronx. The name of the owner who will occupy the building is withheld for the present. Operations are to be started at once.

#### Apartments for Stebbins Avenue.

The Kreymborg Architectural Company, 1029 East 163d street, is preparing plans for five apartment houses to be erected on Stebbins avenue south of Westchester avenue, the Bronx, for the Foxvale Realty Company, Frank Starkman, president.

#### NO ARCHITECTS SELECTED.

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

SUFFERN, N. Y.—The Town Board of Suffern, N. Y., C. D. Johnson, president, Town Hall, Suffern, contemplates the erection of a municipal building here for which no architect has been selected.

ROCHESTER, N. Y.—The Jewish Orphan Asylum of Western, N. Y., 924 St. Paul st, Abraham Katz, 875 East av, in charge, contemplates the erection of a Jewish orphan asylum here at a cost of about \$50,000. No architect has been retained.

SCHENECTADY, N. Y.—The Jonathan Levi Co., 218-222 State st, Albert Levi, president, contemplates the erection of a warehouse and offices, for which no site or architect has been selected.

HAMBURG, N. J.—The Board of Education of Hamburg, H. Ingersoll, president, contemplates the erection of a 6-room addition to the Sussex County school, to cost about \$30,000. No architect has been selected.

LOCKPORT, N. Y.—The Knights of Columbus, Hodge Opera House, Mr. Dwyer, care of Union Sun, 138 East Main st, chairman of building committee, contemplates either erecting a new building or purchasing an old building and remodeling same for a lodge building, for which no architect has been selected.

BUFFALO, N. Y.—The State of New York, Martin Glynn, governor, Capitol, Albany, John F. Malone, Ellicott sq, Buffalo, chairman of building committee, contemplates the erection of a bronze monument here, for which no architect has been selected. Cost, about \$15,000.

PORT JERVIS, N. Y.—The Delaware Council of U. A. M. 9, L. W. Wilsey, chairman of committee, contemplates the erection of a 3-story brick lodge room and hall at the top of Sussex st hill, for which no architect has been selected.

MECHANICVILLE, N. Y.—Andrew M. Ryan, 325 Park av, contemplates the erection of an apartment house on Park av, for which no architect has been selected.

DUNKIRK, N. Y.—Henry P. Lally, 3d st, Dunkirk, is receiving competitive sketches for a 1-story brick and steel theatre, 50x100 ft, to be erected in 3d st, near Washington av.

#### PLANS FIGURING.

##### APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—The Friedman Construction Co., 171 Bway, Henry Friedman president, owner and builder, is ready for bids on all subs for the 6-story apartment house, 100x140x162x102 ft., to be erected on the west side of Fort Washington av, 161st and 162d sts, from plans by George & Edward Blum, 507 5th av, architects. Cost, about \$100,000.

##### DWELLINGS.

WEST NUTLEY, N. J.—Armstrong & De Gelke, 122 East 25th st, New York City, architects, are taking bids for a 2-story frame residence to be erected on Hillside av, for E. V. Ort, 119 West 40th st, New York City, owner.

65TH ST.—Thomas Nash, 1170 Broadway, will take bids in about two weeks for the 6-story residence to be erected at 4 East 65th st, for Anna B. Bliss. Cost, about \$50,000.

70TH ST.—Trowbridge & Livingston, 527 5th av, have completed plans for the new residence for Mrs. Helen I. James, to be erected at 9 East 70th st. The building will be 7-stys, containing 21 bed rooms, 2 elevators, to cost about \$100,000.

## Plans Figuring (Continued).

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## PUBLIC BUILDINGS.

ST. PAUL, MINN.—Electus Litchfield, 477 5th av, N. Y. C., is taking bids until March 10 for superstructure complete, heating and ventilating, plumbing and sanitary work, vacuum cleaning system, elevators, and electric installation for the new public library to be erected here. Plans will be secured at the architect's office or at the Library.

MANHATTAN ST.—Carrere & Hastings, 225 5th av, have completed plans for the 2-sty brick and limestone library, 50x100 ft., to be erected in the south side of Manhattan st to 126th st, for the New York Public Library, 5th av and 42d st. Bids will soon be taken on general contract by the architects.

## SCHOOLS AND COLLEGES.

FREEPORT, L. I.—Bids will close about March 7 for the brick and limestone school to be erected at Columbia av, Orchard st and Rutland rd, Nassau County, for the Board of Education of Union School District 9, Town of Hempstead, Mr. Moon chairman. C. M. Hart, Main st, Bayshore, L. I., is architect. Nygren, Tenney & Ohmes, 101 Park av, New York City, are heating and ventilating engineers. Cost, about \$60,000.

## STORES, OFFICES AND LOFTS.

37TH ST.—Figures have not yet been taken for the 16-sty store and loft building, 50x98 ft., to be erected at 6-8 East 37th st, for George C. Boldt, Waldorf Astoria Hotel, 34th st and 5th av, owner. Chas. H. Caldwell, 101 Park av, is architect. Cost, about \$300,000.

## THEATRES.

MANHATTAN.—Thomas W. Lamb, 644 8th av, architect, is taking bids for a 1-sty brick and limestone theatre, 101x162 ft, to be erected at the southwest corner of 90th st and Broadway for Robert Goelet, 9 West 17th st, owner. Coftable & Co., 440 East 116th st, are contractors. Cost, about \$100,000.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the theatre building to be erected at the southwest corner of Bway and 90th st from plans by Thomas W. Lamb, 644 8th av, and desires bids on all subs prior to February 16.

## STABLES AND GARAGES.

MANHATTAN.—McDermott & Hanigan, 103 Park av, are figuring the contract for the 2-sty brick and steel stable, 75x150 ft., to be erected at Washington and Clarkson av, for John J. Bradley, 68 Hudson st, owner. Horenburger & Bards, 122 Bowery, are architects. Cost, about \$25,000.

### CONTEMPLATED CONSTRUCTION.

## Manhattan.

## APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DR.—Samuel Katz, 1 Madison av, has completed plans for a 6-sty apartment house, to be erected at 835-44 Riverside dr, for the Sand Construction Co., 1029 East 163d st, owner. Cost, about \$200,000.

124TH ST.—Brook & Rosenberg, 350 Fulton st, Brooklyn, N. Y., have completed plans for alterations to the 5-sty tenement house at 223 East 124th st, for Robert J. McManamy, 258 DeKalb av, Brooklyn, N. Y., owner.

116TH ST.—M. Zipkes, 220 5th av, has completed plans for alterations to two 5-sty apartment houses at 302-4 West 116th st, for Cohen & Glauber, 35 Nassau st, owners.

MADISON AV.—Henry B. Herts, 35 West 31st st, has completed plans for alterations to the residence at 2034 Madison av, converting it into stores and apartments, for the Dominion Trust Co., 510 Pennsylvania st, Pittsburgh, Pa. owner. Cost, about \$7,500.

## DWELLINGS.

72D ST.—Chas. A. Platt, 11 East 24th st, has completed plans for alterations to the 4-sty brick residence 43 East 72d st, for Dr. Alexander Lambert, 36 East 31st st. James McWalters' Sons, 90th st and Broadway, are the general contractors. Cost, about \$7,000.

## SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education Feb. 9 for installing electric equipment in new P. S. 97. Peet & Powers were low bidders at \$10,971.

MANHATTAN.—The Board of Education opened bids Feb. 9 for the erection of brick fence walls at P. S. 33, Fred Oehl low bidder at \$823, and for P. S. 112, William A. Egen at \$1,243.

85TH ST.—Benjamin W. Levitan, 20 West 31st st, has completed plans for a 5-sty school, 51x100 ft, to be erected at 123-127 East 85th st, for the Yorkville Talmud Torah School, 121 East 85th st, Harry Fischel, World Building, chairman of building committee, who will soon take bids on separate contracts. Cost, about \$100,000.

## THEATRES.

95TH ST.—Tracy & Swartwout, 244 5th av, are preparing sketches for a moving picture theatre to be erected at the southwest corner of 95th st and Broadway, for Vincent Astor, 23 West 26th st.

## Bronx.

## APARTMENTS, FLATS AND TENEMENTS.

FORDHAM RD.—The Tremont Architectural Co., 401 East Tremont av, is preparing sketches for a brick apartment and taxpayer to be erected at the northwest corner of Fordham rd and Crescent av, for Henry F. A. Wolfe, 549 East 139th st.

FOX ST.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty tenement, 50 x80 ft., to be erected in the east side of Fox st, 273 ft. north of 165th st, for the Mandel Construction Co., Max Cohen, president, 1058 Morris av, owner and builder, who will be ready for bids about Feb. 18. Cost, about \$45,000.

SOUTHERN BOULEVARD.—The Kreymborg Architectural Co., Southern blvd and 163d st, has been commissioned to prepare plans for a 6-sty apartment house to be erected at the northwest corner of Southern blvd and Crotona Parkway, for the P. J. Dwyer Building Co., 906 East 176th st, owner. Cost, about \$70,000.

WASHINGTON AV.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for a 6-sty store and tenement, 50x100 ft, to be erected on the east side of Washington av, 442 ft. north of 169th st, for the Wm. Janota Building Co., 906 East 176th st, owner and builder. Cost, about \$44,000.

CONCOURSE.—The Tremont Architectural Co., 401 East Tremont av, has completed plans for a 6-sty apartment house, 100x80 ft, to be erected at the northeast corner of Concourse and Bush st, for K. & R. Construction Co., 35 Nassau st, owner and builder. Cost, about \$50,000.

160TH ST.—The Tremont Architectural Co., 401 East Tremont av, is preparing sketches for a 6-sty tenement house, 100x100 ft, to be erected at the northwest corner of 160th st and Melrose av, for the Cedar Construction Co., Joseph J. Case, president, 35 Nassau st, at a cost of about \$100,000. Bids will be taken by owner about March 1.

GRAND BOULEVARD.—The K. & R. Construction Co. (Klein & Roth) 35 Nassau st, contemplate the erection of a 5-sty apartment house at the northeast corner of Grand Boulevard and Bush st.

176TH ST.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for a 5-sty tenement house, 43x88 ft., to be erected at the northwest corner of 176th st and Aqueduct av, for the Stewart Construction Co., Henry Cleland president, 1849 Anthony av, owner and builder. Cost, about \$50,000.

178TH ST.—Lucian Pisciotta, 391 East 149th st, is preparing plans for two 5-sty tenement houses to be erected at the northeast corner of 178th st and Daly av, for the Uben Construction Co., Joseph Sensin president, 1344 Bristow st, owner and builder. Cost, about \$110,000.

## DWELLINGS.

169TH ST.—The Thornton Bros. Co., Edward A. Thornton president, 1320 Clay av, contemplates the erection of ten 2 and 3-sty frame residences in the south side of 169th st, from College to Findlay av, from plans by George P. Croster, 223d st and White Plains av.

## SCHOOLS AND COLLEGES.

THE BRONX.—The Board of Education opened bids Feb. 9 for the general construction, Joseph Balaban Co., low bidder at \$73,332; and for plumbing and drainage of additions to and alterations in P. S. 21, Thomas F. Breen low bidder at \$6,583.

## Brooklyn.

## APARTMENTS, FLATS AND TENEMENTS.

47TH ST.—Harry Dorf, 614 Kosciusko st, is preparing plans for a 4-sty brick tenement, 45x88 ft., to be erected in the north side of 47th st, 80 ft. west of 7th av, for Morris Bienenstock, 1358 47th st, Brooklyn, owner and builder. Cost, about \$25,000.

46TH ST.—Harry Dorf, 614 Kosciusko st, is preparing plans for a 4-sty brick tenement, 45x88 ft., to be erected in the south side of 46th st, 80 ft. west of 7th av, for Morris Bienenstock, 1258 47th st, Brooklyn, owner and builder. Cost, about \$25,000.

CLINTON AV.—Harry T. Howell, 149th st and 3d av, is preparing plans for two 5-sty tenements, 50x100 ft, to be erected on the west side of Clinton av, 57 ft. south of 176th st, for the Hargton Building Co., Adela Harrington, president, 1478 Vvse av, owner and builder. Cost, about \$100,000.

UNION ST.—R. S. Baker, care of owners, has completed plans for a 4-sty brick tenement, 38x105 ft, to be erected at 1236 Union st, for the Svlfred Construction Co., 26 Court st, C. A. Hoff, president. Cost, about \$35,000. Bids will be received by the owner.

NEWKIRK AV.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 4-sty brick apartment house, 83x125 ft, to be erected at the southwest corner of Newkirk av and East 21st st, for Morris Wolfinger, 1226 49th st, Brooklyn, owner and builder. Cost, about \$100,000.

ROCKAWAY AV.—L. Dananher, 370 Fulton st, Jamaica, L. I., is preparing plans for a 4-sty brick tenement house, 50x89 ft, to be erected on the west side of Rockaway av, 100 ft south of Sutter av, for M. Meyer & Sons, 460 Rockaway av, owner and builder. Cost, about \$25,000.

ST. JAMES ST.—Shampan & Shampan, 772 Bway, have completed plans for an apartment house to be erected in the north side of St. James st, 253.9 ft. west of Gates av, for Joseph Grodsky, of 26 Court st. Cost, about \$50,000.

## DWELLINGS.

CHARLOTTE ST.—Hart & Schmidt, 15 East 40th st, N. Y. C., are preparing plans for five 2½-sty brick and stone residences, 20x50 ft, to be erected in Charlotte st, near Flushing av, for Kroemer & Kruse, Flushing and Woodward avs, owners and builders.

## FACTORIES AND WAREHOUSES.

37TH ST.—John L. Plock, 30 Church st, N. Y. C., engineer, is about ready for bids on general contract for the 1-sty reinforced concrete ice plant, 80x125 ft., to be erected at 37th st and Fort Hamilton av, for the Bay Ridge Pure Ice Co., 7522 2d av, Brooklyn, owner, A. R. Pifer, president. Cost, about \$50,000.

WARWICK ST.—C. Infanger & Son, 2634 Atlantic av, have completed plans for several 2-sty brick residences, 20x52 ft., to be erected at the northwest corner of Warwick st and Livonia av, for the Ashwick Building Corp., Inc., H. Luwisch president, 493 Ashford st, owner and builder.

## THEATRES.

**BROADWAY.**—Shampan & Shampan, 772 Broadway, have prepared plans for a 2-sty theatre, restaurant and store building, to be erected on the north side of Broadway, 135 ft. west of Marcy av, on plot 70x100 ft, for Samuel Marcovici, owner.

**BEDFORD AV.**—B. F. Keith, the well-known theatrical man, will erect another large theatre to seat 2,500 people, in Bedford av near Fulton st, Brooklyn. Wm. H. McElfatrick, 701 7th av, Manhattan, is the architect. The style of the building will be a duplicate of the Prospect Theatre, now being erected in 9th st, near 5th av, also for Mr. Keith. Plans will not go out for estimate for some time yet.

## Queens.

## APARTMENTS, FLATS AND TENEMENTS.

**QUEENS, L. I.**—L. Allmendinger, 926 Broadway, Brooklyn, is preparing plans for two 2-sty brick tenement houses, 25x70 ft, to be erected on Cypress av near Prospect st, for Spaeth & Senger, 1153 Myrtle av, Brooklyn, owners and builders. Cost, about \$12,000.

**QUEENS, L. I.**—L. Allmendinger, 926 Bway, Brooklyn, is preparing plans for two 3-sty brick flats, 20x55 ft., to be erected in Slocum st, near Glasser st, for Spaeth & Senger, 1153 Myrtle av, Brooklyn, owners and builders. Cost, about \$5,000.

## DWELLINGS.

**WOODHAVEN, L. I.**—George L. Crane, 2706 Jamaica av, Richmond Hill, L. I., has completed plans for two 2½-sty frame residences, 16x36 ft., to be erected on Woodhaven av, 100 ft north of Ferris st, for F. S. Gload, 21 Rugby rd, Brooklyn, owner and builder. Cost, about \$3,000 each.

**RIDGEWOOD, L. I.**—William C. Winters, 106 Van Sicten av, Brooklyn, is preparing plans for thirteen 2-sty brick residences, 20x35 ft., to be erected on the south side of Sunnyside ave, 102 ft. east of Hendrix st, for Frank Richards, Jamaica av and Hendrix st, owner and builder. Cost, about \$39,000.

## THEATRES.

**WOODHAVEN, L. I.**—George L. Crane, 2706 Jamaica av, Richmond Hill, is preparing plans for a 1-sty brick and stone moving picture theatre, 50x100 ft, to cost, about \$25,000.

## Nassau.

## DWELLINGS.

**LYNBROOK, L. I.**—J. G. Glover, 233 Broadway, N. Y. C., is preparing plans for fifteen 2½-sty frame and stucco residence to be erected here for the Bowner Development Corporation, Rockville Centre, L. I., William Bowner, president and builder. Cost, between \$3,000 and \$10,000 each.

**WOODBURY, L. I.**—Foundations have been completed for the 2-sty brick and stone residence, 40x110 ft, for Odgen L. Mills, 13 Broad st, N. Y. C., owner and builder. T. J. Bartley is superintendent in charge. J. R. Pope, 527 5th av, N. Y. C., is architect, Cost, about \$100,000.

## Suffolk.

## DWELLINGS.

**HUNTINGTON, L. I.**—Mrs. Elizabeth C. Anderson of New York City, owner of the Admiral Paulding farm and the William and Watts Sammis farms, comprising 210 acres, is now the owner of 315 acres of contiguous land with over two miles of waterfront on Lloyd's and Huntington harbors and Huntington Harbor Inlet. It is said she intends constructing three very handsome residences for herself and members of her family in the near future.

## Westchester.

## APARTMENTS, FLATS AND TENEMENTS.

**MAMARONECK, N. Y.**—Chas. T. Oakley, 54 West Boston rd, Mamaroneck, is preparing plans for a 2-sty apartment with stores, 75x60 ft, to be erected at Mamaroneck av and Railroad av, for Samuel McAdress, 205 Mamaroneck av. Bids will be received by the architect on general contract.

## DWELLINGS.

**SCARSDALE, N. Y.**—Slee & Bryson, 154 Montague st, Brooklyn, have nearly completed plans and will soon take bids on general contract for 2-sty frame and local stone residence, 29x48 ft., to be erected at the Edgemont Estate for William L. Richard, 20 Vesey st, N. Y. C., owner. Cost, about \$8,000.

**MAMARONECK, N. Y.**—Chas. T. Oakley, 54 West Boston Post rd, is preparing plans for a \$9,000 residence, 2½ stys, frame and stone, 43x33 ft, to be erected on Cortlandt av, for Augustus Mosser, 83 Palmer av, Mamaroneck, owner.

**MOUNT VERNON, N. Y.**—William H. Horsfall, 1 West 34th st, N. Y. C., is preparing plans for ten 2½ sty frame, stucco and hollow tile residences, 30x40 ft, to be erected near Columbus av, section of N. Y., Westchester and Boston Railroad, for the Standard Home Construction Co., 1 West 34th st, N. Y. C., owner, care of architect. Cost, about \$10,000 each.

**SCARSDALE, N. Y.**—George H. Wells, 11 East 24th st, N. Y. C., has about completed plans and will soon be ready for bids on general contract for a 2½-sty frame residence, 25x45 ft, to be erected on Wydham rd, Edgemont Estate, for E. L. Montgomery, 731 3d av, N. Y. C., owner. Cost, about \$8,000.

## CONTRACTS AWARDED.

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

## APARTMENTS, FLATS AND TENEMENTS.

**MADISON AV.**—Chris. Campbell, 286 5th av, has received the general contract to alter the residence at the northwest corner of Madison av and 76th st, for store and apartment purposes, for Francesco and Anna F. Bianchi, 1142 Madison av, owners. Renwick, Aspinwall & Tucker, 320 5th av, are architects.

**IRVINGTON, N. J.**—The Essex Construction Co., 87 Academy st, Newark, N. J., has received the general contract to erect a 3-sty frame and stucco flat, 22x70 ft, at 837 Springfield av, for Michael Ritter, 62 Charlton st, Newark, Owner. Cost, about \$8,000.

## DWELLINGS.

**OLINVILLE AV.**—S. & S. Building Co., 3629 Bronx Boulevard, has received the general contract to erect a 2-sty brick residence, 21x55 ft, on the east side of Olinville av, 25 ft north of Burke st, the Bronx, for Mrs. Julia G. Larty, 3208 Olinville av, owner. Cost, about \$6,000.

**HARTSDALE, N. Y.**—Charles F. Richards, 26 Midland av, White Plains, N. Y., has received the general contract to erect a 2½-sty frame and stucco residence, 36x40 ft, at Greenacres Tract, for Richard H. Walsh, this place, owner. Albert M. Gray, 116 West 39th st, N. Y. C. is architect. H. G. Larzelere, 44 Hill st, New Rochelle, has the general contract for the foundations. Cost, about \$10,000.

**BAYONNE, N. J.**—Isaac W. Wood, Jr., 37 East 40th st, has received the general contract to erect a 2½-sty frame residence, 20x42 ft, in the northeast side of West 55th st near Av C, for George A. Allen, this place, owner. Cost, about \$4,000.

**CEDARHURST, L. I.**—Cruikshank & Fraser, 103 Park av, New York City, have received the general contract to erect a 2½-sty frame residence, 40x60 ft., for A. A. Vanderpool, care of Franklin Lord Estate, Forest av, Cedarhurst, owner. William Harmon Beers, 235 5th av, New York City, is architect. Cost, about \$8,000.

## FACTORIES AND WAREHOUSES.

**WATER ST.**—McDermott & Hanigan, 103 Park av, have received the contract (on a percentage basis) for alterations to the refrigerating warehouse at 299 Water st from plans by George S. Chappel, 103 Park av, architect. The Starr Engineering Co., 90 West st, is engineer. The Fulton Market Refrigerating Co., N. B. Gates president, 3 Fulton st, is lessee. Cost, about \$100,000.

**NOSTRAND AV.**—John Deeves, 103 Park av, N. Y. C., has received the general contract to alter the storage building on the west side of Nostrand av, 132 ft south of Flushing av, for the Anabol Manufacturing Co., 44 Nostrand av, owner, Edward Weingartner, president. E. H. Jones, 124 West 45th st, N. Y. C., is architect. Cost, about \$30,000.

## HALLS AND CLUBS.

**ASBURY PARK.**—The general contract for the erection of a clubhouse for the Asbury Park Lodge of Elks at Cookman av and Heck st, Asbury Park, has been awarded to Pearce & Sutts, of Bradley Beach, N. J. The new building will be of skeleton steel construction, 4-stys, 53x100 ft, and will cost \$40,000. It is expected to be completed next August.

## SCHOOLS AND COLLEGES.

**CONVENT AV.**—(Sub.) The Lehigh Valley Structural Steel Co., Allentown, Pa., has re-

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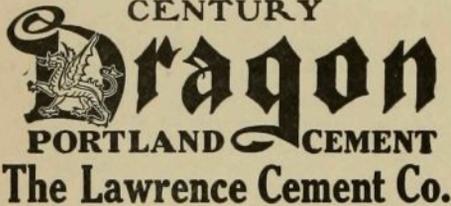
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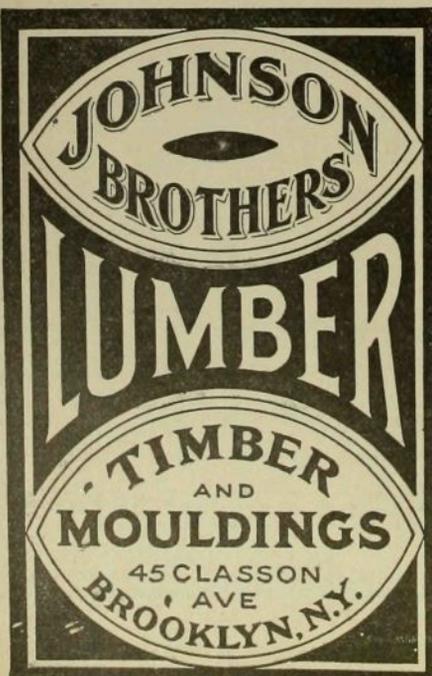
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Contracts Awarded (Continued.)

ceived the contract for furnishing the structural steel for the stadium building, from Convent to Amsterdam avs and 136th to 138th sts, or the College of the City of New York, 139th st and St. Nicholas av, from plans by Arnold Brunner, 320 5th av. Chas. Mayer, 30 East 42d st, is engineer. Adolph Lewisohn, 42 Broadway, is donor. Cost, about \$200,000. Jacob A. Zimmerman, 505 5th av, is general contractor.

STORES, OFFICES AND LOFTS.

LIBERTY ST.—Valentine Lynch & Co., 13 Park Row, have received the contract for alterations to the store and office building at 115 Liberty st, for Thomas Newbold, Hyde Park, N. Y., owner. Chas. Volz, 2 West 45th st, is architect. Cost, about \$7,000.

THEATRES.

ORANGE, N. J.—(sub.)—Connors & Fitten, 128 Williams st, have received the mason work, and Chas. McCloskey & Sons, 28 Summers st, the carpentry for the 1-sty brick and terra cotta moving picture theatre building, 36x175 ft, to be erected in Main st, opposite Lincoln av, for the Lyric Amusement Co., 199 Main st, Harold Nunn, president. David M. Ach, 1 Madison av, N. Y. C., is architect. Cost, about \$20,000.

MISCELLANEOUS.

PORTSMOUTH, VA.—The Hennebeck Construction Co., 1170 Broadway, N. Y. C., has received the contract to construct a sea wall at the Norfolk Navy Yard for the United States Navy. Contract price \$81,350.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

DWELLINGS.

65TH ST, 4 E, 6-sty brick residence, 25x65; cost, \$50,000; owner, Anna B. Bliss; Clinton L. Harris, agent, 150 Nassau st; architect, Thomas Nash, 1170 Broadway. Plan No. 38.

70TH ST, 9 E, 7-sty brick dwelling, 41x90; cost, \$100,000; owner, Helen I. James, Cold Spring Harbor, L. I.; architects, Trowbridge & Livingston, 527 5th av. Plan No. 37.

FACTORIES AND WAREHOUSES.

52D ST, 508 West, 7-sty brick factory, 31x100; cost, \$25,000; owner, Jacob H. Becker, 767 10th av; architect, Geo. J. Hardway, 347 5th av. Plan No. 42.

STABLES AND GARAGES.

WATER ST, 622-624, 5-sty brick stable and wagon storage, 48x100; cost, \$35,000; owners, Benj and Jacob Jackson, 168 Church st; architect, Walter B. Wills, 1181 Myrtle av, Bkln. Plan No. 40.

NORTH MOORE ST, 56-62, 3-sty brick garage, 100x87; cost, \$60,000; owner, St. Mark's Protestant Episcopal Church, 10th st and 2d av; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 44.

STORES, OFFICES AND LOFTS.

37TH ST, 6-8 E, 16-sty brick store and lofts, 50x98; cost, \$300,000; owner, Geo. C. Boldt, Waldorf-Astoria Hotel; architect, Chas. H. Caldwell, 101 Park av. Plan No. 39.

MISCELLANEOUS.

39TH ST, 115-117 West, 6-sty brick convertor station, 50x98; cost, \$250,000; owner, N. Y. Edison Co., Nicholas F. Brady, Pres., 55 Duane st; architect, William Weissenberger, Jr., 55 Duane st. Plan No. 36.

BOWERY, 116, 1-sty brick (Miscellaneous), 25x63; cost, \$4,500; owner, Paul Whitcomb, 417 Riverside drive; architect, Walter Thomas, 179 South Park st, Hackensack, N. J. Plan No. 41.

110TH ST, 608-610 West, wooden fence, 50x8; cost, \$175; owner, M. Olivia Sage, 111 Broadway; architect, Wm. G. Browne, 220 West 42d st. Plan No. 43.

Bronx.

DWELLINGS.

BEACH AV, w s, 100 n Randall av, 2½-sty frame dwelling, shingle roof, 20x35; cost, \$3,500; owners, August Dienst Constn Co, Aug Dienst, 1768 Gleason av, Pres; architect, Anton Pirner, 2069 Westchester av. Plan No. 55.

223D ST, s e c Carpenter av, four 2-sty frame dwellings; shingle roof; 22x30.5; cost, \$14,000; owners, W. M. Realty Co, Wm. Maas, 628 E 236th st; architect, R. F. Knochenhauer, 531 E Tremont av. Plan No. 57.

226TH ST, n s, 188 E Paulding av, 2-sty brick dwelling, tin roof, 19x38; cost, \$7,000; owner, A. Russo, 348 E 62d st; architect, W. Anagnost, 2164 Bathgate av. Plan No. 63.

SCHOOLS AND COLLEGES.

189TH ST, s s, from Webster to Park avs, two 1-sty frame portable schools, 23x36; cost, \$2,400; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 51.

ANDREWS AV, n w cor Burnside av, 1-sty frame portable school, 23x36; cost, \$1,200; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 52.

TREMONT AV, s s, from Vyse to Bryant avs, two 1-sty frame portable schools, 23x36; cost, \$2,400; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 50.

STORES, OFFICES AND LOFTS.

3D AV, w s, 240 s 183d st, 2-sty brick stores, lofts and dwelling; tin roof; 30x110; cost, \$15,000; owner, Charles Shapiro, 4485 3d av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 58.

STORES AND TENEMENTS.

FOREST AV, w s, 67.2 s 163d st, two 5-story brick tenements, plastic slate roof, 53.10x78; cost, \$100,000; owners, Alde Constn Co, Inc, Albert Deutsch, 35 Nassau st, Pres; architect, Tremont Archt Co., 401 Tremont av. Plan No. 53.

JACKSON AV, e s, 72 s 163d st, two 5-sty brick tenements, 51.4x85, plastic slate roof; cost, \$100,000; owners, Ulde Constn Co, Inc, Albert Deutsch, 35 Nassau st, Pres; architects, Tremont Archt Co, 401 Tremont av. Plan No. 54.

170TH ST, n w c Wilkins av, two 6-sty brick tenements; slag roof; 88x87.6, 56x85.6; cost, \$140,000; owner, Louis E. Kleban, 1116 Jackson av; architect, Maximilian Zipkes, 220 5th av. Plan No. 61.

ST LAWRENCE AV, s s, 286 e Walker av, 1-sty frame store, 22x30; cost, \$350; owner, Agnes M. Henderson, 1537 St Lawrence av; architect, M. A. Buckley, 1513 Hone av. Plan No. 59.

VYSE AV, w s, 72.3 n Boston rd, 5-sty brick tenement; slag roof; 58.8x123.14; cost, \$35,000; owner, Elsie Hipkiss, 1887 Vyse av; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 62.

MISCELLANEOUS.

150TH ST, s s, 225 W Courtlandt av, 1-sty brick studio, 9.4x48; cost, \$500; owner, Ralph Polcini, 328 E 150th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 62.

BATHGATE AV, s e c 172d st, 2-sty brick stores and meeting rooms; slag roof; 55.4x87.7; cost, \$20,000; owners, Bathgate Realty Corp, Louis Altschell, 356 11th st, Brooklyn, president; architects, Goldner & Goldberg, 391 E 149th st. Plan No. 56.

Brooklyn.

DWELLINGS.

EAST 8TH ST, e s, 228 s Av K, three 2-sty brick dwellings, 17.4x41, gravel roof, 1 family each; total cost, \$7,500; owner, Dinarstein Bldg. Co., 301 Hopkinson av; architect, Henry Rockmore, 1531 48th st. Plan No. 658.

EAST 8TH ST, e s, 200 s Av K, 2-sty brick dwelling, 18x41, gravel roof, 1 family; cost, \$3,000; owner, Dinarstein Bldg. Co., 301 Hopkinson av. Plan No. 659.

WEST 8TH ST, w s, 212.6 s Av S, ten 2-sty brick dwellings, 18.9x35, gravel roof, 1 family each; total cost, \$30,000; owner, Mapleton Eng. & Const Co., 1929 63d st; architect, Raphael Caporali, 1929 63d st. Plan No. 651.

7TH AV, n w cor 46th st, 3-sty brick store and dwelling, 20x78, gravel roof, 2 families; cost, \$10,000; owner, Morris Bienenstock, 1258 47th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 645.

7TH AV, n e cor 47th st, 3-sty brick store and dwelling, 20x78, gravel roof, 2 families; cost, \$10,000; owner, Morris Bienenstock, 1258 47th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 646.

7TH AV, n s, 20 w 46th st, eight 3-sty brick stores and dwellings, 20x50, gravel roof, 2 families each; total cost, \$56,000; owner, Morris Bienenstock, 1258 47th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 647.

AMES ST, w s, 125.5 s Newport av, 2 2-sty brick dwellings, 20x52, gravel roof, 2 families; each; total cost, \$7,400; owner, Harry Finkelstein, 58 Lott av; architect, Morris Rothstein, 627 Sutter av. Plan No. 704.

W 30TH ST, w s, 240 n Mermaid av, 2 1-sty frame dwellings, 12.2x32, shingle roof, 1 family each; total cost, \$1,000; owner, Adam Lambert, 241 Centre st, N Y; architect, Wm Richter, 4411 18th av. Plan No. 710.

W 30TH ST, w s, 280 n Mermaid av, 2 1-sty frame dwellings, 12.8x32, shingle roof, 1 family each; total cost, \$1,500; owner, Henry Hardus, 77 Newark av; architect, Wm Richter, 4411 18th av. Plan No. 709.

CHESTER AV, s w cor 12th av, 2-sty frame dwelling, 21.6x80.4, gravel roof, 2 families; cost, \$8,000; owner, Davis Becker, 1154 41st st; architect, Lew Koen, 9 Debevoise st. Plan No. 696.

CHESTER AV, n s, 21.6 n Tehama st, 7 2-sty frame dwellings, 21x70.4, gravel roof, 2 families each; total cost, \$49,000; owner, Davis Becker, 1154 41st st; architect, Lew Koen, 9 Debevoise st. Plan No. 695.

MERMAID AV, s s, 59 e W. 32d st, 2 1-sty frame dwellings, 17x27, shingle roof, 1 family each; total cost, \$1,100; owner, Jessie Sullivan, W 36th & R R av; architect, Wm. Richter, 4411 18th av. Plan No. 689.

ROCHESTER AV, e s, 153.2 s E N Y av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$3,500; owner, John Rossa, 24 Gunther pl; architect, Dominick E. Principa, 898 Gravesend av. Plan No. 687.

WEBSTER AV, s s, 18 w E 3d st, 9-sty brick dwellings, 18x44, slag roof, 1 family each; total cost, \$40,500; owner, Webster Bldg Co., 125 Bristol st; architect, S. Millman, 1780 Pitkin av. Plan No. 712.

SURF AV, n s, 43 e W 33d st, 10 2-sty frame dwellings, 10.6x25, gravel roof, 2 families each; total cost, \$9,000; owner, Wm Bieher & Co., 302 Hart st; architect, Geo H. Suess, 2026 W 20th st. Plan No. 677.

WARWICK ST, e s, 90 n Livonia av; 3 2-sty brick dwellings, 20x52; tin room, 2 families each; total cost, \$9,000; owner, Asherick Bldg Co., 493 Ashford st; architect, Chas. Inpanger, 2634 Atlantic av. Plan No. 740.

WEST 9TH ST, e s, 220 s Av U, 2-sty brick dwellings, 20x34; gravel roof, 2 families; cost, \$3,200; owner, Philomena Decanio, 110 Thompson st, N. Y.; architect, Fredinand Salrgano, 260 Bay 11th st. Plan No. 716.

WEST 32D ST, w s, 150 n Mermaid av, 1-sty frame dwelling, 16x32; shingle roof, 1 family; cost, \$950; owner, Maria Winter, 287 Evergreen av; architect, Dennis Winter, 287 Evergreen av. Plan No. 737.

46TH ST, n s, 180 e 14th av, two 2-sty frame dwellings, 20.6x48; shingle roof, 2 families each; total cost, \$10,000; owner, John Connolly, 5107 New Utrecht av; architects, Eisenla & Carlson, 16 Court st. Plan No. 733.

72D ST, s s, 100 n Narrows av, four 2-sty brick dwellings, 15x41.6; slag roof, 1 family each; total cost, \$14,000; owner, Brody Const Co., 1143 40th st; architect, John C. Wandell & Co., 4 Court st. Plan No. 722.

CHRISTOPHER AV, w s, 20 n Lott av, six 2-sty brick dwellings, 20x52; slag roof, 2 families each; total cost, \$30,000; owner, Jos. Stern, 464 Christopher av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 717.

MERMAID AV, s e c W 30th st, 1-sty frame dwelling, 18x66; shingle roof, 1 family; cost, \$1,650; owner, Giuseppe Viotti, 262 W 43d st, N. Y.; architect, Geo. H. Suess, 2066 W 29th st. Plan No. 730.

PRESIDENT ST, s s, 150 e New York av, two 3-sty brick dwellings, 20x57, slag roof, 1 family each; total cost, \$15,000; owner, Henry Roth, 1281 President st; architect, Benj. Driesler, 153 Remsen st. Plan No. 758.

E 13TH ST, ws, 180 s Av I, two 2-sty frame dwellings, 18x60; gravel roof, 2 families each; total cost, \$10,000; owner, Geo. M. Craigen, 2801 Av F; architect, A. White Pierce, 59 Court st. Plan No. 764.

E 37TH ST, w s, 297.6 n Av I, two 2-sty frame dwellings, 16x38, tar roof, 2 families; cost, \$5,000; owner, Caroline C. Svenson, 187 Grant av; architect, Gust. Svenson, 187 Grant av. Plan No. 746.

CONKLIN AV, s s, 115 w Rockaway av, two 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$7,000; owner, Henry Abrahams, 133 Conklin av; architect, Louis F. Schillinger, 167 Van Sicklen av. Plan No. 750.

FORBELL AV, w s, 123.3 s Liberty st, two 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, \$5,000; owner, Rockmore Realty Co., 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 752.

FORBELL AV, ws, 163.3 s Liberty av, twelve 2-sty brick dwellings, 18.3x32, gravel roof, 1 family each; total cost, \$24,000; owner, Rockmore Realty Co., 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 751.

FORBELL AV, n w cor Glenmore av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,000; owner, Rockmore Realty Co., 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 754.

FORBELL AV, ws, 100 s Liberty av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$3,500; owner, Rockmore Realty Co., 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 753.

NEW LOTS AV, n s, 20.9 w Essex st, 2-sty brick dwelling, 20.10x52, gravel roof, 2 families; cost, \$3,800; owner, Cutler Bldg. Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 763.

NEW LOTS AV, ns, 62.6 w Essex st, 2-sty brick dwelling, 20.10x52, gravel roof, 2 families; cost, \$3,800; owner, Cutler Bldg. Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 761.

NEW LOTS AV, n s, 71.7 w Essex st, 2-sty brick dwelling, 20.10x52, gravel roof, 2 families; cost, \$3,800; owner, Cutler Bldg. Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 762.

**FACTORIES AND WAREHOUSES.**

HENRY ST, s e c Coney Island Creek, 1-sty frame storage, 60x14; gravel roof; cost, \$200; owner, Annie Childs, on premises; architect, Jas. F. Brewster, 2936 W 8th st. Plan No. 731.

MORGAN AV, e s, 49 s Stagg st, 1-sty frame storage, 55x30; rubberoid roof; cost, \$2,000; owner, L. I. Wood Co, 11 Vanderbilt av; architect, Wm. Werner, 194 Ridgewood av. Plan No. 726.

ROCKAWAY AV, e s, 269 s Vienna av, 1-sty frame storage, slag roof; cost, \$2,000; owner and architect, same. Plan No. 673.

**STABLES AND GARAGES.**

CHURCH AV, n s, 100 w Story st, 1-sty brick garage, 40x80, iron roof; cost, \$1,800; owner, Chas. L. Behlert, 161 9th av; architect, Chas. W. Vanderbeck, Richmond Hill, L. I. Plan No. 693.

SARATOGA AV, e s, 225 s Sutter av, 1-sty frame stable, 24x11, slag roof; cost, \$325; owner, Abe Doras, on premises; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 671.

NEW YORK AV, w s, 300 n Glenwood rd, 1-sty frame garage, 10x16; shingle roof; cost, \$250; owner, Gilbert Masten, on premises; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 736.

ADELPHI ST, w s, 311.10 s Park av, 2-sty brick garage, 50x100, slag roof; cost, \$12,000; owner, Gus Rollo, 215 Washington av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 748.

10TH ST, n s, 67 w 7th av, 1-sty brick garage, 13x19, slag roof; cost, \$500; owner, Mary A. Mahland, 348 7th av; architects, Thode & Harvie, 406 9th st. Plan No. 756.

AV Q, n s, 100 w Coney Island av, 1-sty frame garage, 20x55, gravel roof; cost, \$100; owner, Irving J. Smith, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 765.

**STORES AND TENEMENTS.**

HINSDALE AV, w s, 150 s Blake av, three 4-sty brick tenements, 50x88, slag roof, 23 families each; total cost, \$75,000; owners, Simon & Louis Halperin, 1414 Lincoln pl; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 654.

HINSDALE ST, w s, 100 s Blake av, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, \$25,000; owners, Simon & Louis Halperin, 1414 Lincoln pl; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 654.

PARK PL, s e c Howard av, 4-sty brick store and tenement, 40x95, gravel roof, 18 families; cost, \$28,000; owner, David Isacowitz, Inc., 316 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 642.

UNION ST, s s, 175 w Hoyt st, 4-sty brick tenement, 57.4x84.3, gravel roof, 16 families; cost, \$25,000; owner, John Muldoon, 364 Union st; architect, W. J. Conway, 400 Union st. Plan No. 663.

12TH ST, West, e s, 116 n Surf av, two 1-sty frame stores, 27.3x21, wire glass roof; cost, \$800; owner, Luna Amusement Co., Luna Park, C. I.; architect, Peter F. Meyer, 165 Norwood av. Plan No. 649.

HOWARD AV, e s, 40 s Park pl, 4-sty brick store and tenement, 40x93, gravel roof, 18 families; cost, \$25,000; owner, David Isacowitz, Inc., 316 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 643.

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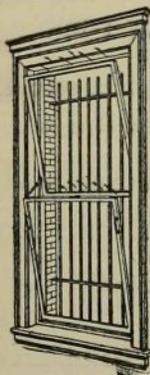
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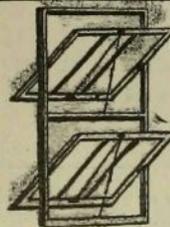
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WINE BOTTLE RACKS

### Plans Filed, New Buildings, Brooklyn (Cont.)

PARK PL, s e cor Ralph av, 4-sty brick tenement, 25x70, tin roof, 8 families; cost, \$10,000; owner, Howard Investing Co, 26 Court st; architects, Farber & Markowitz, 189 Montague st, Plan No. 711.

CHESTER AV, n w cor Tehama st, 1-sty frame tenement, 21.6x80.4, gravel roof, 4 families; cost, \$8,000; owner, Davis Becker, 1154 41st st; architect, Lew Koen, 9 Debevois st, Plan No. 694.

EUCLID AV, w s, 140 n Sutter av, 7 2-sty frame tenements, 20x52, gravel roof, 4 families; each, total cost, \$26,600; owner, Isaac Muss, 997 Dumont av; architect, Morris Rothstein, 627 Sutter av, Plan No. 705.

HOWARD AV, e s, 62 n Prospect pl, 4-sty brick tenement, 60x88, gravel roof, 24 families; cost, \$25,000; owner, Hymen Cohn, 109 Bristol st; architect, Benj Cohn, 361 Stone av, Plan No. 707.

62D ST, n s, 100 w 3d av, 3-sty brick tenement, 20x65; slag roof, 6 families; cost, \$7,500; owner, Boyd Realty Co, 434 Senator st; architect, Thos. Bennett, 3d av and 52d st, Plan No. 735.

LIVINGSTON ST, s s, 100 e Clinton st, 6-sty brick tenement, 63x80.8, gravel roof, 24 families; cost, \$60,000; owner, Akron Bldg. Co., 505 5th av, N. Y.; architect, Robert T. Lyons, 505 5th av, N. Y. Plan No. 747.

13TH ST (n s, 92.10 e 4th av, two 5-sty brick tenements, 50x88, slag roof, 20 families each; total cost, \$100,000; owner, Rosemour Constn. Co., 189 Montague st; architects, Shampam & Shampam, 772 Broadway, Plan No. 766.

### THEATRES.

BROADWAY, w s, 59.4 n Decatur st, 1-sty brick theatre, 67.6x95, gravel roof; cost, \$15,000; owner, Fredk L Mills, 1720 Bway; architect, Louis Allmendinger, 926 Broadway, Plan No. 708.

### MISCELLANEOUS.

DUMONT AV, s e c Howard av, 1-sty brick morgue, 12x15; slag roof; cost, \$300; owner, Brooklyn Hebrew Home for Aged, on premises; architects, Farber & Markowitz, 189 Montague st, Plan No. 723.

HOPKINSON AV, w s, 50 n St Marks av, 1-sty brick shed, 7x15, tin roof; cost, \$150; owner, David Isaacowitz, on premises; architect, Cohn Bros., 361 Stone av, Plan No. 759.

### Queens.

#### DWELLINGS.

BAYSIDE.—Elmwood av, e s, 260 n Palace boulevard, 2½-sty frame dwelling, 24x29, shingle roof, 1 family; steam heat; cost, \$4,000; owner and architect, Geo. Harnden, Bayside, Plan No. 241.

NEWTOWN HEIGHTS.—Clinton pl, e s, 200 s Juniper av, 2-sty frame dwelling, 18x30, tin roof, 1 family; cost, \$1,900; owner, Frank Ryon, 5 Donnell pl, Maspeth; architect, A. Schoeller, Mulberry av, Corona, Plan No. 243.

ROCKAWAY BEACH.—Undine av, w s, 156 s Boulevard, six 1-sty frame dwellings, 13x27, shingle roof, 1 family; cost, \$2,400; owner, W. Kremer, Rockaway Beach; architects, Colton Bros., Rockaway Beach, Plan Nos. 237-38-39.

UNION COURSE.—Union st, n s, 140 w Yarmouth st, two 2-sty frame dwellings, 18x36, tin roof, 1 family, hot air heat; cost, \$5,000; owners and architects, Sternberg Bros., 2739 Syosset st, Woodhaven, Plan No. 245.

BELLE HARBOR.—Chester av, e s, 95 s Washington av, 2½-sty frame dwelling, 35x56, shingle roof, 1 family, hot water heat; cost, \$5,500; owner, Mrs. Louisa T. Gelb, 328 West 88th st, N. Y. C.; architects, Werner & Windolph, 27 West 33d st, N. Y. C. Plan No. 255.

CORONA.—50th st, e s, 326 n Jackson av, four 2-sty brick dwellings, 18x49, tin roof, 2 families, steam heat; cost, \$12,000; owner, John DeBlasi, 29 West Jackson av, Corona; architect, A. DeBlasi, East Jackson av, Corona, Plan Nos. 258-59.

JAMAICA SOUTH.—South st, s s, 25 e Railroad av, 1½-sty brick dwelling, 25x22, tin roof, 2 families; cost, \$3,800; owner, R. Adelizzi, 124 South st, Jamaica; architect, P. Janowitz, Richmond Hill, Plan No. 260.

JAMAICA.—Terrace av, s s, 240 e Alsop st, 2½-sty frame dwelling, 25x50, shingle roof, 2 families; cost, \$5,000; owner, D. B. Russell, 422 Greene av, Brooklyn; architect, Henry E. Haugard, Jamaica av, Richmond Hill, Plan No. 200.

MASPETH.—Pacific st, s s, 100 w Collins av, 2-sty frame dwelling, 22x40, tin roof, 2 families; cost, \$2,800; owner, Charles Baier, 185 William st, Maspeth; architect, Edw. Rose & Son, Grand st, Elmhurst, Plan No. 253.

MASPETH.—Linden st, s s, 50 e Collins av, 1-sty frame dwelling, 16x36, tin roof, 1 family; cost, \$1,500; owner, Veronka Ringler, 427 East 78th st, N. Y. C.; architects, T. Edw. Rose & Son, Grand st, Elmhurst, Plan No. 252.

RICHMOND HILL.—Newton rd, s s, 705 e Cottage av, four 2-sty frame dwellings, 17x47, tar and gravel roof, 1 family; cost, \$12,000; owner, Mrs. Ella M. Tuplin, Newton rd, near Hillside av, Richmond Hill; architect, G. E. Crane, Welling st, Richmond Hill, Plan No. 247.

ROCKAWAY BEACH.—Beach st, w s, 181 n Boulevard, 2-sty frame dwelling, 19x43, shingle roof, 2 families; cost, \$3,000; owner, A. J. Buschmann, 72 West 38th st, N. Y. C.; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach, Plan No. 263.

WOODHAVEN.—Woodland av, w s, 100 n Ferris st, two 2-sty frame dwellings, 16x36, shingle roof, 1 family, hot air heat; cost, \$5,000; owner, Frank T. Gload, 21 Rugby rd, Brooklyn; architect, George E. Crane, Welling st, Richmond Hill, Plan Nos. 248-49.

DUNTON.—Van Wyck av, w s, 300 s Wyoming av, four 2-sty frame dwellings, 16x36; shingle roof, 1 family, steam heat; cost, \$10,000; owner, Max Gross, Jamaica; architect, H. T. Jeffrey, Lefferts av, Richmond Hill, Plans Nos. 268-69-70-71.

JAMAICA.—Kaplan av, e s, 200 s Hillside av, three 2-sty brick dwellings, 20x55; tin roof, 2 families; cost, \$10,500; owner, I. Wohl, 37 N

Washington st, Jamaica; architect, H. T. Jeffrey, Lefferts av, Richmond Hill, Plans Nos. 266-67.

ARVERNE.—Vernam av, e s, 60 s Morris av, 2½-sty frame dwelling, 22x36, shingle roof, 1 family; cost, \$4,800; owner, Mrs. Jeannette Siegel, Amstel Boulevard; architect, Milton Wertheimer, 115 Remington av, Arverne, Plan No. 281.

CORONA.—McKinley st, e s, 98 s Jackson av, two 2½-sty frame dwellings, 17x36, shingle roof, 1 family, steam heat; cost, \$5,600; owner, J. J. Callan, 107 50th st, Corona; architect, A. Magnoin, Corona, Plan No. 283-84.

SOUTH OZONE PARK.—Lincoln av, e s, 270 s Rockaway Turnpike, 2-sty frame dwelling, 20x41, shingle roof, 1 family, steam heat; cost, \$2,800; owner, Steven Boos, South Ozone Park, architect, A. W. Lewis, 929 Portland av, Chester Park, Plan No. 273.

ROCKAWAY BEACH.—Montauk av, e s, 80 n Bayside drive, 3-sty frame boarding house, 29x41, shingle roof, steam heat; cost, \$13,000; owner, Mrs. Mary Morris, 26 South 9th av, Rockaway Park; architect, Arnold Johnson, 121 Huron st, Neponset, Plan No. 242.

### STABLES AND GARAGES.

BAYSIDE.—Elmwood av, w s, 160 s Palace boulevard, 1-sty frame garage, 12x16, shingle roof; cost, \$100; owner and architect, G. Harnden, Bayside, Plan No. 240.

COLLEGE POINT.—1st av, n e cor 7th st, 1-sty brick garage, 12x20, shingle roof; cost, \$300; owner, Morris E. Strauss, premises; architect, E. Leo McCracken, Manhattan court, College Point, Plan No. 257.

L. I. CITY.—Railroad av, w s, 360 s Greenpoint av, 1-sty frame garage, 25x30, tin roof; cost, \$300; owners and architects, Hollbrook, Cabot & Rollins Co., 331 Madison av, N. Y. C. Plan No. 264.

ROCKAWAY PARK.—Newport av, n w c Columbus av, 1-sty frame garage, 15x25, shingle roof; cost, \$250; owner, F. P. Murray, Clarence av, Arverne, Plan No. 274.

WOODHAVEN.—Freedom st, e s, 300 n Liberty av, 1-sty frame stable, 14x14, gravel roof; cost, \$150; owner, G. Davanze, premises, Plan No. 282.

CORONA.—Vine st, 20, 1½-sty, frame garage, 20x20, shingle roof; cost, \$800; owner, L. Gallucci, 16 Vine st, Corona, Plan No. 280.

DOUGLASS.—Alley Road, n w c Virginia Road, 1-sty frame garage, 20x18, shingle roof; cost, \$650; owner, C. J. Scofield, premises, Plan No. 278.

### STORES AND DWELLINGS.

RIDGEWOOD.—Forest av, n e cor Madison st, five 3-sty brick stores and dwellings, 20x55, slag roof, 2 families; cost, \$23,500; owner, Chas. Tritschler, 404 Stuyvesant st, Brooklyn; architect, Wm. Debus; 86 Cedar st, N. Y. C. Plan Nos. 261-62.

ROCKAWAY BEACH.—Boulevard, s s, 100 w Pleasant av, 2-sty frame store and dwelling, 17x60; slag roof, 2 families; cost, \$2,500; owner, Mrs. Charlotte Weiss, 95 Pleasant av, Rockaway Beach; architect, Wm. Sandifer, Fairview av, Rockaway Beach, Plan No. 272.

### STORES AND TENEMENTS.

MIDDLE VILLAGE.—Metropolitan av, 270 e Juniper av, 1-sty frame store, 17x24, tin roof; cost, \$350; owner, Richard Neiderstein, Middle Village; architect, A. J. Stines, Jr., 3d st and Jackson av, L. I. City, Plan No. 244.

BAYSIDE.—2d st, e s, 100 n Lamentine av, 1½-sty frame store, 16x18, shingle roof; cost, \$300; owner, M. Lonordo, premises; architect, J. F. Foley, 5th st, Bayside, Plan No. 254.

### MISCELLANEOUS.

L. I. CITY.—Railroad av, w s, 231 s Greenpoint av, 2-sty frame storage bin, 80x30, tin roof; cost, \$2,000; owners and architects, Hollbrook, Cabot & Rollins Co., 331 Madison av, N. Y. C. Plan No. 265.

BAYSIDE.—Rock hill rd (golf grounds), 2-sty brick caddie house, 39x23, slate roof, steam heat; cost, \$3,500; owner, Oakland Golf Club, Bayside; architect, S. Edson Gage, 34 Madison av, N. Y. C. Plan No. 236.

MIDDLE VILLAGE.—Morton av, e s, 25 n Pulaski st, 1-sty frame shed, 16x14, shingle roof; cost, \$150; owner, Wm. Brady, Morton av, Middle Village, Plan No. 246.

CORONA.—Jackson av, s s, 85 e Grinnell av, 1-sty brick bakery, 20x48, slag roof; cost, \$2,000; owner, G. T. Trulin, premises; architect, H. C. Trulin, Flushing, Plan No. 251.

L. I. CITY.—Vernon av, w s, 280 n Harris av, brick kiln, 11 ft. at base; cost, \$200; owner, N. Y. Architectural Terra Cotta Co., premises, Plan No. 250.

RICHMOND HILL.—Remington av, w s, 1464 s Stover rd, 1-sty frame boat house, 16x26, shingle roof; cost, \$350; owner, D. Dowd, 210 Franklin av, Brooklyn, Plan No. 256.

RIDGEWOOD.—Cornelia st, n s, 140 e Seneca av, 1-sty brick shed, 10x9, gravel roof; cost, \$100; owner, Jacob Rodler, Cornelia st, Ridgewood, Plan No. 275.

L. I. CITY.—William st, 178, erect frame billboard, 48x10; cost, \$35; owner, Diosoay & Fisher, 1075 3d av, N. Y. C. Plan No. 276.

WINFIELD.—Henry st, 67, frame billboard, 30x10; cost, \$20; owner, Diosoay & Fisher, 1075 3d av, N. Y. City, Plan No. 277.

ROCKAWAY AV, e s, 269 s Vienna av, 1-sty frame shed, 25x100, slag roof; cost, \$600; owner, Wolf Coal & Feed Co, 1047 Rockaway av; architect, S Millman & Son, 1780 Pitkin av, Plan No. 672.

### Richmond. DWELLINGS.

3D ST, n s, 300 w Lawn av, New Dorp Manor, 1½-sty frame dwelling, 29x25; cost, \$1,350; owner, Dominick Pistilli & Joseph Chiatto, Eltingeville; architect and builder, Chas. Munch, Richmond P. O. Plan No. 50.

7TH ST and Barnes av, s w cor Graniteville 1-sty frame bungalow, 16x30; cost, \$500; owner, Marguerite H. Evans, 452 West 57th st, N. Y. C.; architect, T. W. Biddle, Jr., care O.; builder, A. J. McCaffrey, 217 W. 142d st, N. Y. C. Plan No. 48.

9TH ST, e s, 400 e Midland av, Beach Park, two 1-sty frame bungalows, 14x24; total cost, \$700; owner, architect and builder, J. Keegan, Stapleton. Plan No. 54.

POST AV, n s, 128 e Spring st, West New Brighton, 2-sty frame dwelling, 22x46; cost, \$4,700; owners, Fred and Louisa Becker, West New Brighton; architect and builder, Wm. H. Curry, West New Brighton. Plan No. 51.

PRIVATE ROAD, s e, 213 s w Beattay st, Tottenville, 1-sty frame dwelling, 26x37; cost, \$1,200; owner, C. S. Videon, Tottenville; architect, Thos. H. Videon, Tottenville; builder, W. E. Jolim, Tottenville. Plan No. 49.

SEASIDE BOUL, n s, 160 w Sand Lané, South Beach, ten 1-sty frame bungalows, 14x27; total cost, \$2,000; owner and builder, McCourt Bros., Inc., South Beach. Plan No. 46.

SEQUINE AV, n e cor. and Gilbert pl, Tottenville, 2-sty frame dwelling, 26x26; cost, \$2,540; owner, Emmet W. LaTourette, Pleasant Plains; architect and builder, E. R. Raugh, Tottenville. Plan No. 53.

**STORES AND TENEMENTS.**

BRIGHTON AV, e s, 125 s Kingsley pl, New Brighton, 1-sty frame store, 21x21; cost, \$290; owner, Rosario Boffa, Tompkinsville; architect, Daniel Santoro, Tompkinsville. Plan No. 52.

MERSEREAU AV, s s, 150 w Morningstar road, Graniteville, 1-sty frame store, 14x20; cost, \$350; owner, Dominick Morina, Graniteville; architect and builder, R. H. Leadley, Graniteville. Plan No. 47.

**PLANS FILED FOR ALTERATIONS.**

**Manhattan.**

BAYARD ST, 21, remove and rebuild partitions to 3-sty brick store and dwelling; cost, \$700; owner, Mary T. Owens care of Chas. C. Lockwood, 35 Nassau st; architect, Chas. H. Dietrich, 593 E 136th st. Plan No. 450.

BEDFORD ST, 48; masonry to 5-sty brick tenement; cost, \$1,500; owner, Ernestine Cohn, 209 W. 118th st; architect, Chas. B. Meyers, Union sq W. Plan No. 418.

EROOME ST, 519, masonry and steel to 5-sty brick store and loft; cost, \$300; owner, Dominick Abbate, 226 Lafayette st; architect, Louis A. Sheinart, 144 Bowery. Plan No. 477.

CANAL ST, 206-8, masonry and steel to 6-sty brick offices; cost \$1,000; owner, John R. Graham Estate, Geo. H. Walker, agent, 174 Centre st; architect, Walter H. Vilckening, 116 Decatur st, Brooklyn. Plan No. 449.

CHERRY ST, 99; masonry, new plumbing and entrance to 5-sty brick store and tenement; cost \$1,000; owner, Henry Wendt, 171 W. 85th st; architect, Chas. Gallo, 60 Graham av, Brooklyn. Plan No. 431.

COLUMBIA ST, 83, new windows and flooring to 4-sty brick stores and tenements; cost, \$1,000; owner, Gussie Isaacs, 122 Clymer st, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 448.

DIVISION ST, 271-275, alterations to 8-sty brick lofts and stores; cost, \$10,000; owner, Aaron Cohen, 247 East 68th st; architect, Louis Brooks, 132 Nassau st. Plan No. 475.

EAST BROADWAY, 246; alterations to 3-sty brick tenement; cost, \$50; owners, Careful Realty & Constn Co, 1911 Madison av; architect, Max A. Cantor, 39 W. 38th st. Plan No. 408.

GRAND ST, 274; reset stairs to 4-sty brick store, lofts and dwelling; cost, \$1,200; owner, Adolph Lorber, 274 Grant st; architect, Emery Roth, 507 5th av. Plan No. 421.

GREENWICH ST, 412, new stairs to 4-sty brick store and dwelling; cost, \$200; owners, Edward C. Bohde, et al, 105 West 48th st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 478.

HARRISON ST, 30, new lowerator to 5-sty brick store and lofts; cost, \$500; owners, Est. of Chas. F. Hoffman, Chas. F. Hoffman, Trustees, 258 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 464.

MERCER ST, 73-77, masonry and steel to 6-sty brick store and lofts; cost, \$2,500; owner, Chas. Lane, 38 Fulton st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 469.

SOUTH ST, 39, new store front, stairs and partitions to 4-sty brick store and lofts; cost, \$2,200; owners, Est. of Nathan P. Rogers, Jno. F. Doyle Sons, Agent, 45 William st; architect, Paul C. Hunter, 191 9th av. Plan No. 459.

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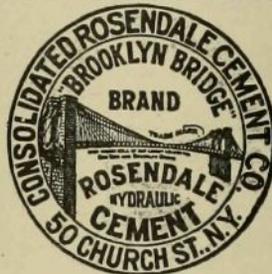
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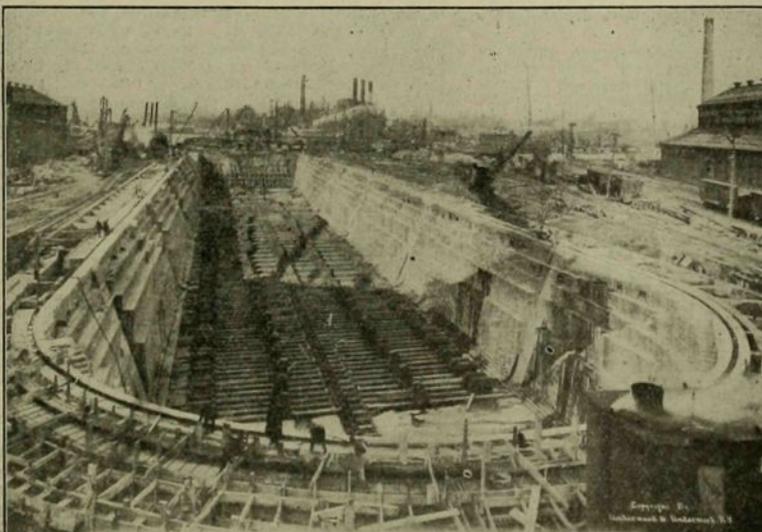
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## Plans Filed, Alterations, Manhattan (Contd.)

THOMPSON ST, 34-38, trolley track to 5-sty brick lofts; cost, \$200; owner, Jacob Einsheimer, 640 B'way; architect, Pier L. Focardi, 1837 E 21st st, Brooklyn. Plan No. 446.

WASHINGTON PL, 18-24, alterations to 8-sty brick stores and loft; cost, \$300; owner, Estate F. L. Goldenberg, 109 5th av; architect, Louis A. Hornum, 405 Lexington av. Plan No. 474.

1ST ST, 30, reset partitions to 5-sty brick meeting rooms, court and offices; cost, \$100; owner, Nathaniel W. Keane, 30 1st st; architect, Otto Reissmann, 30 1st st. Plan No. 462.

3D ST, 324 E; new partitions and enlarged windows to 3-sty brick dwelling; cost, \$1,000; owners, Wendel Estate, Jno. G. Wendel, Ex, 158 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 436.

13TH ST, 154 West, alterations to 4-sty brick office and dwelling; cost, \$8,500; owner, John W. Grindle, 154 West 13th st; architect, Lewis Leining, Jr., 160 5th av. Plan No. 416.

13TH ST, 339 West, alterations to 6-sty brick lofts; cost, \$200; owner, Frank Hoffer, 342 West 14th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 458.

13TH ST, 410-412 West, steel to 6-sty brick lofts; cost, \$500; owner, G. E. Raffetto, 412 W. 13th st; architects, Vendrasco & Vendrasco, 498 West Broadway. Plan No. 471.

14TH ST, 31-33 E, new partitions to 9-sty brick stores and offices; cost, \$800; owner, Wm. Crawford, 145 W 45th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 452.

16TH ST, 55 West, alterations to 10-sty brick loft; cost, \$500; owner, Max Kurzrok, 11 East 26th st; architect, Royal J. Mansfield, 135 William st. Plan No. 456.

19TH ST, 135 W, iron trap doors to 10-sty brick store and lofts; cost, \$450; owner, David W. Richman, 18 W 33d st; architect, David Bleler, 545 E, 139th st. Plan No. 447.

23D ST, 131-133 East, fireproof partitions to 12-sty brick bank, lofts and offices; cost, \$250; owner, Chas. Kaye, 1133 Broadway; architect, Richard Rohl, 128 Bible House. Plan No. 438.

24TH ST, 11-15 East, new partitions to 12-sty brick printing and offices; cost, \$200; owner, Estate of David W. Bishop, C. F. Bishop, trustee, 270 Broadway; architect, J. A. Pinchbeck, 1 Madison av. Plan No. 421.

25TH ST, 42-46 West, masonry and steel to 12-sty brick store and loft; cost, \$100; owners, Zoe E. Banks & Alcourt Realty Co., 145 West 57th st; architects, Blum & Blum, 505 5th av. Plan No. 461.

30TH ST, 28 West, fireproofing, new front and floors to 4-sty brick loft; cost, \$10,000; owner, Albert J. Middlebrook, West Hartford, Conn.; architect, B. Hustace Simonson, 315 5th av. Plan No. 432.

32D ST, 353 East, new store front to 4-sty brick stores and tenement; cost, \$500; owner, Marcella T. Mahony, 229 East 30th st; architect, Morris Schwartz, 194 Bowery. Plan No. 439.

32D ST, 10 East, alterations to 11-sty brick store and lofts; cost, \$250; owners, American Real Estate Co., 527 5th av; architect, David W. Terwillin, 929 W. 33d st. Plan No. 457.

36TH ST, 149-151 West, fireproof roof partitions and floor arches to 12-sty brick, stores, offices and lofts; cost, \$500; owner, Robert S. Finney, 103 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 463.

37TH ST, 103 E; alterations to 6-sty brick dwelling; cost, \$2,500; owner, Augusta B Reese, 103 E 37th st; architects, Foster & Gade, 15 W. 38th st. Plan No. 411.

39TH ST, 53 W, 1,000-gal roof tank to 5-sty brick offices and studios; cost, \$200; owner, Wm. F. Paris, 53 W. 39th st; architects, Ewing & Chappell, 101 Park av. Plan No. 443.

41ST ST, n s, 95 e 1st av, extension to 2-sty brick office and garage; cost, \$6,000; owner, New Amsterdam Gas Co., 22 East 22d st; architect, Wm. Weisenbuger, Jr., 53 Duane st. Plan No. 417.

42D ST, 20 East, rear extension to 5-sty brick store and offices; cost, \$2,000; owner, Caroline Cochard, Paris, France; architect, Oscar Lowinson, 5 West 31st st. Plan No. 406.

45TH ST, 222-230 West, wooden partition to 2-sty brick theatre; cost, \$300; owner, Central Theatre Leasing & Const. Co., 11 Pine st; architect, Henry B. Herts, 35 West 31st st. Plan No. 428.

45TH ST, 27 East, steel to 3-sty brick stores, offices and dwellings; cost, \$100; owner, Phipps Estate, 785 5th av; architect, Geo. J. Hardway, 347 5th av. Plan No. 433.

46TH ST, 222 East, new fire-escape and partitions to 4-sty brick loft; cost, \$250; owner, G. H. Masten Realty Co., 103 Park av; architect, D. Brown, 2549 Decatur av. Plan No. 420.

46TH ST, 34-36 West, alterations to 5-sty brick stores and lofts; cost, \$25,000; owner, Robert P. Bowler, 2 Rector st; architect, Robt. B. Bowler, 101 Park av. Plan No. 454.

52D ST, 306-312 West, new cellar, roof and partitions to 2-sty brick stores and dance hall; cost, \$10,000; owner, Jno. W. Dimmock, 140 5th av; architect, Harrison G. Wiseman, 2309 Broadway. Plan No. 467.

52D ST, 518 West, general alterations to 3-sty brick store and loft; cost, \$2,000; owner, Bernard F. Egan, 22d st & Broadway, Flushing, L. I.; architect, Hobart A. Walker, 60 Carleton st, East Orange, N. J. Plan No. 429.

53D ST, 238-240 West, rear extension and alterations to 3-sty brick stores and dwelling; cost, \$4,800; owner, Jacob Mattern, 215 West 53d st; architect, H. A. Koelble, 114 East 28th st. Plan No. 424.

56TH ST, 22 West, front and side extensions to 4-sty brick stores and dwelling; cost, \$6,500; owner, Robert Friedenber, 16 East 42d st; architects, Boehm & Boehm, 7 West 42d st. Plan No. 472.

58TH ST, 230 W; alterations to 5-sty brick store and factory; cost, \$8,000; owners, Estate

of Josephine A. Lovell, c/o Farmers Loan & Trust Co, 22 William st; architect, Robert Teichman, 22 William st. Plan No. 406.

69TH ST, 20 East, rear extension to 4-sty brick stores and dwelling; cost, \$1,500; owner, Cleveland Moffett, 153 East 56th st; architect, Frank Hausle, 81 East 125th st. Plan No. 425.

71ST ST, 75 West, alterations to 5-sty brick stores and tenement; cost, \$1,000; owner, Abram H. Levy, 1893 7th av; architects, Goldner & Goldberg, 291 East 149th st. Plan No. 473.

77TH ST, 335 East, new partitions to 4-sty brick store and tenement; cost, \$1,000; owner, Abraham H. Schaffer, 335 East 7th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 427.

95TH ST, 211-217 West, alterations of sign to 2-sty brick stores and offices; cost, \$50; owners, Real Constn. Co., Harry J. Butts, Pres., 135 Broadway; architect, Wm. G. Browne, 220 West 42d st. Plan No. 479.

110TH ST, 408 East, new doors and masonry to 2-sty brick wagon shed; cost, \$500; owner, Consolidated Gas Co., 130 East 15th st; architect, W. Cullen Morris, 130 East 15th st. Plan No. 468.

120TH ST, 2 West, remove single partition to 7-sty brick dwelling; cost, \$10; owner, Geo. E. Gibson & Harry Steingart, 118 East 28th st; architects, Cohen & Felson, 329 4th av. Plan No. 463.

129TH ST, 118-120 East, rear extension, 20x 64, to 5-sty brick store and dwelling; cost, \$3,000; owner, The Nassau Mortgage Co., Albert W. Pross, Pres., 46 Cedar st; architect, A. L. Schulz, 533 East 83d st. Plan No. 430.

131ST ST, 109 West, remove partitions and build platform to 3-sty brick dwelling and chapel; cost, \$100; owner, American Union Methodist Episcopal Church, 109 West 131st st; architect, Jno. H. Friend, 148 Alexander av. Plan No. 466.

135TH ST, 34 West, new store fronts and partitions to 5-sty brick stores and dwelling; cost, \$1,500; owner, Samuel Rouse, 2343 Broadway; architect, Robt. Skrivan, 103 East 125th st. Plan No. 434.

AMSTERDAM AV, 938, new partition and plumbing to 5-sty brick store and tenement; cost, \$150; owner, Wm. Rodenbach, 938 Amsterdam av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 451.

B'WAY, 1680-84, alter from skating rink to moving picture theatre and restaurant; cost, \$20,000; owner, Amos T. Eno, 13 S. William st; architects, Koppe & Moore, 830 Westchester av. Plan No. 444.

B'WAY, 1769-1788, new store fronts to 4-sty brick store and offices; cost, \$500; owners, Columbus Circle Arcade Co, 1777 B'way; architect, Frank H. Klute, 225 E 19th st. Plan No. 445.

B'WAY, 1934, enlarge elevator shaft to 5-sty brick garage; cost, \$1,500; owners, estate of Elizabeth F. Floyd, Geo. F. Wingate, trustee, 31 Liberty st; architect, Clement B. Brun, 1 Madison av. Plan No. 453.

BROADWAY, 1441-1449, 1,000-gal. roof tank to 5-sty brick theatre and offices; cost, \$200; owner, Chas. H. Earle, Jr., Philadelphia, Pa.; architect, Jacob Fisher, 25 Av A. Plan No. 435.

BROADWAY, 830, alterations to 11-sty brick lofts, 40x100; cost, \$500; owner, Chas. A. Gould, 830 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 455.

BROADWAY, 3750; alterations to 6-sty brick stores and tenements; cost, \$9,000; owner, Francis A. Carlson, 3750 Broadway; architect, L. Edson Gage, 340 Madison av. Plan No. 410.

COLUMBUS AV, 826, new store front to 5-sty brick stores and ten.; cost, \$200; owner, Simon Ranner, 826 Columbus av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 470.

COLUMBUS AV, 914-916, new partition and store fronts to 5-sty brick stores and tenement; cost, \$1,800; owner, Amelia Margraf, 97 Central Park West; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 423.

MADISON AV, 1, Terrazzo flooring to 11-sty brick offices; cost, \$1,500; owner, Metropolitan Life Ins. Co., 1 Madison av; architect, J. A. Pinchbeck, 1 Madison av. Plan No. 422.

MADISON AV, 2142, alterations to 1-sty brick store; cost, \$150; owner, Julia R. White, Montclair, N. J.; architect, Bendette Militana, 332 E 117th st. Plan No. 441.

1ST AV, e s, bet 26th and 29th sts, masonry, steel and new window to 2-sty brick hospital; cost, \$300; owner, Dr. Jno. W. Brannan, Pres. Bd. of Trustees, Bellevue & Allied Hospitals, 26th st and 1st av; architect, Walter H. T. Quest, 400 East 29th st. Plan No. 440.

3D AV, 852, new store doors to 3-sty brick store and lofts; cost, \$100; owner, Henry B. Jennings, 15 Broau st; architect, Chas. Gens, 158 7th av. Plan No. 419.

3D AV, 482, toilet compartments to 3-sty brick moving picture theatre; cost, \$300; owner, Henry Tishman, 309 Broadway; architect, Samuel Levingson, 39 West 38th st. Plan No. 437.

3D AV, 1109, reset store front and new plumbing to 5-sty brick dwelling; cost, \$1,000; owners, Moran Estate, D. C. Moran, exe., 254 W. 69th st; architect, Jno. H. Knubel, 305 W43d st. Plan No. 442.

4TH AV, 220, 3,500 gal. standpipe tank to 9-sty brick lofts; cost, \$500; owners, Edward M. Hennessy Estate, Mary E. Park Exe., 220 4th av; architect, Royal J. Mansfield, 135 William st. Plan No. 460.

6TH AV, 638; alterations to 4-sty brick store and office; cost, \$100; owner, Caroline G. Kissell, Morristown, N. J.; architect, Geo. Kelsler, 56 W. 45th st. Plan No. 407.

6TH AV, 234-236, alterations to 3-sty brick store and storage; cost, \$500; owner, The Inheritance Realty Co., 233 Broadway; architect, Morris Schwartz, 194 Bowery. Plan No. 414.

7TH AV; 701-705; additional door to 10-sty brick theatre and cafe; cost, \$75; owner, Columbia Theatre and Building Co, Sam A Scribner, Pres., 2971 Marion av; architect, Louis Saks, 125 Hall st, Bklyn. Plan No. 412.

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STH AV; 2547; new partitions to 5-sty brick stores and tenements; cost, \$50; owner, Moses Klahr, on premises; architect, Robt. S. Krivan, 4436 Carpenter av. Plan No. 413.

STH AV, 903, alterations to 4-sty brick store and dwelling; cost, \$200; owner, Eliza Blunk, 519 West 39th st; architect, Herman L. Meader, 178 5th av. Plan No. 415.

9TH AV, 795, alterations to 5-sty brick tenement; cost, \$50; owner, Thomas E. Curry, 45 East 17th st; architect, George Durham, 155 East 42d st. Plan No. 476.

**Bronx.**

163D ST, W, 1021 to 1029, new partitions to 4-sty brick stores, offices, restaurant, etc.; cost, \$1,500; owners, Killwood Realty Co, 1029 E 163d st; architect, Richard Rohl, 128 Bible House. Plan No. 61.

256TH ST, n s, 25 w Park View pl, new beams, new partitions to 1 1/2-sty frame dwelling; cost, \$500; owner and architect, Robt. H. Murphy, Riverdale. Plan No. 66.

BEAUMONT AV, 2333, 1-sty frame extension, 17x24, to 2 1/2-sty frame store and dwelling; cost, \$1,000; owner, Fred Schellhammer, on premises; architect, Geo. Hof, Jr, 321 East 158th st. Plan No. 59.

BRONXWOOD AV, West, 527 s 233d st; 2-sty and attic frame extension, 20x20, to 2-sty and attic frame dwelling; cost, \$1,000; owner, K. Daler, on premises; architect, John S. Schyalbenberg, 2160 Westchester av. Plan No. 68.

CEDAR AV, n e c 184th st, remove projection to 1-sty frame store; cost, \$200; owner, J. B. Powers, 236th st and Napier av; architect, Wm. S. Irving, 752 E 220th st. Plan No. 64.

CRUGER AV, West, 5225 s Burke st, 2-sty frame extension, 24.2x13.6, and move 2-sty frame dwelling; cost, \$2,000; owner, Jul Schittler, 2958 White Plains av; architect, Anton Pirsur, 2069 Westchester av. Plan No. 65.

ELTON AV, n w cor 161st, new partitions to 6-sty brick tenement; cost, \$75; owner, Streeter Con. Co., 204th st and Webster av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 59.

SO. BOULEVARD, s w cor St. Mary's st, new brick walls, &c., to 6-sty brick bakery; cost, \$2,000; owner, Ward Baking Co., on premises; architect, C. B. Comstock, 110 West 40th st. Plan No. 60.

WASHINGTON AV, 1287-91, new store fronts, &c., to two 6-sty brick tenements; cost, \$500; owners, H. & I. Littman, 105 West 78th st; architect, John H. Knubel, 305 West 43d st. Plan No. 56.

WASHINGTON AV, e s, 258.11 s 174th st, remove projections to 5-sty brick tenement; cost, \$400; owner, Fred. C. Oehler, on premises; architect, John C. W. Ruhl, 3132 Decatur av. Plan No. 63.

WASHINGTON AV, e s, 217.11 s 174th st, remove projections to 5-sty brick tenement; cost, \$400; owner, John J. Jaffin, on premises; architect, John C. W. Ruhl, 3132 Decatur av. Plan No. 62.

WESTCHESTER AV, w s, 526 s Taylor av, new store front to 2-sty frame hotel; cost, \$500; owner, August Bauer, on premises; architect, C. Stephens, Jr., on premises. Plan No. 67.

**Brooklyn.**

BOERUM ST, 56, interior alteration to 2-sty store; cost, \$500; owner, Kaufman & Leventhal Realty Co, 206 Division st, N Y; architect, Louis A. Sheinart, 194 Bowery, N. Y. Plan No. 690.

CHAUNCEY ST, 299, bay windows to 3-sty store and dwelling; cost, \$300; owner, John D. Strahmann, 1402 Ditmas av; architect, Louis Allmendinger, 926 Broadway. Plan No. 662.

FULTON ST, 1292, interior and exterior alterations to 2-sty store and restaurant; cost, \$500; Mary A. Ryan, 146 Monroe st; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 670.

HARRISON ST; No 100; plumbing to 3-sty tenement; cost, \$250; owner, Carmine Grimaldi, 63 Summit st; architect, David Lucas, 98 3d st. Plan No. 680.

HAVEMEYER ST, No. 53; extension and interior alterations to 3-sty tenement; cost, \$2,000; owner, Salvatore Di Pasquale, 33 Havemeyer st; architect, M. Cannella, 60 Graham av. Plan No. 701.

HOYT ST, No. 246; plumbing to 3-sty dwelling; cost, \$150; owner, Jas Boomer, 290 President st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 702.

KEAP ST, No. 2; plumbing to factory; cost, \$150; owner, Bramhall Deane, on premises; architect, Robt A. Austin, 174 Sands st. Plan No. 683.

SMITH ST, 518, extension to 1-sty storage; cost, \$2,000; owner, F. W. Devoe, 101 Fulton st, N. Y.; architect, Ernest Greene, 5 Beekman st, N. Y. Plan No. 719.

SOUTH 4TH ST, 69, interior alterations to 3-sty dwelling; cost, \$300; owner, Louis Strauss, 218 Broadway; architects, Eisenla & Carlson, 16 Court st. Plan No. 641.

7TH ST, 344, interior alterations to dwelling; cost, \$800; owner, Dora Gerhauser, 273 Brooklyn av; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 745.

BAY 47TH ST, No. 87; interior alterations to tenement; cost, \$350; owner, Thos. D. Anello, on premises; architect, W. J. Conway, 400 Union st. Plan No. 713.

E 92D ST, No. 61, extension to dwelling; cost, \$500; owner, Isaac Vanhouten, E 9th st, near Av K; architect, same. Plan No. 698.

CENTRAL AV, No. 162; interior alteration to theatre; cost, \$100; owner, Vincenzo Buscemi, 153 Central av; architects, Laspia & Salvati, 525 Grand st. Plan No. 684.

CHRISTOPHER AV, 560, interior alterations to dwelling; cost, \$200; owner, Wm. Grieb, 511 Christopher av; architects, Cohn Bros., 361 Stone av. Plan No. 760.

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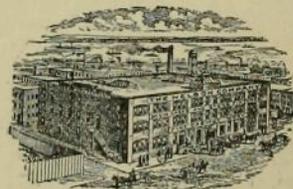
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## Plans Filed—Alterations—Bklyn. (Cont.).

DEKALB AV., No. 1263; extension to 2-sty dwelling; cost, \$600; owner, Harry Weinstein, 1234 DeKalb av.; architect, Tobias Goldstone, 49 Graham av. Plan No. 697.

GLENMORE AV., 228, plumbing to 2-sty dwelling; cost, \$150; owner, estate of Mrs. C. A. Van Pelt, 2529 Atlantic av.; architect, Louis F. Schilling, 167 Van Sicklen av. Plan No. 732.

HAMILTON AV., 210, plumbing to 3-sty tenement; cost, \$200; owner, Frank Callenda, 230 9th av.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 653.

HUDSON AV., No. 217; plumbing to 3-sty tenement; cost, \$175; owner, Francisco Adams, on premises; architect, Robt. A. Austin, 174 Sands st. Plan No. 682.

KNICKERBOCKER AV., No. 446; interior alterations to 2-sty dwelling; cost, \$1,500; owner, Jacob Levy, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 678.

LEXINGTON AV., 119, raise roof of storage; cost, \$500; owner, Jas. M. Bacon, 867 Park pl.; architect, Robert J. Lyons, 186 Remsen st. Plan No. 770.

MEEKER AV., No. 77; extension to church; cost, \$4,500; owner, Congregation Bual Joseph, 447 Graham av.; architect, Wm. Richter, 4411 18th av. Plan No. 700.

MYRTLE AV., No. 985; extension to 3-sty dwelling; cost, \$700; owner, M. Datz, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 679.

MYRTLE AV., 1470, interior alterations to store and dwelling; cost, \$350; owner, Miss Christina Schnabel, 311 Grove st.; architect, Harry A. Sand, 192 St Nicholas av. Plan No. 749.

PITKIN AV., 1603, extension to 2-sty dwelling; cost, \$2,000; owner, Abraham Silverman, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 715.

ROCKAWAY AV., 537, extension to 3-sty tenement; cost, \$300; owner, Solomon Weinstein, 515 Sackman st.; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 718.

SURF AV., No. 150; move 2-sty dwelling; cost, \$2,000; owner, James Tregarthen, 241 Hancock st.; architect, Frank Cornell, 125 E. 23d st. N. Y. Plan No. 692.

4TH AV., No. 8724; move 2-sty dwelling; cost, \$2,000; owner, Wm. Devitao, 140 W Houston st. N. Y.; architect, Harry Rocker, 371 Fulton st. Plan No. 686.

5TH AV., 409, interior alterations to theatre; cost, \$1,200; owner, Dora Gerhauser, 273 Brooklyn av.; architect, Erie O. Holmgren, 371 Fulton st. Plan No. 744.

## Queens.

BELLE HARBOR.—Payside drive, s e e Monmouth av, 1-sty frame extension, 7x13, rear 2 1/2-sty frame dwelling; shingle roof; cost, \$500; owner, Jos. W. Waters, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 208.

COLLEGE POINT.—16th st, e s, 200 s 6th av, interior alterations to storage; cost, \$100; owner, Ludwig Becker, 28 16th st, College Point. Plan No. 196.

EAST ELMHURST.—Bay 3d st, e s, 180 s Manhattan blvd, 1-sty frame extension, 4x12, side 2 1/2-sty frame dwelling; tin roof; cost, \$150; owner, John D. Carl, premises. Plan No. 202.

EAST WILLIAMSBURG.—Emma st, n w c William st, new plumbing, dwelling; cost, \$50; owner, J. Barth, premises. Plan No. 200.

EVERGREEN.—Cypress av, n e cor Cooper av, new plumbing to dwelling; cost, \$85; owner, John Brunges, premises. Plan No. 193.

FLUSHING.—Delaware st, 118, new plumbing, dwelling; cost, \$25; owner, M. Parzini, premises. Plan No. 199.

JAMAICA.—L. I. R. R., e s, north of Queensboro Park, 1-sty brick extension, 12x44, on side 1-sty pumping station, slate roof, interior alterations; cost, \$1,000; owner, Jamaica Water Supply Co., Jamaica. Plan No. 195.

L. I. CITY.—Camelia st, 58, new plumbing in dwelling; cost, \$10; owner, J. T. Rigney, 91 Camelia st, L. I. City. Plan No. 194.

L. I. CITY.—12th av, w s, 150 s Broadway, new plumbing in dwelling; cost, \$200; owner, H. Riegers, 304 Grand av, L. I. City. Plan No. 192.

L. I. CITY.—7th st, 200-2, 1-sty frame extension, 16x16, on side 1-sty stable; tin roof; cost, \$125; owner, M. Larsen, 187 6th st, L. I. City. Plan No. 198.

L. I. CITY.—Davis st, w s, 103 s Jackson av, interior alterations to foundry; cost, \$200; owner, Neptune Meter Co., premises. Plan No. 201.

RIDGEWOOD.—Madison st, n s, 80 w Forest av, interior alterations to 2 1/2-sty frame dwelling; cost, \$1,000; owner, Chas. Tritschler, 404 Stuyvesant st, Brooklyn. Plan No. 191.

RIDGEWOOD.—Onderdonk av, 580, general interior alterations to tenement; cost, \$1,250; owner, Charles Bernzle, premises; architect, J. H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 204.

WHITESTONE.—11th av, w s, 375 s 14th st, 1-sty added to top of barn, interior alterations to provide for dwelling; tin room; cost, \$2,000; owner, Mrs. J. Sobek, 11th av, Whitestone; architect, Karl Abitz, Whitestone. Plan No. 205.

WOODHAVEN.—Broadway, s s, 50 e Union pl, new plumbing in dwelling; cost, \$50; owner, F. Reinking, 4156 Brandon st, Woodhaven. Plan No. 197.

## Richmond.

CANAL ST., s s, 150 w Brooks st, Stapleton, side ext., new partitions, etc., to brick factory; cost, \$800; owner, Chas. Ricker, Stapleton; architect and builder, John McDowell, Stapleton. Plan No. 23.

BROADWAY and Fisher av, s e cor. Tottenville, side extension, new partition, etc., to frame store and dwelling; cost, \$1,200; owner,

A. Borgezewski, Tottenville; architect and builder, Henry Stolzenhaller, Tottenville. Plan No. 21.

MERSEREAU AV., w s, 100 s Bay st, Mariners Harbor, side extension to frame dwelling; cost, \$100; owner and builder, Ernest Markham, Mariners Harbor. Plan No. 22.

OCEAN FRONT, 150 e Creek, South Beach, 1-sty extension to frame bungalow; cost, \$100; owner, Thos. J. Miskel, 191 Grand st., Jersey City, N. J.; builder, W. Anderson, 41 Mercer st., Jersey City. Plan No. 20.

## NEW JERSEY NEWS.

## Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Feb. 7. The location is given, but not the owner's address:

NEWARK.—Michele Armento, 226 Camden st, 4-sty brick, \$10,000; Harris Lieb, 139 Somerset st, 4-sty brick, \$13,000; Levi Weingarten, n e cor Clinton av and Stratford pl, 5-sty brick alteration, \$500; Belmont Constn Co., 277 Prince st, 4-sty brick, \$12,000; Antonio V. Pisciotto, n w cor Halsted st and Norwood pl, 3-sty brick, \$3,000; Richard Kohn, 518 South 18th st, 3-sty frame, \$5,000; Richard Kohn, 501, 503 & 505 South 19th st, three 3-sty frame, \$23,000; John H. Dunn & Sons, 384 Belmont av, 3-sty frame, \$28,000; Jos. C. Schubert's Sons, 527 South 14th st, 3-sty frame, \$6,000; Joseph Di Trolio, 596 North 4th st, 2-sty frame, \$5,000.

BAYONNE.—Louis Lazarus, 464 Broadway, 3-sty frame alteration, \$200.

PASSAIC.—Paul Smola, 109 10th st, 3-sty frame alteration, \$300; Abraham Kaplan, 164 4th st, 3-sty frame alteration, \$200.

ORANGE.—Clarence A. Coddington, n s Central av near Essex av, 3-sty frame, \$12,000.

JERSEY CITY.—Jacob Welitoff, n e cor Randolph and Myrtle avs, 3-sty brick, \$8,000; Jacob Welitoff, 12 Myrtle av, 3-sty brick, \$7,000; John Norrone, s e cor Summit av and Thorn st, 4-sty brick, \$17,000; John D'Amato, 383 7th st, 3-sty frame alteration, \$1,000; Est. M. Brown, 185-187 Newark av, 3-sty brick alteration, \$1,500.

PATERSON.—Ernest Colemann, 1102-4 Madison av, 3-sty frame alteration, \$1,500; Jacob Gold, s e cor Oliver and Marshall sts, 4-sty brick, \$13,000.

APARTMENTS FLATS AND TENEMENTS. NEWARK, N. J.—Edward V. Warren, 31 Clinton st, is preparing plans for a 4-sty apartment house, 50x83 ft., to be erected at 28 Broad st, for W. Frank Hopping, 132 Astor st. Cost, about \$35,000.

FACTORIES AND WAREHOUSES. GARFIELD, N. J.—E. W. Stern, 101 Park av, N. Y. C., has nearly completed plans for 4-sty reinforced concrete factory, 100x142 ft., to be erected in Passaic st, near Cambridge st, for the American Sugar Co., 111 5th av, N. Y. C., Allie L. Sylvester, president. Cost, about \$50,000.

HALLS AND CLUBS. BELLEVILLE, N. J.—Chas. Granville Jones, 280 Broadway, N. Y. C., has nearly completed plans for the 1-sty masonic building, 40x85 ft., to be erected in the north side of Jorammon st, west of Washington av, for the Belleville Lodge, F. & A. Masons.

SCHOOLS AND COLLEGES. BLOOMFIELD, N. J.—Chas. G. Jones, 280 Broadway, N. Y. C., and Belleville, N. J. has been commissioned to prepare plans for the public school to be erected in Grove st, for the Board of Education of the Town of Bloomfield, Broad st, Bloomfield, N. J., Thomas Oakes, president. A meeting will be held February 16th when plans will probably be submitted for approval. Cost, about \$60,000.

THEATRES. JERSEY CITY, N. J.—Christian H. Ziegler, 75 Montgomery st, has completed plans for a 1-sty brick moving picture theatre, 45x100 ft., to be erected at 492 Ocean av, for Mrs Eugene Meyer, care of architect, owner. Cost, between \$8,000 and \$10,000.

## Other Cities.

MUNICIPAL WORK. ASHOKAN RESERVOIR.—J. Waldo Smith, chief engineer, care of City of New York Board of Water Supply, Municipal Building, Henry S. Thompson, commissioner, is preparing plans for a reinforced concrete bridge, 1,000 ft in length and 40 ft in width. Cost, about \$100,000. Bids will be called for about April 1.

MECHANICSVILLE, N. Y.—The Village of Mechanicville, Archie W. Smith, this place, contemplates improving the water system here and will vote on same early in April. Cost, about \$15,000.

SCHOOLS AND COLLEGES. LONG ISLAND.—Lewis F. Pilcher, Capitol, Albany, is preparing sketches for a \$40,000 Agronomy Building for the Board of Managers of the New York State School for Agriculture, John H. Carl, Baldwin, L. I.

## PERSONAL AND TRADE NOTES.

THOMAS W. WHITTLE, a Bronx builder, has been appointed Park Commissioner for the Bronx at a salary of \$5,000.

A. L. A. HIMMELWRIGHT has written a book, "A Model Fireproof Country Home," which has just been published by the Neale Co.

S. E. ROWELL, architect, Suite 11-12 Paris Building, Manila, P. I., desires catalogues and prices on building specialties.

WALTER F. FONTAINE, architect, has moved his offices from the Commercial Building to the new Federal Building, Main st, Woonsocket, R. I.

THE FIRM OF FORD & DILLON, architects and engineers, has recently been organized. Offices have been opened in the Coast Estate Building, at Olean, N. Y.

JOHN B. ROSE, State Senator and President of the Greater New York Brick Company, has resigned as Captain of the crack Tenth Separate Company of Newburgh.

ARTHUR LEE COOK, a dealer in oriental and made-to-order rugs, who for some time past has been associated with the Tiffany Studios, has opened an office and showroom at 665 5th av.

P. E. PAIST, formerly of the firm of Hewitt, Granger and Paist, architects, Bullitt Building, Philadelphia, Pa., has opened offices for the practice of his profession at 1613 Chestnut st, Philadelphia.

PRICE & MCLANAHAN, architects, have moved their offices from the northeast corner of 16th and Walnut sts, to new quarters in the Bellevue Court Building, Walnut st, Philadelphia, Pa.

BUNN & NASE, INC., builders, 1123 Broadway, announce the withdrawal of Parry C. Pentz from corporation of Bunn, Nase & Pentz. The business is to be continued under the firm name of Bunn & Nase, Inc.

RAYMOND D. WEEKES, architect, with over ten years' experience in some of New York's largest offices, has opened offices for the practice of his profession in the Osmun Building, Wilsey sq, Ridgewood, N. J.

CATALOGS, samples and products manufactured by the Allied Arts and Crafts are desired by Marshall J. Smith, architect, who has relocated his offices in the Colorado Building, Washington, D. C.

PERFECT SAFETY SCAFFOLDING CO., 620 West 25th st, N. Y. C., has opened offices in the Empire Life Building, Atlanta, Ga., and also a warehouse in Atlanta, in order to meet the increasing demand for their equipment in the southern Atlantic States.

GEORGE H. MILLER, who for twenty-five years has represented in the metropolitan district the A. C. Dutton Lumber Company, of Springfield, Mass., has resigned to engage in the retail lumber business on his own account, with retail yard at 871-881 Lexington av, Brooklyn.

H. E. PORTER, who for seven years was with the Manchester Lumber Company, Manchester, Conn., will represent the Old Oregon Lumber Company, of Seattle, Wash. The Old Oregon Lumber Company handles Western spruce, fir and hemlock products, etc., doors, flooring, moldings and red cedar shingles.

THE MORGAN COMPANY, lumber, doors, sash, blinds, moldings, interior finish, etc., with plants at Oshkosh, Wis., Baltimore, Foster City, Mich., and Chicago, has removed its New York sales office from 55 John st to the Craftsman's Building, 6 East 39th st, N. Y. C. Five floors of this building are devoted to the exhibition of building materials, home furnishings and decorations.

THE CERESIT WATERPROOFING CO., of 1133 Broadway and 110 South Dearborn st, Chicago, was awarded signal honors at the Ghent-Leipzig Exposition on the merits of their waterproofing products. This company has perfected a waterproofing system after many years of experiment and research, and the recognition given to it by the directors of this exposition is a matter of great pride on the part of the company.

STATE ARCHITECT LEWIS F. PILCHER was the guest of honor at a dinner Thursday, February 5, at Stanwix Hall, Albany. The dinner was a testimonial to the State Architect upon the completion of eight months' service in the department, and was attended by the entire staff of employees of the State Architect's office. A. L. Brockway, of Syracuse, acted as toastmaster. The committee of arrangements comprised A. O. Van Suedendael, C. A. Sussdorff and Harold J. Highman.

MCKIM, MEAD & WHITE in a letter sent to the Sinking Fund Commissioners, saying that certain comments by members of the Sinking Fund Commission Jan. 21 have given rise to exaggerated statements that the building is extravagantly planned, ill-suited to its purpose, and a failure. The letter reminds the board that the site of the building was acquired, "not for the purpose of erecting an office building, but to permit of the construction of a system of rapid transit between the Manhattan terminals of the East River bridges," so that up to the first floor is used for the Brooklyn Bridge station, taking up twenty per cent. of its cubic contents. The plan was chosen by a jury of architects as presenting the best solution. It is further stated that the building will cost \$12,000,000, "which is less per cubic foot than any other granite faced office building in New York."

THE NATIONAL WHOLESALE LUMBER DEALERS' Association will meet at Buffalo March 4 and 5.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20.

STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20.

THE NEW YORK LUMBER TRADE ASSOCIATION will hold its annual dinner at the Biltmore Hotel, N. Y. C., Feb. 19.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month, Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

## TRADE AND TECHNICAL SOCIETY EVENTS.

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**AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.**—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except July and August.

**INSTITUTE OF OPERATING ENGINEERS.**—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st., New York City.

**NATIONAL BUILDERS' SUPPLY ASSOCIATION.**—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18, with headquarters at the Hotel La Salle, Chicago, Ill.

**THE NEW JERSEY LUMBERMEN'S PROTECTIVE ASSOCIATION** will hold its annual meeting at the Washington Restaurant, Broad st and Military Park, Newark, N. J., Feb. 24. The meeting will be followed by the annual banquet of the association.

**BALL OF THE FINE ARTS,** at the Hotel Astor, on Friday, Feb. 20, under the auspices of Eeaux Arts Architects for the benefit of their education fund for young draughtsmen. Lloyd Warren, chairman of the committee in general charge of the ball, is particularly anxious that a representative gathering of artists, sculptors, authors, musicians and others belonging to art organizations shall attend.

**ELECTRICAL ENGINEERS.**—The second annual midwinter convention of the American Institute of Electrical Engineers will be held in the Engineering Societies Building, New York, February 25, 26 and 27, under the auspices of the Electrical Power Committee. The general subject of the meeting will be "Electric Power," and each of the sub-committees of this general committee will present papers on the special branch of this subject.

**MECHANICS' AND TRADERS' EXCHANGE.**—At the annual meeting of the exchange, held February 5, 1914, the following were elected for the ensuing year: President, Francis N. Howland; vice-president, Frank E. Conover; treasurer, Edwin Outwater; secretary, Charles E. Cheney. The following trustees were also elected: Alfonso E. Pelham, Augustus Meyers, John J. Roberts, Fred Usher, Lewis Harding, Francis M. Weews, and Ronald Taylor. The representatives on the Board of Examiners, Building Department, Lewis Harding and William Crawford.

**THE NINTH EXHIBITION** of the Brooklyn Chapter of the American Institute of Architects will be held at 131 Remsen st., Brooklyn, from Sunday, March 15th, to Saturday, March 28th, inclusive, without charge to the public. The public exhibition will be preceded by the private view, reception and annual dinner of the society, Saturday, March 14th. The exhibition committee, John E. Slee, chairman, H. Lincoln Rogers, Carroll H. Pratt, William P. Bannister and John P. L. Voelker, have spared no effort to make this year's exhibition the best in the history of the society.

## OBITUARY

**JOSEPH CAREY,** a retired general contractor, died at his home, 615 Vanderbilt av., Brooklyn, N. Y., Monday, February 9th aged seventy-two years.

**GEORGE M. CADMUS,** aged seventy-five years, died at his home, 36 Washington st., Bloomfield, N. J., Sunday, February 8th, after an illness of several months. Mr. Cadmus had been Building Inspector of Bloomfield for over seven years.

## RECENT INCORPORATIONS.

**THE KESNER REALTY CORP.** has been chartered with \$20,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Arthur J. Albert, 1026 Park av., Hoboken, N. J., John T. Duane, 333 Bleecker st., Brooklyn, and Robert L. Redfield, 341 West 85th st., N. Y. C. Hill, Lockwood & Redfield, 35 Nassau st., N. Y. C., are the attorneys.

**THE INTERSTATE REAL ESTATE & BROKERAGE CO.** is a \$100,000 corporation chartered to do a realty construction, brokerage and building material business with offices in New York City. Sol. Zarck, 2732 Broadway, Roscoe E. Blanchard, and Lydia L. Blanchard, 230 West 105th st., are the directors. Karl W. Buck, Esq., 230 West 105th st., is the company's attorney.

**THE HAYFORD REALTY CORP.** has filed papers with a capitalization of \$25,000 to do a realty, contracting, brokerage and construction material business with offices in Manhattan. The incorporators are Raymond E. Maben, 174 Monroe st., Brooklyn, Chas. P. Kramer, 218 East 11th st., N. Y. C., and Josephine A. Lane, 512 West 135th st., N. Y. C. Roe & Hayes, 44 Pine st., are the attorneys.

**CORNELIUS VANDEREILT GENERAL CONTRACTING CO.** has been incorporated to do a general contracting, construction and realty business with a capital stock of \$10,000, with offices in Richmond. The directors are Cornelius Vanderbilt, Cornelius Vanderbilt, Jr., and Francis F. Leman, all of West New Brighton. Francis F. Lehman, West New Brighton, is the attorney for the company.

**JORAL REALTY CO.** has been chartered with offices in Manhattan to do a realty and construction business with \$10,000 capital stock. The incorporators are Jos. Rosenzweig, 135 West 123d st.; Raphael Lyons, Woodmere, L. I., and William Rosenbloom, 214 West 92d st. Jos. Rosenzweig, 99 Nassau st., is the attorney.

**SPARKILL REALTY CORP.** has filed incorporation papers with \$30,000 capital stock to do a realty and construction business with offices in Manhattan. John Otto, 542 5th av., N. Y. C., Fred W. Kolb, 765 Ocean av., Brooklyn, Conrad Gaschott, Corona, L. I., and two others. Stover & Hall, 60 Wall st., N. Y. C., are the attorneys for the company.

**JAMES MITCHELL** has filed incorporation papers with a capitalization of \$40,000 to do a realty, contracting, construction and dealing in building material supply business with offices in Manhattan. The directors are Jas. Mitchell, 1440 Broadway, Martha L. Berliner, 160 Broadway, and Clinton N. Hernandez, 515 West 184th st. Emanuel S. Cahn, 160 Broadway, is the attorney.

## GROWING THE VARNISH TREE.

### Department of Agriculture Is Urging the Cultivation of Chinese Importation.

After several years of experimenting in the South the Department of Agriculture at Washington is ready to advise farmers in the warmer parts of the United States to grow varnish trees and will help start the new crop, which, with care, should bring good profits, even on ordinary land.

Last year the United States imported 5,000,000 gallons of tung oil, expressed from the seeds of the Chinese tung or wood-oil tree, an oil which in recent years has had a revolutionary effect on the varnish industry. It makes a high-grade, quick-drying varnish with only slight tendency to crack.

The tree which produces this varnish is a native of the Yangtze River region. In some respects it resembles the catalpa; in the Spring it is covered with large flower clusters before the leaves appear.

The tree begins to bear fruit when four or five years old. The fruit is the size of small apples, each containing four or five large oil seeds. The yield of these seeds in China is thirty to seventy-five pounds to the tree. The oil from the seeds constitutes nearly 25 per cent. of their substance. The apple-like fruit would be worth 25 to 40 cents a bushel, and when the trees are planted twenty feet apart the gross yield from an acre would be, at these prices, \$50 to \$85 an acre. One eight-year-old tree near Tallahassee, Fla., bore last year two bushels of fruit.

The cultivation and marketing of the fruit and the manufacture of the oil from the tung tree is said to be a simple process. The distribution of several thousand trees in the South in 1906 and 1907 has brought out considerable information as to the behavior of the trees in the United States. It has proved a rapid grower and withstands a temperature approaching zero. It drops its leaves in the Winter and does not start again until early Spring. Therefore its crop is not likely to be injured by late frosts.

Tung trees have grown and fruited well in South Carolina, Georgia, Alabama, Mississippi, Louisiana, Texas, Florida, and California, and the Government specialists see no reason why the experiments should not result in a profitable industry, particularly where land is of little value for other crops.

The present consumption of tung oil in the United States would require about 40,000 acres of orchards, and the Department of Agriculture points out that the consumption is likely to grow. The department has on hand for distribution to experimenters a limited number of one-year-old trees. What is now wanted to develop the industry, officials say, is the creation of acre plantations in the hands of private individuals.

## Smokeless Combustion of Coal in Boiler Furnaces.

The Bureau of Mines has just issued Bulletin 40, which is a reprint of U. S. Geological Survey Bulletin 373, revised by Henry Kreislinger. The authors of the original bulletin were D. T. Randall and H. W. Weeks. The Bureau of Mines has made extended tests to determine the conditions necessary for the smokeless combustions of bituminous coal in boiler furnaces. In the investigations of industrial establishments a study was made of the conditions in 13 of the larger cities in Illinois, Indiana, Kentucky, Maryland, Michigan, Missouri, New York, Ohio and Pennsylvania, between 400 and 500 plants being inspected. Sufficient information was collected to make the data from 284 plants of value for this report. In nearly every city visited coal was supplied from points both in and out of the State, so that although nine States were visited, the facts ascertained apply to coal from a greater number. The main purpose of the inspection was to obtain a better knowledge of the influence of furnace design, and of the conditions under which combustion takes place, on the production of smoke. The summary of conclusions as given in the Bulletin will indicate what was learned by the tests.

A furnace, well designed and operated, will burn many coals without smoke up to a certain number of pounds per hour, the rate varying with different coals, depending on their chemical composition. If more than this amount is burned, the efficiency will decrease and smoke will be made, owing to the lack of furnace capacity to supply air and mix gases.

Extremely high volatile matter in the coal usually gives low efficiency. The highest efficiency was obtained when the furnace was run at low capacity. When the furnace was forced the efficiency decreased.

With a hand-fired furnace the best results were obtained when firing was done most frequently, with the smallest charge.

Small sizes of coal burned with less smoke than large sizes, but developed lower capacities. Peat, lignite and sub-bituminous coal burned readily in the type of tile-roofed furnace used and developed the rated capacity with practically no smoke.

Coals that smoked badly gave efficiencies 3 to 5 per cent. lower than the coals burning with little smoke.

## The January Building Slump.

As shown by the preliminary report to Bradstreet's journal last week, there was no gain in building expenditures during January, but rather a heavy shrinkage alike from January, 1913, and from December of last year. The decrease from December was especially marked, and at New York City the falling off was very heavy because of the large total recorded in December in Manhattan Borough. Taking the country as a whole, the decreases outnumber the increases considerably, but the decrease at New York appears relatively more pronounced because of the December total having been so large, the heaviest of any month for nearly two years, in fact.

The total aggregate expenditures at 125 cities for January was \$42,976,618, as against \$50,349,048 in January, 1912, and \$63,766,048 in December, 1913. There is here shown a decrease of 32.6 per cent. from December and of 14.6 per cent. from January last year. As partially explaining this slump, it might be noted that the total building expenditures at New York in January (four boroughs reporting) was \$9,168,026, as against \$10,376,880 in January last year and \$21,017,173 in December, 1913. Here, it will be seen, the decrease was 56 per cent. from December and 11.6 per cent. from January, 1913.

## The Graduate College Group of Princeton University.

(From the Builder, London, England.)

One of the weak points of the American architect was considered to be their inability to understand and carry out Gothic—a failing readily understood when it is remembered that the architectural record of the United States covers little more than two centuries, and that, apart from the indigenous remains of Mexico, Peru and Yucatan, nothing remains in the two Americas of an earlier date than the Spanish Renaissance buildings of Mexico and Southern America.

In these circumstances design of a Classic or Renaissance character is more natural to the American than the European, and this is also emphasized because of the climatic conditions of the United States, as over the greater part of its territory the summers possess a heat and intensity which we only find in Southern Europe.

Excepting for the round-arched Romanesque type of architecture, which we may almost say was "invented" by Richardson, and which, after a series of years, was swept away by the general endeavor to follow classical lines, the buildings of every other type have been few and far between. We see in New York and many of the older towns deliberate attempts to copy certain periods, usually with a greater and more painstaking attempt at accuracy than we find here. But the so-called Gothic of the United States is usually a hard and lifeless imitation of corresponding work carried out here. We have now in England a number of designers who can carry out churches and other buildings which combine considerable freedom of design with much of the spirit which has rendered mediaeval work so interesting.

The building which we illustrate here, the Graduate College of Princeton University, shows that one firm of architects in America understand the spirit and nature of Gothic design, and we think the accompanying illustrations will be of general interest to our readers. We do not remember a finer instance of modern Gothic design in this country, and it is doubly interesting as showing what can be accomplished by education, knowledge, and skill in a land without mediaeval traditions.

Mr. Cram believes that the exponents of Classic traditions are working on wrong lines, and, though we are not with him on this point, we think the Princeton College shows the absolute mastery of the style which he believes in.

Messrs. Cram, Goodhue & Ferguson are also the architects of the Military College at West Point—a fine example of semi-military design.

# BUILDING MATERIALS AND SUPPLIES

**FIRMNESS MARKS PRICE MOVEMENT, BUT INQUIRY RATHER THAN BOOKING OF ORDERS, AT PRESENT, IS RESPONSIBLE.**

Cement Stocks Pile Up—Hardware Firm—Lumber More Freely Ordered.

PRICES in most departments continue firm, which is perhaps the most reassuring factor in the construction outlook, as far as the metropolitan district is concerned. It shows that the character of the inquiry for second quarter and later deliveries is born of available money that will be turned into contracts as soon as the building season arrives. Steel and its allied products, such as reinforcement and nails, are the leaders in this particular. It is also significant that sand, crushed stone and cement, all closely associated in construction work, are being firmly held. In gravel, prices actually have advanced.

The change for the better in steel-making pigiron shows that steel companies are preparing for better construction conditions later on. Lumber is also moving more freely and hardware is in a good position, both on inquiry and current demand.

There is still some tendency to attribute the hesitancy in releasing funds for building purposes to the currency legislation recently enacted and now being made operative, but men who keep a close finger on the building money pulse believe that the measure will equalize working capital through the various regional centers, insuring a more equitable distribution to meet the needs of legitimate manufacturing and mercantile requirements.

Under the new law, also, considerable sums of cash reserves will be released, which, under the old statutes, were lying idle in bank vaults. For instance, where the Government in the larger reserve financial centers required a cash reserve of 25 per cent. by banks, only 18 per cent. is demanded under the fixed law, while in less important territories, where the cash reserve was fixed at 15 per cent., it will now be only 12 per cent. This should result in considerable financial expansion.

Such being the case, it is reasonable to suppose that part of this former reserve fund will find its way into building and real estate investment; and it is believed that the large building material interests, like the steel, sand, cement and brick interests foresee this and are thus encouraged to hold their prices and stocks in such positions and in such quantities as to encourage new building projects and at the same time insure a profit.

## STRUCTURAL STEEL TONNAGE.

**A Comparison Between That Used in Buildings and Railroads.**

THE inquiry is frequently made by readers of the Record and Guide as to what proportion of the steel tonnage reported may be figured as going into building construction and the following statistics show not only the relationship between the volume of steel that goes into building construction and that used in railroad and other lines, but also shows the proportionate distribution of steel into other avenues of consumption.

Rails, 3,300,000; structural shapes, 2,800,000; wire rods, 2,700,000; plates and sheets, 5,900,000; merchant bars, 3,700,000; total of all finished rolled forms in 1892, 6,200,000 tons, in 1902, 13,900,000 tons; in 1912, 24,700,000 tons.

It will thus be seen that the structural shapes, which, with a portion of plates, constitute the material in structures, are a very small portion of the total steel used.

Commenting upon the foregoing figures Henry V. Hodge, writing in the Engineering Record makes the following interesting observation regarding the future of structural steel, particularly in its application to building construction: "It will further be seen, that we are doubling our total production every ten years. Our engineers and manufacturers have recently awakened

to the great foreign market which has heretofore been practically monopolized by Europeans, and we are now designing a large portion of the bridges and structures of other countries, especially of South America. This is evidenced by our report in 1912 of manufacturers of iron and steel to the value of \$289,000,000, as against imports of the same materials of \$29,000,000. Of this total of \$289,000,000 of exports \$120,000,000 was in various classes of machinery and only \$13,000,000 structural steel. Our total exports of manufacturers of iron and steel are being tripled every ten years, as shown by the following figures. Value of exports, 1892, \$27,000,000; 1902, \$97,000,000; 1912, \$289,000,000. We are now exporting ten times as much as we import, and this field has only commenced to develop, so that we need have no fear for the continued development of the steel industry in the future.

## WEATHER STOPS BRICKLAYING.

**Lowest Unloading Record for Week in Several Years.**

LESS brick was unloaded this week than in any week since the prolonged cold snap of January, 1912. The total was only 513,250, the holiday helping in keeping the total low. No more Hudson brick will be covered this winter, there being a total of eighteen covered barges left unsold at the wholesale docks, which is more than ample to take care of the requirements of this class of brick trade for the remainder of the season. Prices quoted are still nominal and wholesale demand is spotty.

Official transactions for Hudson common brick covering the week ending Thursday, Feb. 12, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

| 1914.                   |          | 1913.     |  |
|-------------------------|----------|-----------|--|
| Left over, Feb. 6—66.   |          |           |  |
|                         | Arrived. | Sold.     |  |
| Friday, Feb. 6.....     | 0        | 2         |  |
| Saturday, Feb. 7.....   | 0        | 0         |  |
| Monday, Feb. 9.....     | 8        | 4         |  |
| Tuesday, Feb. 10.....   | 0        | 4         |  |
| Wednesday, Feb. 11..... | 0        | 0         |  |
| Thursday, Feb. 12.....  | 0        | 0         |  |
| <b>Total .....</b>      | <b>8</b> | <b>10</b> |  |

Reported enroute Friday A. M., Feb. 13—0.  
Condition of market, weak: Prices: Hudsons, \$6 to \$6.50 nominal; covered, \$7 to \$7.25; Raritans, \$6 to \$6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$7 to \$7.50 (yard). Dull. Left over, Friday A. M., Feb. 13—64. Covered barges sold, 2. Total number covered barges, 18. Total number in market, 82.

## HUDSON BRICK UNLOADED.

| 1914.                             |                  | 1913.              |                |
|-----------------------------------|------------------|--------------------|----------------|
| (Current and last week compared.) |                  |                    |                |
| Jan. 30.....                      | 290,000          | Feb. 6.....        | 281,500        |
| Jan. 31.....                      | 72,000           | Feb. 7.....        | 20,250         |
| Feb. 2.....                       | 289,000          | Feb. 9.....        | 39,000         |
| Feb. 3.....                       | 359,500          | Feb. 10.....       | 292,500        |
| Feb. 4.....                       | 362,500          | Feb. 11.....       | 80,000         |
| Feb. 5.....                       | 392,000          | Feb. 12.....       | Holiday        |
| <b>Total .....</b>                | <b>1,765,000</b> | <b>Total .....</b> | <b>513,250</b> |

| 1913.                               |          | 1912.    |  |
|-------------------------------------|----------|----------|--|
| Left over, Friday A. M., Feb. 6—70. |          |          |  |
|                                     | Arrived. | Sold.    |  |
| Friday, Feb. 7.....                 | 5        | 2        |  |
| Saturday, Feb. 8.....               | 0        | 6        |  |
| Monday, Feb. 10.....                | 0        | 0        |  |
| Tuesday, Feb. 11.....               | 0        | 0        |  |
| Wednesday, Feb. 12.....             | 0        | 0        |  |
| Thursday, Feb. 13.....              | 0        | 0        |  |
| <b>Total .....</b>                  | <b>5</b> | <b>8</b> |  |

Condition of market, dull. Prices: Hudsons, \$7 to \$7.25; covered, \$7.75; Raritans, \$7; Newark, \$8.25. Left over Friday A. M., Feb. 14—67. Total covered, 0. Total covered barges sold, 4. Total covered left in market, 34. Total in market Feb. 14, 1913—111.

## OFFICIAL SUMMARY.

|  |     |
|--|-----|
| Left over, Jan. 1, 1914.....   | 87  |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 12, 1914..... | 118 |
| Total No. bargeloads sold Jan. 1 to Feb. 12, 1914.....                                     | 54  |
| Total No. bargeloads left over Feb. 13, 1914.....  | 64  |
| Total No. bargeloads left over Jan. 1, 1913.....   | 113 |
| Total No. bargeloads arrived, including left overs, Jan. 1 to Feb. 13, 1913.....           | 170 |
| Total No. bargeloads sold Jan. 1 to Feb. 13, 1913.....                                     | 103 |
| Total No. bargeloads left over Feb. 14, 1913.....  | 67  |

## THE HARDWARE OUTLOOK.

**Window Glass Quiet—Nails Easy—Rope Firm.**

CURRENT hardware business in New York and vicinity for the period since January 1 last, according to some, is a little in advance of the corresponding weeks in 1912.

Trade in window glass is still exceedingly quiet, yet prices are quite well maintained, and there is, it is said, little if any further going

out of blast by glass factories. People in the business seem to be on the whole optimistic, but there is criticism of the long continued legislative action which keeps manufacturers and others in an uncertain frame of mind. Buyers are specifying generally for current wants only and are not accumulating stocks.

In the metropolitan district wire nails are being taken with moderation, and buyers are not looking ahead to any extent. The late cold weather has served to check consumption, although there is a fairly good business doing, considering the customary dull season. Wire nails, out of store, are based on \$1.90 per keg with some concessions obtainable. Cut nail prices are well maintained. Stocks are light and deliveries from mills are two weeks behind. Cut nails, out of store, are on the basis of \$1.85 per keg.

Business in copper perked up around the first of the year, but consumers have concluded that the actual conditions did not justify the information given out by large interests at that time, and trade in this material is very dull. Eetter times are looked for before long, however. Copper sheets are still on the basis of 20 1/4 per lb.

In the rope department there is a somewhat firmer tone in the market for Manila hemp, and especially for wire rope. The recent legislation regarding factory and labor laws apparently has spurred building managers and insurance companies to be more ridged regarding rope inspections, with the result that the buying movement in this department has shown big strides since the first of the year.

## CONCRETE INGREDIENTS.

**Bars Easy—Triangle Mesh Prices Steady—Sand Firmer—Gravel Stronger.**

THE improved inquiry for Portland cement for early spring deliveries is being reflected in other departments of concrete construction. Bar reinforcement prices are nominal on the basis of \$2.25 delivered from warehouse New York for 3/4-inch and larger. The range runs from that figure to \$2.75 for 1/2-inch. Triangle mesh prices are steady and are without change.

Sand is quoted at 50 cents a cubic yard for cargo lots for 500 cubic yards delivered along side dock New York. Gravel prices are stronger and run from 95 cents to one dollar. Gravel sellers have all the business they can take care of now. For gravel which has passed the subway specifications as high as \$1.10 and \$1.15 is asked.

The conditions in the crushed stone department are such as to indicate a very heavy demand for the remainder of the winter and early consumption of quarrying. The subway is taking by far the largest quantity at present and this is taxing the available stored supply.

## HARDWOOD MAY GO HIGHER.

**Low Stocks at Manufacturing Points—Pine Roofers Up.**

REPORTS from the wholesale market show that yellow pine mills have some sawing ahead and that, with the increase in inquiry, improvement is at hand. Locally, there is a fair amount of inquiry and some business is being booked, but prices have not changed except on social orders. Yellow pine flooring in grade of A flat and lower, shows slight increase.

In hardwoods there is a better outlook and indications point to a rise in hardwood prices in the spring on account of shortage of available stocks in shipping conditions. Clear white and red oak floorings have eased off about one dollar. Maple floorings shows an advance of about two dollars. Mahogany stocks are small and some are in demand. There are medium stocks in foreign cedar, but the market is quiet. There is no change in the base price of hemlock. Inquiries and orders are fairly plentiful and the mills have ample business in hand to keep them going.

In spruce there is little or no business being done in Eastern stock. In short spruce some houses have advanced the prices from fifty cents to a dollar, but in other instances the prices quoted a month ago still prevail. In West Virginia spruce the market seems to be off about two dollars on the list on all sizes, although some houses are holding out for full list prices.

The North Carolina pine market shows a better tone than it did thirty days ago. The city market is quiet, but the suburban territory and in the Long Island Sound markets both inquiry and demand have substantially strengthened, especially for future deliveries. Prices are also holding firm as a rule, roofers showing an advance of at least fifty cents over the December quotations and the tendency is upward.

## STRUCTURAL STEEL MARKET.

**American Bridge Company Reports Fair Tonnage Since January First.**

STEEL building orders are holding their own, as far as February business is concerned. The inquiry continues good, and this has been reflected in freer orders. Prices are now 1.36 and 1.41 tidewater, first half deliveries, whereas a fortnight ago they were 1.31 1/4 and 1.36.

The American Bridge Company began the year with a backlog of about a hundred thousand tons of structural work in the Eastern district and has reported a liberal tonnage since the first of the year, including about 60,000 tons of subway work. This tonnage, however, will not be available for the mills for almost a year.

To date more than half the steel required by the Equitable Building has been delivered, or about 16,000 tons. The remaining 16,000 tons for this structure will run along for the next few months. Quite a fair proportion of the steel for the Hell Gate Bridge has also been delivered, or at least the part that was to be handled by the American Bridge Company. As soon as the steel in the Equitable Building begins to be set up the New Jersey Company will begin the delivery of the 10,500,000 common brick required in this operation. About 7,000,000 hollow brick will be used.