REAL ESTATE BOARD'S NOTABLE VICTORY

Dramatic Factory Laws For Low Buildings Modified By New Legislation—How the Amendments Were Obtained and What They Mean.

The biggest victory that has been won by the real estate interests during the past ten years was gained through the untiring efforts of the Real Estate Board to secure amendments to the drastic labor laws that became operative October 1 last. These laws, passed last year after the State Factory Investigating Commission had filed its report, were particularly severe and drastic, as they required in the city, and was shared by both owners and tenants. Protests were raised on every hand, and it only needed a powerful body, such as the Real Estate Board of New York, to take up the fight and secure the desired results.

Early in March President McGuire called a meeting of fifteen real estate men to discuss ways and means of securing amendments. The situation was discussed, and a special committee consisting of President Warren Cruikshank and Chas. F. Noyes was appointed, with authority to handle the subject. At the meeting of fifteen the present members present—Charles F. Noyes, Albert B. Ashforth, Frank Lord, of De Witt & Ball, & Co.; Gerald R. Brown, of the Equitable; W. T. Ropes, of Horace S. Ely & Co.; Laurence M. D. McGuire, Lawrence B. Elliman and Alwyn Ball, Jr., of Southack & Ball; F. M. Hilton, of Wm. A. White & Sons; Charles F. Noyes, of Pease & Elliman; Chas. D. Cone, of Douglas Robinson, Chas. S. Brown Co., Allen Ball, Jr., and Warren Cruikshank, of the Cruikshank Company—were present, more than two hundred real estate men being present.

The committee immediately took up work in an active way, the matter of securing necessary relief from the Legislature, and received much valuable assistance from the Industrial and Building Codes Committee of the Board, of which committee Mr. Noyes is chairman.

A hearing before the State Factory Investigating Commission was secured about the middle of March, and while it was thought that only a few would be present, more than two hundred real estate men, representing not only the phase of the board's work, both during his term as president of the board, and more recently as a member of the Fire Hazards Committee of the Industrial Board.

The Industrial Board, consisting of Maurice Wertheim, Pauline Goldmark, Richard T. Cullen and Charles C. Flasch, is doing everything it can fairly to interpret the laws, and it is thought that this board will be practical in all of its interpretations of the law.

The amendments secured not only release the owners of buildings five stories or less in height from costly structural charges, but place the responsibility for securing ventilation and stairs to emergency rooms upon the tenant, instead of the owner. The following are the amendments.

Sen. Bill Print. 1670 Int. 1223: Fire escapes can be used as a required means of exit on buildings of five stories or less in height, except when in the opinion of the Industrial Board they do not furnish adequate means of escape from fire.

Fire escapes on buildings over five stories in height may be used as the required means of exit, when in the opinion of the Industrial Board they can be safely used.

Interior stairways, serving as a required means of exit, do not have to be enclosed in buildings of five stories or less in height, unless the Industrial Board, because of conditions, deems it necessary.

Window frames and sashes can be covered with metal instead of being of metal.

These amendments are summarized as follows:

Openings in elevators and hoistways can be provided with a gate of suitable height instead of a 6 ft. gate as formerly required.

Fire escapes erected on buildings constructed before Oct. 1, 1913, of five stories or less in height, need not comply with the new laws as to the cutting down of openings to the floor and the construction of such openings are to be governed by the present law applicable to fire escapes.

Persons operating factories are now compelled to look after the ventilation instead of the owner.

Persons operating factories are now compelled to provide dressing and emergency rooms instead of the owner.

Water closets may have suitable ducts leading to the outside air, as well as windows.

A Hearing Called.

The New York State Factory Investigating Commission, of which Senator Wagner is chairman, will give its first public hearing of the session at City Hall next Tuesday morning at 10 o'clock.

A series of questions have been submitted to property owners concerning the fire hazard in mercantile establishments, so as to guide the commission in drafting its recommendations. Among the questions asked are these:

1. Shall all vertical openings between floors be enclosed in fireproof partitions,
DURING the week Governor Glynn signed all but one of the New York City bills remaining on his desk. Among these was a bill sponsored by Mayor Mitchel, which Mayor Mitchel had approved. Altogether, ninety-four city bills were passed by the legislature and the Mayor at the close of session, fifty-six.

The two bills of first importance contained amendments to the factory laws which relieve low buildings from the operation of the non-vestibule and required exit door requirements, and also relieve owners from the responsibility of providing ventilating openings in basement exit rooms, and placing the responsibility on the operators of the factory.

Assignment of Mortgages.

Gov. Glynn has signed the bill affecting borrowers on real estate, which provides that mortgages on the expiration of the mortgage shall be assigned to others if that is the desire of the owner of property involved. In other words, by law, it is possible to obtain a piece of property on which he has borrowed from a title company and, on the mortgage falling due the title company refuses to extend or renew it, he can go to another company, get it to take the mortgage and, by paying the amount to the original lender, have the mortgage assignment. The idea of this is to save recording taxes to the borrower and to protect him from others if the original lender is the wording of the measure.

"Whenever a mortgage upon real property shall be assigned to another, the mortgage or the owner and holder of the mortgage shall execute and deliver to any person or persons, or corporation, named by the owner of the land upon which the mortgage is to operate, an assignment of the mortgage, duly executed, which may, by its terms, be without the consent of the assignor to the assignee, and discharge such assignee from any liability thereunder to the assignor; provided, a demand has been made by the holder of the mortgage by the owner or any owner thereof to the assignee; provided no member of the Board of Estimate and Apportionment shall be permitted to become a party in such an action without the consent of the Board of Estimate and Apportionment. The purpose of this bill is to prevent the owner of a mortgage from being forced to sell his property to pay the mortgage and to provide a method whereby the owner might be able to get another company to take the mortgage.

New Banking Law.

The Governor signed the Griffen bill which amends Section 295 of the penal law against forgery and counterfeiting coin and is a money-laundering law. The law becomes Chapter 80 of the laws of 1914.

The Governor signed the McClelland bill (Senate Int. 944), giving the Commissions on Public Service the power to make rules and regulations for the government of his department, as hereunto before by an officer or employee transacting any banking business as a banking corporation when such corporation is insolvent. This law becomes Chapter 380 of the laws of 1914.

NEW LAWS TO RELIEVE REAL ESTATE BURDEN

Recording Taxes Can Be Saved by Assigning Mortgages—Brooklyn and Queens Plead for Favorable Railroad Legislation.

Mayor Mitchel on Wednesday afternoon gave consideration to the act before him for approval that will amend the mercantile establishment law (Introductory No. 1138, Senate No. 1305), in relation to the ownership or control of retail and wholesale merchandise companies by certain corporations and joint stock associations. Appearing before the act was the Rev. W. S. Booke, secretary of the New York Board of Trade, and William A. Young, secretary of the Citizens' Union, William Liebermann, chairman of the Industrial Committee of the Brooklyn League, appeared in favor of the measure.

Transportation Corporation Law.

The appeal exempts Brooklyn and Queens from the general act passed by the Senate and Assembly, prohibiting railroads from owning stock and bonds of freight terminal companies. The idea is to safeguard the transportation of the public on the completion of the Barge and the Pan-American canals. Mr. Gardner outlined the history of the case and the fact that if the appeal is approved and goes to the Governor for signature 248 miles of Brooklyn and Queens terminal will be under the virtual control of railroad corporations. He besought the Mayor to let the whole question careen in the light of the possible effect such an approval would have upon the welfare business interests of the entire city, but especially to Brooklyn and Queens.

Mr. Young ventured the opinion that the bill became operative, there was no law that would prevent the exemption being made applicable to Manhattan and other boroughs through possible ownership of terminal stock in holding companies in Manhattan.

Mr. Liebermann in pleading for the Mayors veto outlined the argument that if this bill was not signed all the attractive possibilities of the act feared that the entire city, but especially to Brooklyn and Queens, would be set at nought and that no law that would prevent the exemption being made applicable to Manhattan and other boroughs through possible ownership of terminal stock in holding companies in Manhattan.

Smoking Towers.

Woodrow Leeming, past president of the New York Institute of Architects, is a great believer in the efficacy of smokeproof towers as a life-saving device. Every new smokeproof tower should have at least one, he advises, as open fire-escapes have proved to be again to be useless because of the smoke pouring out of the lower floors and the inability of the occupants to escape. Interior fireproof staircases offer the same objection, as the doors, though fireproof and self-closing, must be kept open at all times to preserve the life-saving possibilities.

The subject of exclusive agency is interjected at this point as the brokers of Westchester County, and steps are being taken to have this method generally adopted by the railroads, the method of marketing property is very generally followed, and it is contended that it would be...

There were 7,336 real estate conveyances and 5,499 mortgages filed in the Bronx last year, the latter totaling over $38,000,000. Fifteen miles of streets were graded and nearly fourteen miles were paved.

The cost of living is declining. Bradstreet's index figure for April 1 being 8,756, against 9,296 a year ago. The declines in commodity prices were greatest in food products.
UNIVERSITY HEIGHTS A HOME COLONY

Builders Find Demand For Apartment Houses, and Vacancies Are Searce; Educational Institutions Exert Refining Influence on District.

UNIVERSITY HEIGHTS section of the Bronx is destined to become a high-class residential section with development of apartment houses. In the University Heights, the prevailing type of construction is that of the high-class apartment house. Having for itsymplem a builder who figured prominently for many years in the private house development of that portion, The Heights, the real estate agent who designed a great many buildings on University Heights, an investor and developer, the profitable growth will be along these lines.

That district bounded by 181st street, 183d street, University avenue, and Sedgwick avenue, with the exception of about five lots, is restricted until 1940 to private houses and has been improved in recent years with residences ranging in price from $1,000 to $10,000. There has been no particular apartment house construction, although William Evans built, about two years ago, a row of small apartments on this restricted territory, a row of four-story apartments, and the Gaines & Robinson Construction Company, having built similar structures, which are fully rented for prices ranging as high as $850 a room. On Sedgwick avenue, about two years ago, just north of Central Avenue and a local real estate broker, the property was sold for $90,000.

Central Railroad places the district in touch with all sections side. Other trolley lines place University Heights in touch with the following institutions: University Heights, and the restricted area on University avenue. The territory south of the University Heights will retain its residential character, and the presence of St. James' Episcopal Church, the University of New York College, the General Hospital, and the presence of the above institutions will have a beneficial influence. The recent growth of the wonderful growth of this west side of the Bronx upon completion of the Lexington and Sedgwick avenue subway route. In addition to operating subway trains on this line, there is the possibility of the extension of the Sixth and Ninth avenue elevated roads, for the operation of whose trains track- the property is purchased and the agreement is made with the Interborough company. We predict and anticipate that a building movement greater than that which occurred on Washington Heights or in the University Heights district will ensue with the completion of this new transit line. University Heights, being well supplied with transit facilities, will not be affected, and will naturally be one of the first sections in which the development will show itself.

Will Test the Market.

Whether the general public is in a re- ceptive mood, the market for apartment houses and private houses will test the market. The speculative builder has an excellent opportunity. In the construction of buildings, particularly well adapted for residential purposes, not only on account of its high excellence, but on account of its unusual scenic beauty, the presence of fine stately buildings, and the presence of a number of educational and other institutions such as the Jewish Academy and Home for Shipbuilders, Roman Catholic Orphan Asylum, Hebrew Infant Asylum, St. James Episcopalian Church, University Heights Presbyterian Church, and the Church of St. Nicholas of Lodelin, all tend to offset the invasion of influences usually detrimental to residential purposes, and with the natural high elevation and the present and proposed transit lines, aid in strengthening the character of University Heights will retain its residential character. A station of the New York Central Railroad is within twenty minutes of the Grand Central Terminal, and a number of cross-town trolley lines connect with 181st street subway station on the west side and the West Farms station on the east side. Other trolley lines place University Heights in touch with all sections of the city, including the shopping and theatrical district at 149th street. The continuation of the subway along Jerome avenue when operated will place University Heights in the immediate vicinity, giving the Heights section in close touch with the entire city.

Activity Anticipated.

Henry U. Singh anticipated a revival of building activity on account of the proposed subway extension which will be put in operation in a short time. He expressed the opinion that Fordham road with a subway station at Jerome avenue would become the business hub of that portion of the Bronx. Singh recently erected a two-story tax- is building on the northeast corner of Jerome avenue and Morris avenue, and adjoining it a 2-story moving picture theatre. Similar taxpayers are being erected in the immediate vicinity.

No More Private Houses.

"Private house construction is a thing of the past throughout the University Heights section of the West Bronx," said H. Nelson McLennon, of McLennon Brothers, real estate brokers, last week. "In this neighborhood a few years ago were able to dispose of their product to advantage upon condition of being put on new plans. With the increase in land values during the past few years, they found that they could not offer for sale quickly a market at the increased price this necessitated and either turned to new fields where land values were lower or went into the construction of buildings. The fact that there have been no new houses erected, the owners of the existing properties have been very anxious to dispose of them at 149th street. The continuation of the subway along Jerome avenue when operated will place University Heights in the immediate vicinity, giving the Heights section in close touch with the entire city."
FIRE PREVENTION AND PROTECTION

American Institute of Architects and Board of Fire Underwriters Co-operate in Order to Protect Property Owner Against Congruations.

In order to disseminate among architects, builders and property owners an outline of the main points in the science of fire prevention and protection, and to indicate where detailed information on these subjects may be obtained, a pamphlet has been issued regarding fire insurance requirements. The New York Chapter of the American Institute of Architects, represented by Julius Franke, of Maynick & Franke, architects, and the New York Board of Fire Underwriters, represented by F. J. T. Stewart have cooperated in this matter not only that the standards of construction and equipment, as prescribed in the Underwriters' specifications of the Fire and Water Protection Association, No. 57 Wall street, should be familiar to fire insurance companies, but also to stimulate the adoption of higher requirements. The New York Chapter of the American Institute of Architects has adopted regulations for a "Standarid Fire Resistant Building." The architect may have little to do with this, as the site is generally chosen and the street and block width are fixed depending upon the width of streets or courts, the space between the new buildings and the neighboring buildings, and the nature of such neighboring buildings.

This hazard may be reduced, however, if the building is planned without openings facing the danger, or if wired glass windows (1), shutters, doors (2) and skylights (11) facing such exposure furnish standard protection. Outside sprinklers (3) and fire hydrants (4) can also be provided to reduce the dangers.

Construction of the Building.

The hazard here is affected by the materials and workmanship or the wall thickness and strength. An approved Building Code is generally adopted by the local authorities in judging the adequacy of wall thicknesses and the strength of materials. Structural steel members are required to be thoroughly covered with fire resisting material, as terra cotta, brick or concrete or other approved material of adequate thickness. The material and workmanship should be such that, in case of fire, a powerful hose stream will not destroy the protection and expose the building to the flame.

The National Fire Protection Association at its annual convention in May, 1913, adopted standards for a "Standard Fire Resistant Building of the Highest Type." This standard is for a building that would withstand the temperature of 2,000 °Fahrenheit for four hours without material injury to its structural parts. Although impractical to erect all buildings as prescribed by this document, the principles herein are such that in many cases can be approached in any building at least in part. A suggested building ordinance for small towns and villages (5) was also adopted in 1913 and treated especially of protection and construction of "non-fireproof" buildings.

The hazard here includes questions of height, area, the location of fire stops, facilitating the discharge of the occupants and facilities for access for firemen. The height of a building seriously affects the fire insurance cost, because, beyond a certain height the Fire Departments cannot be depended upon, for the present at least, to control the fire.

Plan of the Building.

It is evident that also the larger the area the greater the danger of fire getting beyond control. When the area of any floor exceeds 5,000 square feet the insurance cost is generally higher. Fire stops are provided to decrease the area.

For the purpose of allowing communication of fire from one floor to another, of horizontal direction and between the floors in a vertical direction, doors (2) are adopted which should be standard.

Of other elements included in planned and constructed the electric wiring and fittings (8), protection against lightning (10), whether the building be fire resistant or not, or mixture of construction (13) and windows of wired glass with metal frames (1). Special standards have been adopted for the construction of railway, car houses (12) and for gravity tanks (35).

Exterior Fire Fighting Equipment.

The hazard here is affected by the character of the protective apparatus, either stationary or movable, such as sprinklers (3), standpipes (14), pumps (15), valves (18), water supply, hand extinguishers (19), fire drills (29), fire alarms (16), hose (17), etc., all designed to extinguish fire in its incipient stage.

The Nature of the Occupancy.

The consideration of this hazard includes these points: Whether the merchandise or fixtures are combustible or not, whether explosives or highly inflammable materials are stored, whether there are few or many employees, the nature of the work being done, whether or not a smoke or gas place is kept clean, whether or not the fire extinguisher apparatus is kept in order, and whether or not the special mechanism or apparatus being used is standard and properly taken care of. Gas machines (19) and other apparatus for producing gas, are utilized for this purpose. The special mechanical or apparatus being used is standard and properly taken care of.

The hazard here includes questions of the character of the protective apparatus, either stationary or movable, such as extinguishers, standpipes, pumps, drills, etc., all designed to extinguish fire in its incipient stage.

Public Fire Protection.

This part of the hazard which depends on the efficiency of municipal departments—namely, the Fire, Water and Building Departments, has an important bearing on the fire insurance cost. The public fire protection depends to a great extent on fire prevention by encouraging the enactment of adequate laws on these subjects, insisting on an efficient administration of such laws (30).

Appendix.

The principal publications referred to in the preceding pages by numbers or letters are listed herewith. Many of them are available in the public libraries. The following publications will be of invaluable assistance to architects, builders and others interested in building construction and maintenance. Fire insurance specifications may be procured from the New York Board of Fire Underwriters; they may be secured for a small fee. The Board of Firemen may be had on application to the National Fire Protection Association, No. 57 Wall street.

A. General information of the Underwriters' Laboratories with facsimiles of labels.
B. List of fire appliances.
C. List of gas, oil, mechanical and chemical appliances.
D. List of electrical fittings.
E. Index of publications on the subject of fire protection and protection issued by the National Fire Protection Association.
F. Wired glass and metal window frame construction.
G. Fire doors and shutters.
H. Outside sprinklers, automatic and open systems.
I. Fire hydrants.
J. Construction of buildings in small towns.
K. Standard fire resistive building.
L. Electrical wiring and apparatus (National Electrical Code).
M. Underwriters' Laboratories—General information in reference to the manufacture of apparatus and conditions under which tests of fire appliances and materials are conducted.
N. Drains, gages and protective devices against lightning. Skylights.
O. Rain barrel houses (storage and operating), construction and protection of.
P. Uniform requirements—Standard mill construction, "inferior" construction, general hazards, oil rooms, general physical hazards, electrical gages, closures, watchmen, thermostats, etc.
Q. Standpipes.
R. Fire pump systems—steam, electric, centrifugal, rotary; steam pump governors and pressure gages.
S. Lighting systems, used for the transmission of signals affecting the fire hazard.
T. Fire hose—for Fire Department use, for private department mill yard storage, for use inside buildings; hose couplings and hydrant fittings, for public fire service; hose houses, for mill houses.
U. Valves, indicator posts and hydrants, for mill yard use.
V. Gasoline vapor gas lighting machines, lamps and systems; acetylene gas machines and storage of calcium carbide; coal gas producers (pressure and suction system).
W. Gas and gasolene engines.
X. The story of the National Fire Protection Association and a list of its publications.
Y. Incubators and brooders.
Z. Kerosene oil pressure systems.
A. Oxygen-acetylene heating and welding apparatus.
B. Welding apparatus.
C. Waste cans, ash cans, refuse barrels, fire pails and safety cans for benzine and gasolene.
D. Oxy-cellulose films (storage and handling).
E. Oil storage (fuel), storage and use.
F. Oxy-acetylene heating and welding apparatus.
G. Oxygen-acetylene heating and welding apparatus.
H. Waste cans, ash cans, refuse barrels, fire pails and safety cans for benzine and gasolene.
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J. Oil storage (fuel), storage and use.
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NEW ARBITRATION PLAN.

How Amicable Relations Are Maintained in the Building Trades.

For several months a plan of settling jurisdictional disputes has been in vogue in the building trades of Greater New York and Long Island that is proving both expeditious and satisfactory. Since 1908 there has been no general arbitration agreement, but the Federal arbitration principles laid down in the plan of 1908 have persisted in the separate trades since the governmment dissolved and have served to keep the trades comparatively free from strikes and lockouts. An informal plan now being followed dispenses with local formalities and brings the question at issue directly to the Arbitration Board.

Under this plan it is now the custom for the Emergency Committee of the Building Trades Employers' Association to meet in conference a committee from the Arbitration Board of Business Agents, when, if there be any complaint on file from an employer, a sub­contractor or trade union, because of any alleged unfairness, the complaint is entitled to do certain work. Final action on the joint-committee plan has not yet been taken.

Before the general arbitration pact was signed, upon the conclusion of the usual "cut and cover" method, in which sheet piling will be driven on either side of the structure and the excavation made from within the pillage. The other type of construction calls for the usual "cut and cover" method and for tunnel construction methods. These tunnels, which are cast iron, concre­tined tunnels, each large enough to con­tain one track, which are to be con­structed by compressed air methods, using a shield which is advanced from one end, the same as in the construction of river tunnels.

The Public Service Commission has

The commission is advertising for bids, to be received May 12, 12:15 p.m., for the installation of the usual "cut and cover" method, in which sheet piling will be driven on either side of the structure and the excavation made from within the pit. The other type of construction calls for the usual "cut and cover" method and for tunnel construction methods. These tunnels, which are cast iron, concrete-lined tunnels, each large enough to contain one track, which are to be constructed by compressed air methods, using a shield which is advanced from one end, the same as in the construction of river tunnels.

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The Advisory Council of Real Estate Interests

The announcement of last week that the Advisory Council of Real Estate Interests had been formed was received by both the real estate operators and owners with very general approval. The council has been organized for the purpose of mutual consultation and for that purpose to present such suggestion or viewpoint as may come to it with respect to legislation, municipal ordinance, and all other matters affecting real property. Its plan of action is broad and is based upon the lessons learned from experience in the past, on the prevailing attempts at general real estate organization. There is not intention of adding to the tumultuous atmosphere of organized business. The object matter is to strengthen the prevailing local and trade organization by working along with it, and cooperating for common purposes. The committee consists of representatives of the strongest and most useful existing societies, together with some members of large real estate interests, the cause of business, public spirit and high standing in the community.

The members such as John Clifton, Charles A. Peabody, Clarence H. Kelsey, and Cyrus C. Miller, have been selected from the most prominent and influential of the real estate interests than those which have already been tried. Our own opinion is that it will not be long before the results of such a combination will depend entirely upon the intelligent and practical management of the members. The work of such a committee cannot be performed by a paid secretary, but depends primarily upon the regular attendance of its members on the regular meetings and give a good deal of time and attention to the work. It is not especially necessary that they be bound to exercise an ameliorative influence both upon public policy and private interest.

It is particularly encouraging that such a committee should be formed, not during an emergency, but during a period of comparative legislative and administrative quiet. It is the result, apparently of a real and lively sense of the adverse effect on real estate of the present unlawful conditions. Its work should be watched with solicitude by the property owners of the city. The委员会 has not been formed to follow whenever it is necessary for the real estate interests to combine for a common purpose.

What the Tax Commission Can Do.

An all-advisory committee has also been formed. The effect of their recommendations may benefit effect upon real estate interests. The Mayor has appointed a commission to study the systems of local taxation here applicable, and it is reported upon any changes which may be desirable in the existing methods of taxing real estate. This is a property-owning commission, and is, of course, the result of the recent depression. The increase in the land tax made during the last period of the station will be improved. Either the railroad company will have to change its plan of operation, or it will seem improbable that any other

The Central Terminal District?

The removal of St. Bartholomew's Church to Park avenue will have an extremely good effect on the future of that avenue, the decidedly corrected character.

So far the efforts of the management of the New York Central Railroad Company have been successful in putting over-tracks to public institutions have proved to be a failure. The directors of the Central have decided to remain where they are.

The Fine Arts Building, which was to be used by the United States government, has been abandoned. The only association of the prominence that is building on New York avenues, is the United States government, and it seems improbable that any other group will follow its example. One cannot help wonder how and when the blocks immediately north of Park avenue will be used. The railroad company will have to change its policy and permit the erection of commercial buildings, for otherwise the whole property will go unimproved for a long time. The removal of St. Bartholomew's Church from its present site will, of course, influence the whole neighborhood, and when the blocks immediately north of Park avenue have been improved, it is probable that the railroad company will be compelled to do likewise.
Dangerous Building Conditions.

**Editor of the RECORD AND GUIDE:**

With the disastrous fall of a derrick at 140 West Sixty-fourth Street, the idea of hoisting building material over the streets is likely to be abandoned for a time. The hoisting of material over the streets is likely to be banned. Under the present style of hoisting, a fall under the present style of hoisting can endanger life and property. The architect of the Metropolitan Building was that of the Equitable Insurance Company, the company that designed the building. The architect was Mr. Rudolph P. B. The fall of overhanging ornamentation from the Metropolitan Building was that of one of the largest and most expensive buildings in the city. The fall of a girder being hoisted up from 24th Street to the top of the building was that of one of the largest and most expensive buildings in the city. The fall of a girder being hoisted up from 24th Street to the top of the building was that of one of the largest and most expensive buildings in the city. The fall of a girder being hoisted up from 24th Street to the top of the building was that of one of the largest and most expensive buildings in the city.
THE WEEK'S REAL ESTATE NEWS

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

Little Improvement in Conditions May Be Noted.

REALTY OWNERS COMBINE.

To Consider Revision of Tax Laws.

Representatives of twenty-two real estate associations met at the Vesey street salesroom on Tuesday afternoon to discuss the auspices of the Realty Owners of New York. It was decided that the organization should take up its activities in the field of taxation matters. After addresses had been made by ex-Tax Commissioner Julius W. Wall, Allan Robinson, Henry Bloch and Charles H. Fuller, the following resolution was adopted: Resolved that the chairman be authorized to appoint a committee of two from each of the boroughs of this city, to act as a standing committee for the associations affiliated with the "Realty Owners of New York," for the purpose of representing these associations before the special committee recently appointed by His Honor the Mayor to consider the revision of our tax laws, and the committee should have such further power as it may deem necessary in order to oppose all legislation intended directly or indirectly to inaugurate the theory of the final property tax for the City of State of New York. The committee shall have power to enlarge its membership.

THE MORTGAGE MARKET.

More Difficult to Secure Good Mortgages under Satisfactory Rates.

The situation in the mortgage market is such that it is becoming more and more difficult to secure good mortgage in Manhattan yielding satisfactory rates of interest. Small guaranteed mortgages, covering properties in Brooklyn, are steadily growing in favor with the investing public. The experience of the Bond and Mortgage Guarantee Company proves that in point of safety they are fully on a par with mortgages in Manhattan and theBronx having the percentages of the arrearage of interest and taxes and the amounts the mortgagor foreclosed turn up as low as these that these small borrowers are more prompt in their payments than the owners of larger properties in Manhattan and the Bronx. This class of lending is certainly safe if the mortgagees are chosen with judgment and cared for with attention. These loans average $5,000 in amount, generally do not exceed 60 per cent, of the appraisals and are in many cases for a considerably less percentage of the valuation.

Periodic Payments Recommended.

The directors of the Bond and Mortgage Guarantee Company strongly favor a change to a practice of mortgage lending which will provide for amortization, a systematic reduction of the principal of a mortgage during its term. The borrower, by making periodic payments on account of the principal during the life of the mortgage, will, at maturity, find himself in an essentially improved position. If the mortgage is called it will be replaced the more readily the fewer payments it will reflect. In their annual report the directors express the belief that "It is safe to say that if this practice had been generally adopted ten years ago the real estate market would not today be in so unpleasant a condition. This is a hard rule for weak holders to follow and will perhaps cut them out of the market but everyone admits now that they should keep out of the market. They may be hurt by its present plight and are being eliminated by the much sterner process of foreclosure. No one should ever mortgage real estate who is not strong enough to make the payments on account of his mortgage indebtedness."

City's Real Estate in Queens.

Thousands of the taxpayers of the city by the utilization of the properties it now owns, instead of leasing or selling, has been made by ex-Tax Commissioner Julius W. Wall, Allan Robinson, Henry Bloch and Charles H. Fuller, the fol-

Taxes Due May 1.

On Friday, May 1, one-half of the real estate tax becomes a lien and all personal taxes become due. A discount at the rate of 4% per annum will be allowed on the second half of real taxes which will become due on November 1, and which may be paid any 'time prior to that date, if the first half shall have been paid.

PRIVATE REALTY SALES.

PURCHASES of apartment houses properties are the only important development of the week. The more important deals involved the purchase of a property at 133-135 West End Avenue from the Donald Court on upper Broadway. The building season has brought with it a comparison of the housing improvement, although the Bronx contributed the sale of a big block on Grand Boulevard which is to be the site of a tall apartment house. Another interesting transaction concerned a limits Point theatre and Columbus Circle holdings. The transactions in the main involving commercial buildings are indicative of no particular trend or interest in any particular section of the city other than the upper West Side.

The total number of sales reported and not recorded in Manhattan this week was 28, as against last week and 40 a year ago.

The number of sales south of 59th street was 12, compared with 16 last week, and 13 a year ago.

The sales north of 59th street aggregated 16, as compared with 16 last week and 27 a year ago.

The total number of conveyances in Manhattan was 165, as against 140 last week. 19 having stated considerations totaling $379,625. Mortgages recorded for the week numbered 118, aggregating $792,764, as against 79 last week, aggregating $2,573,073.

The average of the 18 sales at private contract were recorded, as against last week, and 17 a year ago.

The total number of conveyances in the Manhattan and Bronx auction sales this week was $1,329,170, compared with $979,400 last week, making a total since January 1, 1913, of $13,366,094. The figures for the corresponding week last year were $3,136,000, and the total from January 1, 1913, to April 26, 1913, was $19,982,056.
New Tall Bronx Apartment House.

The latest addition to those that are so numerous in the South-
ern Boulevard and 163d street, one of the group of community
buildings erected on this broad avenue, has been purchased by Subher Brothers through
Arnold, Byrne & Baumann. In ex-
citing the development of the row
of six-story flats at 5 to 15 West 63d
street, occupying a frontage of 150 feet. Thus the Shuberts have added to the group of community
buildings erected by James F. Meehan, has been
assessed at $550,000.

The buyer now controls a plot 86x103.

Arnold, Byrne & Baumann, acting as brokers, have
sold 1023-1025 Fox st, a 12-story apartment house.

The Shuberts gave the row of
160th street and Grand Boule-
vard, opposite the site. The broker was Richard H. Scofield.

Subher Brothers have agreed to purchase 28 22d st.

John F. Doyle.

John F. Doyle, Jr., Alfred L. Doyle

H. Page and Alfred R. Conkling, executors, to
Brown Co., the 4-sty residence, 22 East 78th
street, a three-family house, on lot 18x91, between
178th and 179th sts.

The property has been
acquired by the seller in December, 1913.

The brokers were O'Reilly & Dahn.

The buyer gave in part payment the 5-sty
building, 25x100.5, on the east side of Wal-
ler, on lot 20x100.

The deal involved about $350,000, excluding

Donald Robertson, the builder, sold to a new
buyer, who is represented by Charles
P. L. Hunt the 10-story apartment
house, "Donald Court," on plot
186x135.9, at the northwest cor-
er of Broadway and 179th street. The build-
ing was completed last November and is
assessed at $350,000.

Manhattan—South of 59th Street.

Placid Realty Co. has sold 219
Madison av, a 4-sty building,
for Mrs. William Emerson, who plans to

Irene H. Conolly has sold for Mrs. M. Bartner.

Brooks and Appraisers

BROKERS and APPRAISERS

H. Brown was the broker.

The brokers were O'Reilly & Dahn.

The buyer gave in part payment the 5-sty

hotel, 328 East 32d st, on plot 522x100.

Brooklyn.

The Shuberts have purchased 26th st., a 4-sty dwelling, 25x100.

The property has been
assessed at $550,000.

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ler, on lot 20x100.
Elevator Service. $5.00; Baxter’s Hydraulic lawyer’s office, near Borough Hall: newly
October 25, 1913. We will pay 15 cents for
Edition of Record and Guide of November
Box 96, Brooklyn Post Office.

Wants and Offers

The rate for Advertising under this heading is 20 cents per line, composed measurement, with a minimum of four lines. Copy received until
F. M. Friday.

To let to American real estate or business man, private room in Brooklyn
office, near Borough Hall; newly
renovated; partly furnished; $5 monthly.

Real Estate—Insurance—Mortgages

Banks and Collecting Agents

SALE OR RENT

COLONIAL HOUSE, 11 rooms, 3
baths, 2 sleeping porches; living room
40 ft, 5 master bed rooms, steam
heating, electric lights, one acre, lawn
and shade trees, garage, address,
owner, 50 Upper Mountain Avenue,
Montclair, N. J.

GLADSTONE, N. J.—Henry Payne Whitney
has sold to Henry E. Huntington by
his own estate for $250,000.

Gladstone, N. J. The property consists of a
street with numerous bars and bars.
Whitney Kean, who bought the
property from the Crescent, was the
seller in the transaction.

BRYMERRY, H. C.—The Windsor Land
& Improvement Co. sold in Englishtown to
G. E. Mullen, 150 Franklin St., and B. O’Brien, 40012, on Kew Gardens, 12200,
M. H. Neely, 8012, and B. O. Smith, 10012,
New Haven, Hamden, Conn.; to A. G. G. Andy, 4512, on Willow Ave.
To J. F. Ball, 41012, on Venice Park Ave.,
To L. McCarthy, 41012, in West Ave., and to J. Y. H. Young, 41012, on
G. D. M. O’M., 421012, on Cambridge Ave.,
G. W. J. M. F., 41012, on West Park Ave.; to J. K. 
Owen, 41012, on Venice Park Ave., to P. M. 
Yonkers, N. Y.—The American Real Estate
Co. has sold the 4-sty building at
Crosby Bridge, a new novel, in Edgewater Park, Park Hill, for
about $100,000. The new tenant will extensively alter the building for
occupancy.

High Store Rental.

Feather Novelty Co. in 34th Street.
H. Friedn leased for Reiviil-Freres
the 5-story building at 18 West 44th street, to the London Feather Novelty
Co. for $150,000, at an aggregate rental
of about $300,000. The new store is to
be occupied by two 21 year renewals.

Truly Warner Leases “Original” Store.
Charles F. Noyes Co. has leased to
Truly Warner for fourteen years the
3rd floor of the “Smith Gray Build-
ing” at Broadway and Warren street,
for 12,600 a year, at an aggregate rental of
about $191,000. The Truly Warner busi-
ness was started in the same premises
and in the same building. The lease was
for $2,000, as against $850 in the lease just
made. With this lease Mr. Warner has
leased 8 floors of space in the building,
and while his total rent twelve years ago was $2,-
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THOMAS & CO., leased for A. D. Jayless, Jr.
170 to 172 West 37th St., for about $30,000 a
year, in the addition made to the building.

Amsterdam Ave.
COLUMBUS AVE
840 BROADWAY
Phone, 627 Stuyvesant

THE CLUMBIA STORAGE WAREHOUSES
OLD FIRM: 100 AMSTERDAM AVE.
NEW FIRM: 119 W 40TH ST.

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FRANK D. AMES
BURLINGTON, Vt.

AMES & COMPANY
Real Estate Agents and Brokers
Telephone 1210 Madison Ave.
New York City

Our First Customers' Grandchildren Are Our Customers Today
when they are not in the market for the services of a
real estate firm in buying, selling, renting, managing,
or appraising. We consider this is a good proof that our
offices are so organized and systemized as to be
efficient in this connection.

FRANK E. SMITH & SON
Est. 1856
Real Estate Investments
Telephone 4143 Gramercy
3 MADISON AVE.

TUCKER, SPEYER & CO.
Real Estate
435 FIFTH AVENUE, NEAR 39th STREET
Telephone, 2760 Murray Hill

FRANK H. TYLER
REAL ESTATE BROKER
Appraiser
Manager
Expert Testimony
Mortgage Loans
1183 FULTON ST., BROOKLYN, N. Y.

A. M. CUDNER
REAL ESTATE CO.
Real Estate Brokers and Managers
251 W. 32nd ST.

J. CLARENCE DAVIES
BRONX BOROUGH REAL ESTATE
149th STREET & THIRD AVENUE
Member of Board of Brokers
Spring "Cleaning Is Here

Now is the time to forestall the 'Spring Cleaning' that the One whose money is always prompt, prompt, prompt, but who wants an artistic, flat finish on the walls who would, in a word, be permanently pleased with.

LU-CO-FLAT
"The Dependable Flat Interior Finish" for any surface.

For Owner, Painter and Tenant, LU-CO-FLAT is the best Flat Finish ever put on the market. It is a ready-mixed, hygienic wash finish that produces a uniform, even color and a finish of extreme durability, superior in every respect to any Flat Finish on the market. LU-CO-FLAT has the cavity (hiding properties) of three coats of enamel on the one hand, and a washability equalled anywhere for its price, a second coat, and a third coat, and a fourth coat, and the fifth coat, and the sixth coat, and the seventh coat, and whatever coat, and can be painted over anything.

First put on, will not crack or blister, peel, scale or crack, needs only soap and water to brighten up as when new, contains no glue, casein, paste, white lead or any harmful substance.

Let us show you how, in a few minutes, to make the popular, fashionable and attractive flat finish common in every home, perfect in every home, equalled anywhere for its price.

Looking for Something Cheap? Good! And something lasting? Excellent! What has happened to those home decorations that have it all and keep it all? We do not need to be told that it is impossible to find a finish that will provide you with a final, permanent, and unfailing decoration of the utmost beauty.

H. M. W R I L L, CO. for John H. Stuyvesant and 60 East 139th st at a plot 42x100. A garage is contemplated.

Queens.

ROBERT E. PRENDERGAST leased, through Thomas Smith, a 5-year lease of a vacant lot in Hopkinson Court, Long Island, is not only an economical comfort but a profitable investment for the man seeking betterment in home and business, reduces manufacturing cost, making our.

H. C. ALBRIGHT leased the stock at the restaurant now in the premises, for Mr. J. C. Dodge, of the Webster Bar. O. H. BARKEL, leased for Louise H. Cranmer to Edward J. Glennon, the 3-story brick building on the southeast corner of 96th st and Park Ave., cleverly bought by the Brooklyn Club.

Our long-range plans for the No. 31 East 81st st.

C. S. MACKENZIE leased the cottage on the Boulevard to D. E. H. ARTHUR.

THE SPRING CLEANING SEASON is almost open for this season on Memorial Day.

THE LEWIS H. MAY CO. leased at Avenue and 43rd st to George R. Johnson, 3rd floor in 31 East 33rd st. The premises leased adjoin the Rockaway Park for Louis W. Werle cottage on Ridgewood, N. J.

THE NARRAGANSETT CLUB of Richmond leased through the Bowery Agency the 5-story building on the southeast corner of 14th st and Broadway, Fort Washington.

The premises were formerly occupied by the American Pipe Company, at 97 3d av, 5d av, 9th and 11th st, ar one plot on the southeast corner of Avenue and 43rd st, the lease, represented by Mr. Prendergast, is said to be for a football and tennis ground.

THE LEWIS H. MAY CO. leased to Mrs. Howard Page to Francis E. 124 East 94th st, and for the Moore Estate to the Emery Office Buildings, etc.

RUSSELL UNIFORMS

for Elevator Boys & Employees of Apartment Houses, etc.

Office Buildings, etc.

Our Specials are promptly and properly made and you are entitled to equalled anywhere for this price.

Coat and Trousers $10.50

Perfect Fit and Workmanship Guaranteed

Excellent Quality—Wonderful Values

We suggest that you send for samples and illustrations of styles R. Ellemeier & Co., 131 East 66th st to Arthur Hodges D. Levy.

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1600 BROADWAY (cor. 48th St.)
NEW YORK PHONES: BRYANT 1465 1460

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The Real Solution of the
Garbage Problem

The only really sanitary way
of disposing of garbage and refuse is by
burning it on the premises, where it origi­
nates, before it has a chance to decay. Inci­
dentally, it is the least expensive way because
while the garbage and rubbish is being
burned it can be used as part of the fuel
necessary for heating water.

Kewanee
Water Heating Garbage Burners
are turning garbage into fuel in the best
apartment buildings, hospitals, restaurants,
hotels, etc.

They are built in
correct sizes to supply
from 200 to 2600 gallons of
hot water per hour at minimum
cost.

Ask our New York City office.

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Lawyers Title Insurance & Trust Co.
Mortgage Extensions, April 17 to 24, 1914

<table>
<thead>
<tr>
<th>No.</th>
<th>Total No.</th>
<th>Amount</th>
<th>To Bank &amp; Ins. Co.</th>
<th>Amount</th>
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<tbody>
<tr>
<td>22</td>
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<td>$724,000</td>
<td>$191,560</td>
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<td>31</td>
<td>31</td>
<td>$340,000</td>
<td>$172,000</td>
<td>$172,000</td>
</tr>
<tr>
<td>23</td>
<td>23</td>
<td>$340,000</td>
<td>$172,000</td>
<td>$172,000</td>
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</table>

Building Permits

<table>
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<tr>
<th>Date</th>
<th>Total No.</th>
<th>Amount</th>
<th>To Bank &amp; Ins. Co.</th>
<th>Amount</th>
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<tbody>
<tr>
<td>April 21</td>
<td>206</td>
<td>$319,000</td>
<td>$9,580,955</td>
<td>$9,580,955</td>
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</tbody>
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BROOKLYN

Conveyances, 1913

<table>
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<tr>
<th>Date</th>
<th>Total No.</th>
<th>Amount</th>
<th>No. with consideration</th>
<th>Consideration</th>
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<tr>
<td>April 16</td>
<td>98</td>
<td>$8,675</td>
<td>46</td>
<td>$175,285</td>
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Mortgages

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<th>Date</th>
<th>Total No.</th>
<th>Amount</th>
<th>No. with consideration</th>
<th>Consideration</th>
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<tbody>
<tr>
<td>April 16</td>
<td>206</td>
<td>$20,044</td>
<td>100</td>
<td>$4,09,341</td>
</tr>
</tbody>
</table>

REAL ESTATE NOTES.

DUNLOP & SMITH have moved their law office to 76 Wall St.

LUDWIG C. TRAUDEL has been appointed agent for 7th East 12th st.

NEW YORK REAL ESTATE OWNERS have moved from 430 to 450 Madison av to 250 Madison av.

HORACE S. EVANS & Co. will remove their office to 455 5th av.

GROSS & GOSS have been appointed agents for the American Exchange National Bank.

DR. JAMES BISHOP is the reported purchaser of 436 Madison av recently for James A. Farley by Pease & Elhiman.

A. H. MATTHEWS, located for over half a century at 59 Washington st, has moved to 840 Nostrand av, valued at $40,000.

ST. BARTHOLOMEWS EPISCOPAL CHURCH has been appointed agents of the Commercial Savings Bank.

WILLIAM J. ROGUE & CO., Inc., have been appointed agents of the Murray Hill Chambers.

NEW YORK SUN has obtained a mortgage for present needs and a new church is to be built.

F. & M. Schaefer Brewing Co. will remove the northeast corner of 35th st.

ROBERT PARKMAN BLAKE, a real estate broker, will conduct a mortgage business in his office at 840 Nostrand av.

THE JAMAICA WATER COMPANY has been appointed agents of the Cunliffe apartment house.

WILLIAM J. ROGUE & CO., Inc., have been appointed agents of the Murray Hill Chambers, at the southern cornet construction will be ready for occupancy on June 10, 1914.

The Estate of Albert Schenck, deceased, at 105 Madison av, which was to be opened, was completed by May 1, 1914.

FOHRST CLARK-CHASE & EDWIN VAUGHAN, Jr., announce that they have formed a partnership for the conduct of an agricultural experiment farm.

FRED E. BAKER & CO. have been appointed agents of the Lawyers Title Insurance Co.

BENJAMIN M. GROSSE have been appointed agents of the Colonial Realty Co. upon 10-12 West 44th st.

HOMESTEADS will hold a regular meeting on Tuesday, April 25, 1914, at the office of the Farmers & Merchants Savings Bank, 840 Madison av, 7th floor.

NEW YORK SUN has obtained a mortgage for present needs and a new church is to be built.

J. W. SMITH has moved his law office to 76 Wall St.

NEW YORK SUN has obtained a mortgage for present needs and a new church is to be built.
**BROOKLYN'S OLDEST**

**Real Estate Office**

**FIRM ESTABLISHED 1853**

**The Chauncey Real Estate Co.**

187 MONTAGUE ST.
BROOKLYN, NEW YORK CITY

Telephones, 4490, 4491 Main

**Appraisers**

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**Agents and GENERAL**

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**DAVID PORTER**

**Brooklyn**

**REAL ESTATE**

**EXPERT APPRAISER**

**S. WELSH**

207 MONTAGUE STREET
Brooklyn

Tel. 2738-9 Main, Branch, 177 Seventh Avenue

**LEONARD N. VAUGHAN**

**General**

**Real Estate Broker**

**Expert Appraiser**

Specializing in

**HILL SECTION PROPERTIES**

909 Fulton Street

Tel. 4717 Prospect

**Brooklyn**

**COWTHOR**

**Greentown**

**Real Estate**

**FACTORY SITES**

**A SPECIALTY**

**Mount Morris, Appraisals, Loans, Appraisals, Insurance**

**Entire Management of Property**

851 Manhattan Avenue, Brooklyn
Auction Sales—Brooklyn—Continued.

ED 30, sec 5 av, 106X; 40d, May 15.
60TH ST, sec 11 av, 110X, 141d, May 15.
78TH ST, sec 2 av, 20d, May 14.
120TH ST, sec 1 av, 140X, 31d, May 14.
CATHEDRAL AV, sec 210 1/2, 200X, 35d,
560X; Richd Vlem Lih. Jr., $250.00.
OLIVER AV, sec 300, 100X; Richd Vlem
Lih. Jr., $250.00.
SOUTH ST, sec 350, 40d, May 10.
GRAVEYARD AV, sec 150, 300X; Richd
Vlem Lih., $75.00.
RICHFIELD AV, sec 100, 200X; Richd
Vlem Lih., $75.00.
WALNUT AV, sec 200, 200X; Richd
Vlem Lih., $75.00.
RALPH AV (*), sec 10, 500.
MORRIS AV (*), sec 200, 100X,
$50.00.
ROGERS AV (*) 110 1/2, 250X, 50d,
Charles E. Wyckoff, $1,500.00.
5TH AV, est all 15th, 30d, 646X;
withdrawn.
CHASE, SHOODGOOD.
BERGEN ST, est all 97X, 500.
HARDY ST (*), est 20, Deovx, 500.
SCHWEICKERTS WALK (*), est 133.
5TH AV, est 110 1/2, 250X, 50d,
Charles E. Wyckoff, $1,500.00.
BIG HEDGE AV, est 300X, 250X, 50 2.
RIVER ST, est 585X, Neptune av, 25d, 100d.
GRAVEYARD AV, est 150X, 200X, 70d,
350X; Richd Vlem Lih., Jr., $75.00.
MERRICK AV, est 200 1/2, 500.
F. P. HAY.
STANHOPE ST (*), est 108X, Myle's av,
25.X, 111 1/2X, 500X; Frank Businger
$400.00.
W. H. OLIVER.
SOUTH ST, est all 20d, May 6.
FIRE AV (*), est 204 av Lin. col,
20d, 100d; Ahr Engel.
LOT 185M, av, 200X, 50d, 100d.
HUSSEY-KW AV, est 100X, Withers,
20d; withdrawal.
GRAND AV (*) 200X, 50d, 100d.
REAL ESTATE BUILDING.
LOT 383, Sectional Map No 4, Village
of Putnam, est all 500.
HARDY ST (*), est 20, Deovx, 500.
SCHWEICKERTS WALK (*), est 133.
5TH AV, est 110 1/2, 250X, 50d,
Charles E. Wyckoff, $1,500.00.
100X, 500X; Richd Vlem Lih., Jr., $75.00.
x100; Wm H Post.
CHAFFEE & CO.
LOT 383, Sectional Map No 4, Village
of Putnam, est all 500.
44TH ST, sec 100, 200X, 70d, 150X;
also DAY HIST 100X, 200X, 70d,
900X, 85d, 100d; withdrawn.

VOLUNTARY AUCTION SALES.

Brooklyn.

JOSEPH P. DAY.

APRIL 28. 1206 WATERFRONT AV, sec 100, 100X, 20d, 200X;

REPLY TO ADVERTISED SALES.

The following is a list of legal sales for April 11-28, 1925.

Manhattan.

-Advertising Legal Sales.

The first name is that of the Plaintiff, the
second of the Defendant, followed by the
amount of the estate, the attorney (if not
noted, first name, last name, Auctioneer),
and reference to the sale.

KETCHAM BROS.

ESTABLISHED 1891

132 RALPH AVENUE

Telephone, 86 Brookly

JAMES L. BRUMLEY

ESTABLISHED 1888

EXPERT

Real Estate Appraiser

Broker and Auctioneer

Telephone, 863 Stoneaven

Wm. H. OLIVER

LATE HOLBY & OLIVER

PLAIN AND DECORATIVE PAINTING

Paper Hangings and Interior Decorations

57 Fifth Avenue

New York

Telephone, 833 Stoneaven
Moving Day

Moving Day discloses the fact that most of the moving vans are depositing their loads in front of buildings equipped for electric service.

Modern families demand electric light in their homes. They know its many advantages and conveniences and go where they may enjoy them.

The home electrically equipped rents more readily and sells at a higher price.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street
Telephone, 8000 Main

Moving Day

April 25, 1914
### April 16.

- 401st St., 6 B; Fred H. Coudert et al.—Edw R. Fuguer—Coudert Bros (A); Lo- 
fayette B. Goodwin (B); due ... 4,397.54
- 72nd Ave., 1504th St., 400 W; Hulda Rothstein et al.—Alie Kohn 
man; Seymour B. Berman (A); 
- David C. Hirsch (R); due ........ 46,309.62

### April 17 & 18.

- No Judgments in Foreclosure Suits filed these days.

### April 20.

- CHRISTIE ST., 155; Frank M. Tich- 
erno—Loreto Ullo—Frank M. Tich- 
enor (A); Meyer M. Fried (R); due, 2,599.60
- 50th St., 224, 1st to 2nd; 20,782.105; 
German Sears Bank in the City of 
Y—Markus Weil et al; Amend & 
Amend (A); Warren C. Fried (R); 
due ............. 15,280.14

### April 21.

- 90th St, as. 115 w 2 av, 39,100.5; 
Dry Dock S. B. Sheehan & Co— 
G. Farrell; Frank M Tichonen (A); Wm 
Allen (R); due............. 14,165.82
- 1620 st., 277 W; N Y Physicians 
Mutual Aid Assn—Esabel Rutter; Gel- 
eer, Slatten & Horan; P. B. Yieng 
Hanks (R); due ............. 8,623.56
- 4th Ave.

### April 16.

- No Judgments in Foreclosure Suits filed this day.

### April 17.

- CHARLOTTE ST., 321; Edw H 
Bailer—Fleischmann Realty Co, Inc. 
et al; Hochever, Bailey & Siper (A); 
Nathan F. Giffen (R); due ........... 25,950.23

### April 18.

- No Judgments in Foreclosure Suits filed this day.

### April 20.

- COTTAGE ROW, as, 13 ¼ of lot 2; City 
Island; Wm Walker—Thos W Larkin 
et al; Dominic L O'Reilly (A); Geo 
B. Welser (R); due ............. 1,720.50
- 4th Ave.

### April 21 & 22.

- No Judgments in Foreclosure Suits filed these days.

---

### LIS PENDENS.

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

---

### April 16.

- No Lis Pendens filed this day.

### April 20.

- 36th St., 69 W; E. Riger & Co—Victo- 
ria Caruso et al; action to foreclose me- 
chanics lien; L. Rosenberg (A).
- 56th St., 5 W; Wm F. Donnelly—Wm Mc- 
Coshochgin et al; action to impress lien; 
E. Riger & Co—New York Central & 
Hudson River R R Co; action to enforce 
contract; J. Freeman (A).

### April 21.

- 56th St., 69 W; also 56th St., 223 W; also 
56th St., 649; Jas. Clemenzi, Eckert—Thos 
T. Eckert, Jr, et al; partition and cancel 
lease; Karl & Russell (A).
- 100th Ave., 118-38 W; Louis B. Dachau— 
Mary A. Loshfeift; specific performance; 
R. R. Rea- 
man (A).
- 6th Ave., 332; Alex F. Voigt—Ella V. Schroeter 
action to avoid partition committee; 
E. J. Berkman, 
Gelerad & Kuhn (A).

### April 22.

- CHRISTOPHER ST, 105; Kate Madden—Anna 
E. Schloftel et al; amended partition; P. L. 
Kleek (A).
- 34th St., 11 W; Edw B. Dunnig—Chas A. 
Dunlart action to impress lien; R. Stewart (A).
- PARK AV, 2nd 4th; 500,000; Geo P. Root 
Co—New York Central & Hudson River R R 
Co; action to foreclose mechanics liens; 
William & Hamburger (A).
- PARCEL of land beg at a point 65 ft Horatio 
space 5 ft, runs 125 ft x 125 ft x 125 ft x 
90 ft to be; Gertrude Mahon—Jane F. 
Gahn at partition; J. Sapinsky (A).

### April 17.

- 174th St., as. 100 e Washington av, 20x100; 
Taxpayers Realty Co—Anvar Ddahian et al; 
action to enforce contract; J. Freeman (A).

### April 18.

- WRENCHERST AV, sec land of late Isaac 
Broughton 25x600; Geo Kooden—Philip 
Bosler; action to foreclose mechanics 
liens; Williams & Hamburger (A).

### April 20.

- No Lis Pendens filed this day.

### April 21.

- No Lis Pendens filed this day.

### April 22.

- No Lis Pendens filed this day.

---

### Manhattan.

---

### FINDLER & WIEBEL

**STATIONERS**

Blank Book Manufacturers
Printers, Engravers and Lithographers

Rent Books  Collection Books  Real Estate Records  Society Due Books  Daily Sales Record  Typewriter Paper and Ribbons

Also a Full Line of Columnar Books always in Stock

**FINDLER & WIEBEL**

**PRINTERS**

Transfer Stock Books  Insurance Records  Advertising Records
Lawyer's Registers  Parcel Post Registers
Loose-leaf Binders and Sheets Ruled and Printed to order at Reasonable Rates.

115 Nassau Street, New York
TELEPHONE 1590 CORTLANDT
FOR FIRST CLASS PRINTING COME TO US

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### OFFICE SPACE FOR RENT

**Consolidated Gas Co. Building**

Cor. 15th St. and Irving Place

**NEW YORK CITY**

**One block from 14th Street Subway Station**

Offices on 2d, 3d, 4th, 5th and 13th (Auditorium) floors. The remaining space of the 19 floors is occupied by the Consolidated Gas Co., N. Y. Edison Co. and other gas and electric companies.

Each entire floor covers 17,000 sq. ft. and is splendidly adapted for show room and office purposes. Space will be divided into large or small offices to suit the premises.

No manufacturing permitted on the premises.

The construction of the building is absolutely fireproof and incorporates every improvement and convenience known to modern science. Ready for immediate occupancy. Descriptive booklet and floor plans on request.
ARE YOU SMART ENOUGH TO PROFIT BY EXPERIENCE?

The CAMMAN ESTATE was sold at auction June 6, 1899. The CAMMAN ESTATE is just north of N. Y. University. These 134 LOTS TO BE SOLD are now worth $5,000 to $10,000 each.

AT THE CAMMAN SALE

One of the oldest and largest public sales in the history of the city. The CAMMAN ESTATE was sold at auction June 6, 1899. The CAMMAN ESTATE is just north of N. Y. University. These 134 LOTS TO BE SOLD are now worth $5,000 to $10,000 each.

AT THE CAMMAN SALE

Mr. J. bought Lot 61, Andrews Ave, and Fordham Road. He paid for it $1,400—$350 cash—Balance on mortgage. He sold it for $6,750—all cash, October 11, 1906.

HE ALWAYS REGRETTED THAT HE HAD NOT BOUGHT MORE LOTS AT THE CAMMAN SALE

Don't have regrets. Just south of N. Y. University are the 134 LOTS TO BE SOLD

AT Absolutely Unreserved Auction Sale, to Close the Estate of Ellen M. Hennessy

APRIL 28th, 1914, AT 10:30 A. M.

AT THE EXCHANGE SALESROOMS, 14 VESEY STREET

70% can remain on mortgage

500.00

MECHANICS' LIENS.

First name is that of the Lienor, the second is the Contractor or Sub-contractor. Each name is that of the Contractor or Sub-contractor.
BUREAU OF FIRE PREVENTION.
1ST EAST 67th STREET.

ORDERS SERVED.
(First name is location of property; under name of Debtor, the amount upon order has been served. Letters denoting occupation or Director as arranged alphabetically by named persons, number of orders and numbered answers.)

Key to Classifications Used in Decisions of Administrative Orders: Notices to Commissioner, Names of Persons, and Places of Public Assembly.
A—Arms, Fire Apparatus, and Equipment.
B—Building and its Surroundings.
C—Construction and Material, Installation, Correction of Faults.
D—Dangers and Hazards.
E—Exhibits, Documents, and Evidence.
F—Fire Prevention and Expediting.
G—Fines and Violators.
H—Inspection of Buildings, Apparatus, and Equipment.
I—Insurance and Schedules of Premium.
J—Obstruction of Exit.
K—Usage and Maintenance.
L—Dangerous conditions of beating or power plien.
M—Dangerous conditions of exit, and of power plant.
N—Obstruction of Exit.
O—Usage and Maintenance.

MANNHATTAN ORDERS SERVED.

Attorney at Law, 29—Henry N. Greenberg...
B—Brooklyn Borough, Court House...
C—Church, 315-33 E—Consolidated Gas Co.
D—Residence, 117 E—Consolidated Gas Co...E—Hospital, 95-99 E—Consolidated Gas Co...
F—Hotel, 115 E—Consolidated Gas Co...
G—Residence, 115 E—Consolidated Gas Co...
H—Residence, 115 E—Consolidated Gas Co...
I—Residence, 115 E—Consolidated Gas Co...
J—Residence, 115 E—Consolidated Gas Co...
K—Residence, 115 E—Consolidated Gas Co...
L—Residence, 115 E—Consolidated Gas Co...
M—Residence, 115 E—Consolidated Gas Co...
N—Residence, 115 E—Consolidated Gas Co...
O—Residence, 115 E—Consolidated Gas Co...

Chattel Mortgages, Appraising Real Estate.

MANHATTAN.

BROOKLYN.

Building Loan Contracts.

BROOKLYN ORDERS SERVED.

DEBTORS.

B—Brooklyn Borough, Court House...
C—Church, 315-33 E—Consolidated Gas Co...
D—Residence, 117 E—Consolidated Gas Co...
E—Hospital, 95-99 E—Consolidated Gas Co...
F—Hotel, 115 E—Consolidated Gas Co...
G—Residence, 115 E—Consolidated Gas Co...
H—Residence, 115 E—Consolidated Gas Co...
I—Residence, 115 E—Consolidated Gas Co...
J—Residence, 115 E—Consolidated Gas Co...
K—Residence, 115 E—Consolidated Gas Co...
L—Residence, 115 E—Consolidated Gas Co...
M—Residence, 115 E—Consolidated Gas Co...
N—Residence, 115 E—Consolidated Gas Co...
O—Residence, 115 E—Consolidated Gas Co...

Rules and Regulations.

RICHMOND ORDBRS SKR'VBD.

New York, April 30, 1914.

JOHN W. ROGERS, Mayor.

To the Council of the City of New York:

The Council having caused the report of the Board of Estimate and Audit of the City of New York for the fiscal year ending the thirtieth day of June, 1914, to be laid before the Council, and having thereupon caused the same to be referred to the Committee on Finance, and the committee having reported thereon, do hereby approve the report of the above-mentioned Board of Estimate and Audit, and do hereby adopt the report of the above-mentioned Board of Estimate and Audit of the City of New York, and do hereby adopt the resolutions upon the above-mentioned report of the Board of Estimate and Audit of the City of New York, as the same were duly referred to the Committee on Finance, and the committee having reported thereon, and do hereby approve the same.

Approved:

JOHN W. ROGERS, Mayor.

J. C. D., Secretary.

April 29, 1914.
BUILDING MANAGEMENT

LENGTH OF LIFE OF BUILDING POWER PLANTS

BY C. M. RIPLEY

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

PART TWO.

The only records open to the investigator who included those plants which are running as well as those which may have been scrapped are the records of the office with which he is identified. To these are added those "desired" by this office of consulting engineers comprise a total which an exhaustive inspection may be conducted with profit and which may lead to important conclusions. The present paper therefore made of every private electric plant in New York City and Jersey City, which had been designed and constructed under the supervision of this certain engineering office. All plants mention in more or less detail in either of the two cities. The records referred to cover a period of 22 years, or from 1892 until 1914. All dates and ages have been given accordingly. The records of private electric plants to which the investigator had access show the following now in operation, on which a per cent. depreciation appears to have proved excessive. The four following are in their 22nd year of service.

The New York Eye and Ear Infirmary runs its plant 18 hours daily and the rest of the time on a storage battery. It later added its building, and installed an additional engine and dynamo. At present the building is the property of Ringle & Son with the same old engine which supplied it with electric lighting and electricity. The Havemeyer Building, which later added a larger dynamo owing to the establishment of a powerful firm on the floor opposite on Church street and on Cortlandt street, and owing to the increased use of electricity. The New York Herald Building, in which no new engines have been added, as the building occupied, it is practically impossible to erect a building could be erected adjacent. The dynamos now in service are not the ones originally installed. The old dynamos are still in service. This may be considered an engine and dynamo. The New York Herald claims his plant is 42 years old, as with the Herald and the Telegraph, both daily newspapers, it has done double duty. Therefore it seems, on the basis of the table furnished by the certified public accountant, the plants here described show less than a 3 per cent. depreciation with the possible exception of the Havemeyer Estate and the Wellington Hotel, these plants, like all others in the foregoing plants 4$\frac{1}{2}$ per cent. depreciation, will appear to have been proved excessive.

Plant in Twenty-first Year of Service.

The Presbyterian Building has neither added to nor subtracted from its original electric plant, and since it is still operating in perfect condition a 3 per cent. depreciation has been applied. The same is true of St. Luke's Hospital.

Plants in Twentieth Year of Service.

The St. Paul Building has made no change in its electric plant. This, according to the records, is the only 25-story building ever erected. Both the manufacturer of the engines and the dynamos are out of business, but their product survives them.

The Wellington Hotel has retained its old engine and dynamo. The plant runs battery serving the lights during the rest of the time. In all of the foregoing plants 4$\frac{1}{2}$ per cent. depreciation has been proved excessive.

Plants in Sixteenth Year of Service.

The Ormonde and Seminole apartment buildings are operating the same equipment as originally installed. These were among the first apartments to offer refrigeration service to tenants. The Spencer House, at the corner of 2nd Avenue and 37th Street, has made no change in its electric plant. It obtained an advantageous rate for some time, and on which the reserve. Grace Chapel has run the same plant for all these years without change. The Wellington Hotel has its old dynamo. The plant runs battery serving the lights during the rest of the time. The plant speaking practically, has its reward for faithful service for a period of nearly 16 years. It is still capable of useful work. For example, if repriced this may be operated later or for perpetual use, or it may be sold and used elsewhere. In any case, this is a record of dead—just retired—perhaps only temporarily but certainly with credit. In the Wellington Hotel the depreciation has apparently been proved excessive.

Plants in Fifteenth Year of Service.

The Barnes Hotel operates the same old apparatus and also supplies several stores next door with heat and electricity. The building at 632 Broadway still operates the plant as originally installed. The Wellington Hotel has retained its original plant, and the Commercial Trust Company, Jersey City, operates its original apparatus. The plant in the New York University (Hall of Fame, etc. University Heights), consisting of but a single engine and dynamo, supplies light and power to six buildings, and heat to twelve buildings, covering 37 acres. The plant is heavily overloaded. In these plants all doing their fifteenth year of service 3 per cent. depreciation, to all appearances, has been proved excessive.

The foregoing list of 34 private electric plants are all in operation, except the Sprague or Anderson Building and the Polhemus Memorial Clinic Dispensary. Both of these plants may be considered as excessive. The other plants mentioned herein may be discontinued or sold for scrap. Within the year, the Stock Exchange and Blair Buildings will be shut down for improvements. The oldest plants, like all other plants, will be sold for scrap and the pieces sold for electric elements, the pieces sold for electric elements, the pieces sold for scrap. The data are insufficient to determine the percentage of depreciation.

Summary of Probabilities.

In regard to the private plants investigated has the real depreciation been determined. The investigation covered the following years for the plants: I. Every plant designed by the consulting engineering company offered to.

Summary of Possibilities.

Among the oldest survivors installed before the establishment of this engineering office, addresses of known number of "dead" plants, are the following:

"Paper read at annual meeting of the American Society of Heating and Ventilating Engineers."

April 25, 1914

RECORD AND GUIDE

745
USEFUL APPLIANCES

Novel Apparatus for the Paper Industry. Designed to Aid the Architect, Builder and Building Manager. Described Without Regard to Advertising Consideration.

Tight Steel Sash.

In filling the requirements of the Hill Building, now nearing completion at Tenth avenue and 30th street, the Trussed Concrete Steel Co., of Youngstown, Ohio, produced a new type of sash to meet the requirements of forced ventilation and humidity control which will be distinctive features of this publishing house when it is completed. By courtesy of the Engineering News, the Record and Guide presents to its readers a brief description of this new sash. The illustrations show details of assembly, the 3/4-inch glazing angle and the design of the practically air-tight windows, with a sectional view of the same.

Three-quarters of the Hill Building window area consists of this kind of panel. The chief requirements of the specifications for this structure were large panels 11 1/4 by 18 feet 10 inches with semi-circular topped lights, arranged to form five large size panel and the desirability of avoiding light reducing mullions; good panel appearance both outside and inside; sash nor-

fixed and one swing section divided by one horizontal and two vertical mullions. The rails and stiles of the separate sections are made of unusually deep channel-shaped bar, giving great strength to the sections. The horizontal mullion bar, between upper and lower groups of sections, extends intact across the panel, and its ends are seated in the masonry. Its bending strength is due to a plate web, 4 in. deep, made integral with the sash rails seated against it, by through bolts. The vertical mullions, which are interrupted at the horizontal mullion and are supported by double plates, are formed by the channel stiles of the adjacent sections, and are fastened with 2x1/2-inch steel plates, all clamped together by bolts through the plates. Spreader pieces between the two stiles insure correct spacing of the units.

To give good mechanical connection, and seal between sash and masonry, the panel is edged with a 2x1/2-inch plate bolted to the stiles and lintel rail. This plate engages hooked plate-anchors, built in the masonry about 18 in. apart, and is keyed in by steel wedges. This arrangement leaves a seal-space of 3/8 to 1/2 in. between back of terra cotta and front of edging plate, which joint is sealed with oakum rope and mortar pointing. The brickwork is set back far enough to permit surrounding of the edging plate with mortar at the back, where the interior plastering is carried against the sash frame.

The edging plate also enhances the appearance of the panel. In conjunction with the 2-inch front of the mullions, it produces a bordered panel effect without reducing the glass area.

Vertical Sash Pivots.

The narrow and high swing sections naturally called for vertical pivoting, whereas horizontal pivoting is customary in steel sash. The half-round rabbert rails used in United swing sash were not considered satisfactory for this case, and a special flat-lip bar was made from bar 6 by bending the longer leg to offset; thus a double set of seating edges was obtained without displacing the sash out of the general plane of the panel. On account of the vertical pivoting, the rabbert edges of the stiles are straight and unbroken, the full height of the section, and thus the important vertical lines are preserved. The break in the horizontal lines at upper and lower rabbert rails in passing the pivot is not noticeable. The steel pivots (fitted with bronze pins) are merely the same size as the break between left and right rabbert rails.

Four simple turned buttons in the sash fasten the swing section; they are angle continuous around the edge. This angle is formed out of the tolled angle-bar by notching a length equal to the periphery of the light, at three points corresponding to the corners and mitering the ends; then bending to right angles at the notches. The one open corner gives perfect adjustment of the angle strip to the side of the stop. To hold the angle tee-point screws are used. These are small T-bolts formed with an oval head slotted for screwdriver. Slots in anglestrip and stop-strip enable the T-point to pass through, and a quarter turn then locks the fastening securely. The T-lugs being slightly beveled. As the slot in the angle-strip is vertical and that in the stop-strip is horizontal, adjustment in both directions is secured.

To the outside the window panel seats close against the inner edge of the terra cotta facing in the reveal. On the inside, and seal between sash and masonry, the ceiling plaster is carried around the reveal and brought in against the edging plate, with a cove of 1 1/4-in.

A cast-iron sill forms the seat for the window sash. The outer edge of the sill turns down over the brickwork to the terra cotta of the ledge. Along the inside of the sash a drain groove is formed in the sill to collect condensation.

Fuel used for the generation of steam is kerosene under air pressure, very much in the manner of the local plumbers' blow-torches. The device is light enough to place upon a pair of wheels and be carried to any part of the premises and upon being set up gives the necessary force for effectively fighting fires with regulation sized fire hose for one or more streams.

The little device is to all intents and purposes a perfectly operating fire-engine that can be used very effectively for more streams.

The illustration shows its application.

Varnish Removal.

When the tenants move out and renovation work begins, floor blemishes are frequently found to be a serious factor in re-renting. For that reason recourse is frequently made to varnish removers, which has given rise to the question of how various varnishes can be removed. Ordinary oil floor varnish is frequently found to be a se

A "Vest-Pocket Fire Engine."

Measuring the efficiency of a new type of fire-fighting apparatus manufactured by Merryweather & Sons, 63 Longacre, London, W. C, by the readiness with which it can be operated and brought into play in an emergency, the designation of this piece of fire-fighting apparatus by the usual epithet of "vest-pocket" fire engine is not so far amiss. A little device is to all intents and purposes a perfectly operating fire-engine that can be used very effectively for more streams.

The illustration shows its application.
April 25, 1914

CURRENT BUILDING OPERATIONS

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

CREDIT ASSOCIATION

Has Arbitrated Thirty Thousand Claims—Continued

The eighth annual dinner of the Credit Association of the Building Trades was held on April 14th at the Green Room of the Hotel McAlpin. Speeches were delivered by Milton Schnier, of Milton Schnier & Company, president of the association; J. Harry Tregoe, secretary and treasurer of the National Association of Credit Men; Walter Gordon Merri- cull, counsel of the American Anti-Boy- cot Association; A. W. Ross, deputy superintendent of the Board of Education, and other officials of the association.

Secretary Frank Neilsen's report shows an unusually large number of arbitrations conducted by the association during its seven years, viz., 3,074; also total complaints adjudicated in behalf of members to the number of over 3,600, involving three-quarters of a million of dollars; also credit information in the office regarding 600 parties in the metropolitan district, and warnings in the present issue of the members' bulletin to the number of over 2,000, and to owners to whom it is unsafe to extend credit. In this time, the association has published 6,745 decisions, the names of L,274 such parties.

Others at the guest table were: Robert D. Ingersoll, president of the Art Commission of the American Institute of Architects; Samuel J. van Zanten, director of architects; B. D. Traitel; C. G. Norman; M. F. Westergren; Lewis Harding and Arthur M. Lockwood, vice-presidents of the association; Francis N. Howland, chairman of the Board of Education; P. H. Hart, fourth vice-president; F. H. Harts, fourth vice-president; and George J. Bradley, first vice-president.

To Compete for New St. Bartholomew's

The selection of an architect for the new St. Bartholomew's Episcopal Church, which is to replace the old brewery structures on the east side of Park avenue, between 50th and 51st streets, will be by competition. There are about nine full-time 'lots in the parcel, and at the present time it is not known whether the trustees of the old church are willing to sell or not for its new building or dispose of a portion of it for other improvement.

The final announcement of the proposed plans for moving the place of worship was made at the services on Sunday last by the rector, the Rev. Dr. Leighton, on Park Avenue, and the trustees, as a memorial to her husband, Cornelius Vanderbilt, and signed by the late Stanford White, will be carefully taken down and reset in the new structure, together with other contents.

APARTMENTS, PLATE AND WINE TENTS

NEW YORK.—A. E. Epping, 84 West 29th st., architect, is taking bids for a 6-story and basement business building on the southwest corner of 5th avenue and 35-7 East 37th street, for Mrs. E. M. Anderson. The plans were prepared byHowells & Stokes, of 100 William street. The store and basement has already been leased to J. & J. Slater, of 37 Broadway and 25th street.

Hotel and Business Building on Bway.

The Francis S. Kinney Estate, care of the Farmers' Loan & Trust Company, 22 William street, is having plans prepared for the improvement of the northwest corner of 23rd street and 5th avenue. The plans were prepared by Bertram C. Goodhue, of 2 West 47th street, Manhattan. The cost is about $150,000.

Contracts for Montclair Church

Charles T. Will, Inc., 286 Fifth avenue, Manhattan, received the general contract this week to erect the First Congregational Church at Fullerton and Valley streets, Montclair, N. J. The building, to be 30x70 feet, will be a church, with a twelve-story hotel and business building. Frank Hemstreet, of 44 West 44th street, will be the architect.

Dulness in the Trades

Not in twenty-five years have the building trades of Greater New York had so little to do as they have this spring. Seventy-five per cent, has been the proportion of unemployment during the winter, and some of the men have not earned a dollar in five months, according to the reports received from the various boroughs and adjacent coun- ties on Long Island by Secretary Tompkins, of the United Board of Business Agents.

NO ARCHITECTS SELECTED.

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


BROOKLYN.—T. L. Neff's Sons, Inc., 105 Mauger street, Edwin Neff, president, is having plans prepared for the improvement of the southwest corner of 7th avenue and 24th street, for Mrs. E. Neff, president of the First National Bank 390 Broad- way, New York, and is having plans prepared for foundations.

FLUSHING, L. I.—First Church of Christ, Scientist, 1000 Flushing avenue, contem- plates the erection of a church. No architect selected, March 8, 1914. Flushing, member of building committee.


SHERBURN, N. Y.—The Board of Education of Sherburne, Harold Kauthaus, chairman of board of education, has just completed plans for the construction of a new school building. No architect selected.

COHOES, N. Y.—The Cohoes Hospital Assoc., Miss Anna F. Cool, superintendent, 253 Main st., contemplates the erection of a nurses' home in the west side of Cohoes, opposite the hospital. No architect selected.

ALBANY.—Messrs. A. H. A. & Fink, Jr., 301 New Hollis, 1st avenue, and A. C. Fink, 301 New Hollis, 1st avenue, are contem- plates the erection of a church. No architect selected.


BATAVIA, N. Y.—The Church of the Sacred Heart, 17 South 3rd street, contemplates the erection of a public school building. No architect selected.

BROOKLYN.—Shampan & Shampan, 77 Broadway, are taking bids for two 5-story frame and basements, 58 East 35th street, for Mrs. E. Neff, president of the First National Bank 390 Broadway, New York. No architect selected.

MANHATTAN.—George J. Cavaliere, 3 East 44th street, is taking bids for alterations to the residence 112-117 West 45th st., for apartment and business purposes. M. H. Davis, 3 East 45th st., owner. Cost, about $50,000.

BANKS

WEST HOBOKEN, N. J., N. J. & S. Pym, 601 Boulevard, Jersey City, architect, is taking bids on remodeling of the bank at the northeast corner of Summit av and Paterson plank road, for the National Union Bank. Cost, about $25,000.

KINGLAND, N. J.—The Keenland National Bank, 32 South Main street, is having plans prepared for the improvement of the neighborhood of Summit av and Church street.

KINGLAND, N. J.—J. F. Schwartz, 113 Ellis st, Paterson, N. J., architect, is taking bids for a 1-story brick and limestone church, 50x70 feet, on the corner of Summit av and Cartwright st, for the First Congregational Church. Rev. Peter S. Kruze, 444 Logan av, Rev. Peter S. Kruze, 26th st, owner. Cost, about $50,000.

DOWELLS

SOUTHAMPTTON, N. Y.—W. J. Smith & Co., 23 South Main street, are taking bids for the 2-story terra cotta block and stone remodeling of the Standard Oil Co's. building.

CLINTON, N. J.—The State of New Jersey Board of Education, Charles T. Will, Inc., 286 Fifth avenue, Manhattan, is having plans prepared for the erection of a 2-story brick building, 50x70 feet, for the Board of Education of Clinton, N. J., for Messrs. E. Neff, president, and C. F. Neff, Jr. Small av, New York, architect.

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PLANS FIGURING (Continued).

36120 ft. in the rear of the woman's reformatory from plan of the Women's Reform Memorial Building, 169 Broadway, N. Y., by J. J. L. Monheim, architect, cost about $25,000.

RÈCHERCHÉ FINANCIAL.— $26,000, 16th and 23rd st. at New York Ave., in Irving st., is taking bids for a 24-sty brick and concrete school building, 45x120 ft., at 31-37 East 31st st., for H. S. & S. O. Co., 414 Sth av. Franklin Simon and Co., Henry S. Black, president, 209 East 76th st. have completed plans for a 5-sty brick garage building, 86x98 ft., at 31-37 East 31st st., have nearly completed plans for a 113-sty brick hanger house, 21-23 East 68th st., and a stone annex to the store and loft southwest in the south side of 176th st., for the Holland Holding Co., 18 East 41st St. J. S. Todd, 23 East 76th st., president and builder. Cost, about $130,000. Bids on subs will be taken about May 13 by .owner.


CARTON AV.—Bids are in for the brick and stucco residence, 30x120 ft., at 22-24 South st., for Franklin M. Brounne, 55 South st., owner. E. W. Butterworth, 17 West 26th st., president, 30 East 117th st., 601 Park av., Manhattan, architect.

STABLES AND GARAGES.

37TH AV.—Bids will soon be called for the 1 1/2-sty brick barn building, 35x45 ft., for Kamplem L. E. Kamplem, 92 South st., Kamplem in charge, 888 Broadway, Manhattan, architect. Cost, about $20,000.

STABLES AND GARAGES.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education is preparing plans for the general construction of additions and alterations to the public school buildings. The original plans and specifications of contract awarded to the contractors for the various buildings have been abandoned. J. M. Knopp was the former bidder for $4,190.

APARTMENTS, FLATS AND TENEMENTS.


HALLS AND CLUBS.


CROWN POINT AV.—Proceedings have been taken to prepare plans for the store and loft building. 86x98 ft., at 22-24 South st., for Chas. W. Tripp, 163 East 78th st, president, 115 East 78th st, 1023 Barnes av, plastering. Cost, about $4,500. E. W. Butterworth, 17 West 26th st., president, 30 East 117th st., 601 Park av., Manhattan, architect.

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and frame stable and wagon shed, 22x30 and 29x36 ft, at the southwest corner of Menendez and Griggs av, for Ernest Martens, care of architect. Cost, about $21,000.

THUS ST.—C. Basal Jr., 401 Leonard st, is preparing plans for a 2-sty brick stable, 28x30 ft, at 367 North 7th st, for Joseph Casalino, on premises, owner. Cost, about $3,000.

THEATRES

BUSHWICK AV.—Hopkins & McIntyre, 37 East 26th st, Manhattan, are preparing plans for a 2-sty brick, stone and the moving picture theatre, $25,000, at the northeast corner of Bushwick av and Hancock st, care of Players' Play Corporation, 1 Madison av, Manhattan, cost, about $25,000.

GRAPTON ST.—R. M. Adelson, 1726 Pitkin av, is preparing plans for a 2-sty brick moving picture theatre and billiard room, 35x5 ft, in the west side of Greenpoint av, 150 ft south of Pitkin av, for Paulus Glickman, 41 Court st, owner. Cost, about $15,000.

MADISON ST.—Foundations have been completed for a 2-sty brick theatre, 28x28 ft, at Madison st, adjusting the Bushwick theatre, for H. F. Keith, 1294 Broadway, owner and theatre, W. H. Hennessey, 707 7th av, Manhattan, architect. John Auer & Sons, 6th Leisures, cost, about $25,000.

MISCELLANEOUS

SOUTHAMPTON BASIN.—E. H. Ashby, chief engineer, owner, is preparing plans for the reconstruction and extension to ship and pier 5 at Wallabout Basin for the Lehigh Valley Ry, 235 West 39th st, Manhattan, cost, about $15,000.

Queens.

Dwellings.

QUEENS.—Plots have been prepared privately for sixty 2-sty residences on the west side of Penn av, 225 ft north of 117th st, Manhattan, to cost a total of about $150,000, from 185 West 117th st, Manhattan, 135 Liberty st, Manhattan, general contractor.

FLUSHING, L. I.—J. F. Johnson, 48 Propsect st, has completed plans for a 2-sty frame residence, 28x36 ft, at 150 Forest av, one fourth north of Forest ave, near Howes av, for Herman, owner.

COLLEGE POINT, L. I.—L. T. Gordon, 8 Lawrence st, Flushing, L. I., has completed plans for 2-sty frame residence, 30x40 ft, at 175 north of 7th av, for Alfred Brown, 116 17th st, College Point. Cost, about $4,000.

Nassau.

Dwellings

FREEPORT.—L. J. Randall, Long Beach av, has completed plans for four 2-sty frame residences, 25x30 ft, on Borrowdale and Atlantic ave for the John J. Randell Co., 6 Brooklyn av, owner. Total cost, about $25,000.

Suffolk.

Banks

STONY BROOK, L. I.—Holds site in for a 1-sty brick and limestone bank building, 25x46 ft, for the Bank of Suffolk, County, Cost, about $6,000.

Dwellings

SOUTHAMPTON, N. Y.—H. S. Horch, 44 Bayard st, has completed plans for a 2-sty frame residence for Mrs. Peter H. Colley, 29 5th av, Manhattan, owner. Cost, about $8,000.

Westchester.

Apartments.

Fortchester, N. Y.—H. H. Ponty, Depot square, is preparing plans for a 3-sty brick apartment, 46x60 ft, on Traverse av, for Mitchell & Hirsch, 27 Traverse av, cost, about $15,000.

Dwellings

RYE, N. Y.—Paul E. Allen, 1123 Broadway, Manhattan, has completed plans for a 2-sty frame residence, 100x100 ft, on Purchase st, for Chas. Gree. Green, owner, cost, about $75,000.

ROCHELLE, N. Y.—J. L. Barnard, Lawton st, is preparing plans for a 2-1/2-sty frame residence, 25x40 ft, at 804 Sansoeur av, owner.

SHELBURNE, N. Y.—Hans & Coombes, 465 4th av, Manhattan, have completed plans to erect a parish house for the Church of St. James, Revd. W. O. Jarvis, pastor, Church Lane, W. F. Bliss, chairman of building committee. Cost, about $20,000.

BRONXVILLE, N. Y.—Holds will close about April 25 for a 2-sty brick residence and terra cotta store, Lawrence Park, for Thomas E. Wing, 14 Wall st, Manhattan, H. T. Lindemberg, 27 5th av, Manhattan, architect, cost, about $30,000.

Contracts Awarded

All items following refer to general contracts, except those noted. A list of architects is given, unless otherwise noted.

APARTMENTS, FLATS AND TENEMENTS.

BOERUM PL.—James Y. Whalen, 705 18th st, and received the general contract to erect a 4-sty tenement, 25x31 ft, at the northwest corner of 18th st and 6th av. For James O'Neill, 127 Boerum pl owner, L. P. J. Welcker, 271 West 20th st, Manhattan, architect. Cost, about $20,000.

Dwellings

220 ST.—Albert Janson, 428 30th st, has received the general contract to erect a 2-1/2-sty frame residence, 25x35 ft, in the west side of 30th st, between 2nd and 3rd avs, for Walter E. Hope, 53 East 73d st, Manhattan, cost, about $30,000.

FORTCHESTER, N. Y.—Walter Comfort, president. Voss & Conable, 459 4th av, has completed plans to erect a 3-sty frame and stucco residence, 33x34 ft., at the southeast corner of Shepard av and Maple st, for J. A. Thompson, 45 Orange st, Newark, Frederick Hinnes, 1 Clinton st, architect. Cost, about $15,000.

HOTELS AND ASYLUMS.

ELLIOTT PLAND,—H. H. Smith, Inc., 413 East 50th st, Manhattan, has received the contract for the glass plate radiators at the hospital at the Immigrant Station for the U. S. Government, North River, near 12th av, for the organizational committee. Treasury Department, Washington, D. C. Alton P. Weree, 271 West 20th st, Manhattan, engineer. Cost, about $25,000.

HOTELS.

6TH AV.—John T. Brady & Co., 101 Park av, has received the general contract to erect the 4-sty hotel at 791-795 6th av, for P. J. Flaherty, 8 East 55th st, Manhattan, cost, about $30,000.

WAREHOUSES AND GARAGES.

Waverly Av., has received the general contract to erect a garage and warehouse at Waverly av, 125 ft south of Fulton st, Brooklyn, for the New York Gas & Electric Co., 224 Waverly av, Brooklyn, cost, about $25,000.

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EAST 12TH ST, w. 5, 200 n Av V, 2-story brick dwelling, 20x44, and 1-story garage, 30x20, tile roof; 2 families; cost, $1,750; owner, Florence E. Becker, 214 East 12th st; architect, H. McKee, 2233 East 12th st; Plan No. 2461.

FACTORIES AND WAREHOUSES

PAHLS PL, n. 3, 290 n Broome av, 1-story brick storage, 18x31, tile roof; cost, $1,000; owner, Henry Healy, 227 Fulton st; architect, Mott & Schmidt, 15 East 60th st, Manhattan. Plan No. 2256.

BOHRUM ST, s. 172 w Lemire st, 5-story brick factory, 60x60, slag roof; cost, $46,000; owner, R. I. Shubert, 49 East 6th st, Manhattan; architect, E. M. Adeleman, 417 Fulton av. Plan No. 1166.

STABLES AND GARAGES

97TH ST, n. 100 w Marine av, 1-story frame garage, 11x18, tile roof; cost, $987; owner, H. L. Mandaraff, 97 97th st; architect, Jefferson E. Edwards, 7655 Ridge blvd. Plan No. 1252.

BEVERLY RD, 267, 1-story frame garage, 18x18, shingle roof; cost, $250; owner, Estelle Leavens, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3796.

BEVERLY RD, 260, 1-story frame garage, 18x18, shingle roof; cost, $250; owner, Irven Prince, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3797.

WATKINS ST, e. 100 n Lovenia av, 2-story brick garage, 12x18, tile roof; cost, $800; owner, Jos. Sobelman, on premises; architect, E. M. Adeleman, 1765 Pitkin av. Plan No. 1469.

STORIES AND DWELLINGS

COURT ST, n. 140 w Varick st, 4-sty brick store and dwelling, 20.18x42.6, tin roof; 1 family; cost, $800; owner, Anthony Smith, 404 Court st; architect, Brooks & Rosenberg, 350 Fulton st. Plan No. 2596.

20TH AV, w. 20, 20x6th st, 4-story brick store and dwelling, 28x30, slag roof; 2 families; total cost, $22,000; owner, Horace Gold, 371 Fulton st; architect, Prince & Markowitz, 130 Montgomery st. Plan No. 2270.

WATKINS ST, e. 100 n Lovenia av, 2-story brick store and dwelling, 25x40, slag roof; 1 family; cost, $5,000; owner, Jos. Sobelman, on premises; architect, E. M. Adeleman, 1765 Pitkin av. Plan No. 2460.

STORIES AND TENEMENTS

BAHRT ST, e. 100 n Sutter st, 4-story brick store and dwelling, 25x40, shingle roof; 5 families; cost, $30,000; owner, Adolph Koepple, 124 William av; architect, Cohn Bros., 361 Stone av. Plan No. 2139.

BAY RD, e. 100 s Corley st, 3-story brick store and tenement, 25x30, slag roof; 6 families; cost, $7,500; owner, Frank CONSTRUCTION CO. 565 Sutter av; architects, Farber & Short, 3 West 29th st, Manhattan. Plan No. 2360.

20TH ST, w. 130 e 15th av, 2-story frame tenement, 20x26, tin roof; 2 families; total cost, $13,000; owner, Sherman Holding Co., 324 Waverly pl; architect, M. A. Cantor, 393 Washington av. Plan No. 2347.

THEATRES

9TH ST, n. 155 w 5th av, 3-story theatre, 27x70, tile roof; cost, $20,000; owner, John H. Sands, on premises; architects, Harde & Short, 3 West 29th st, Manhattan. Plan No. 2958.

WASHINGTON AV, n. 100 s Lincoln st, 4-story brick theatre, 50x80, slag roof; 4 families; total cost, $18,000; owner, Thomas A. Clark, 26 Court st; architects, Cohn & Short, 3 West 29th st, Manhattan. Plan No. 2584.

MERCERIAND

BERFORD AV, n. 100 s Eastern Parkw, 3-story theatre, 30x75, tin roof; cost, $10,000; owner, Jos. Paltz Brewing Co., 346 Lorimer st; architects, 350 Fulton st. Plan No. 2235.

ROGERS AV, n. 200 e Caroll st, 3-story theatre, 30x75, slag roof; cost, $10,000; owner, Thos. A. Clarke, 26 Court st; architects, Cohn & Short, 3 West 29th st, Manhattan. Plan No. 2584.

BARLETT ST, n. 150 w 5th av, 2-story theatre, 25x40, tile roof; cost, $500; owner, Louis Miller, 310 Flatbush av; architect, Samuel Hoffer, 82 Wall st, Manhattan. Plan No. 2471.

APARTMENTS, PLATS AND TENEMENTS

L. I., City, Van Alst ay, n. 65 e 12th st, 2-story brick tenement, 29 families; cost, $30,000; owner, Thomas Hunt, 215 25th st, 59th av; architect, Mott B. Leavens, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1166.

HUGHES AV, n. 150 e Carroll st, 2-story brick auditorium, 80x150, slag roof; cost, $100,000; owner, Brooklyn Academy of Music, 188 Carroll st; architect, John Kilcourse, 1487 Dean st, Plan No. 3797.

WATKINS ST, e. 100 n Lovenia av, 1-story brick theatre, 35x40, slag roof; cost, $500; owner, Jos. Sobelman, on premises; architect, E. M. Adeleman, 1765 Pitkin av. Plan No. 2466.

FLATBUSH AV, n. 70 e 15th st, 1-story brick theatre, 12x18, tin roof; cost, $250; owner, Louis Miller, 310 Flatbush av; architect, Samuel Hoffer, 82 Wall st, Manhattan. Plan No. 2471.

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Single fraction drum hoist suitable for
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THEY'RE SYNONYMOUS

GREATRE NEW YORK BRICK CO.

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Phos, Munsey Hill, 761
193 Park Ave.
New Dorp Beach. 1-sty trame bungalow, 14x20: cost, $1,30; owner, Frank Wasmarowski, 86 owner, L. Rocko. premises. Pla^i No. 12.30.

cost. $200; owner and builder, L. Manenzo, 77 Corinth av, Elmhurst. Plan No. 12.35.

Karlin pl. 1-sty frame shed, 12x12, paper roof: tan. Plan No. 1212.

Rivington st, Manhattan; architect, Jas. E. Mo. 1134.


Rockaway Beach. Plan No. 1220,

Dinman st, 1-sty frame bath house. 74x102, Henry Sachs, premises. Plan No. 1213.

av. frame bill board. .30x10; cost, $73; owner, W. Werner, premises. Plan No. 1215.

owner, W. Werner, premises. Plan No. 1215.

1-sty frame dwelling. 22x28; cost. $32: total cost, $2,800; owner, Henry Beyer, Clinton av, Massenengers Harbor. Plan No. 1196.

1-sty frame bungalow, 1.8x24 ; cost, $1,870 Harman st, Brooklyn; architects, L. Berger & Co., Myrtle & Cypress avs, Brooklyn. Plan No. 1228.

must, 6 families; cost, $13,000; owner, Geo. Spitzer, 926 Broadway, Brooklyn. Plan No. 1229.

8 families; cost, $13,000; owner, Geo. Spitzer, 926 Broadway, Brooklyn. Plan No. 1229.

and reliable trucking service.

New Dorp Beach, two 1-sty trame bungalows. 32x20x20; total cost, $1,000: owner, architect and builder, Henry Davison, 220 West 42d st, Manhattan. Plan No. 208.

ECONOMY and SAFETY

Brooklyn Bridge Brand Rosendale Cement is acceptable to the Building Departments Guaranteed to meet Standard Specifications When Rosendale will do good work, why pay double for Portland Cement? Put up in Barrels or Duck Bags.

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THEATRES.

L. I. CITY.—Hunter av, w, s, 94 s Wilbur av, 1-sty brick theatre, 138x138, slag roof; cost, $13,000; owner, Wm. B. Paynlar. Hunter av, L. I. City; architect, John Bone, Bridge Plaza. L. I. City. Plan No. 1156.

FLUSHING.—Main st, n, s 130 s Broadway, airstrome; cost, $1,000; owner, Nathan Menkes. 1412 Fulton st, Brooklyn. Plan No. 1218.

RICHMOND HILL CIRCLE.—Lala st, n, s 25 w Walnut st, 1-sty frame shed, 20x10, tin roof; cost, $91; owner, Frank Sikes, 41 Bond st, Manhattan. Plan No. 1500.

Maspett.—Chase av, e, s 475 w Malden la, 2-sty frame cow barn, 30x10, slag roof; cost, $12,000; owner, Henry Beyer, Ulman av, Manh- neth; architects, Edw. Rose & Son, Crand st, Ridgewood. Plan No. 1214.

DORCHESTER.—St. 758 Haymarket pl, 1-sty frame cow barn, 35x76, slag roof ; cost, $13,000; owner, Chas. Allmendinger, 926 Broadway, Brooklyn. Plan No. 330.

Rockaway Beach. Oceanus av, w, s 250 s Jefferson pl, 1-sty frame bull house, 120x104, slag roof; cost, $9,000; owner, Wm. L. Fiske, 16 Beaver st, Manhattan; architect, Wm. K. Sandler, Rockaway Beach. Plan No. 1171.


WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or oil direct shipment. Quickier delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK See page 152-151 Swett's Catalogue for particulars

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"THE BRAND WITH A REPUTATION" Delivered at job any point in Manhattan or Brooklyn, by our prompt and reliable trucking service.

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For damp-proof exposed walls; for stain- and damp-proofing limestone, granite, marble, etc.; for resisting the tumes of acids and alkalies in factories, laboratories, etc.; and for preserving steel of different types subjected to various corrosive agencies.

Toch's "Red Book" fully describes these remarkable products, and other Toch specialties. Free.
SEALED PROPOSALS will be received by the undersigned until 12:00 o'clock noon on the 25th day of April, 1914, at the office of the Board of Supervisors, at the Courthouse Building, Colonie, N. Y., for the construction of a new Capitol for the City of Albany, N. Y., in accordance with the specifications and plans on file in the said office.

The amount deposited by the successful bidder will be retained until the execution of the formal contract. Should the successful bidder fail to execute such contract, the amount so deposited shall be returned to him, and the deposits of all other bidders shall be forfeited.

The liquidated damages for the breach of a contract shall be the amount provided by the bidder on his sealed envelope, and as so applied shall be accepted in full as liquidated damages for such breach of contract.

Such deposits shall be returned to all except the successful bidder or bidders within a period of ten days after the opening of the bids.

The amount deposited by the successful bidder will be returned, and in the event of the non-return of such drawings and specifications as above stated, the deposits shall be forfeited.

NOTICE TO CONTRACTORS—Sealed proposals will be received by the undersigned until 12:00 o'clock noon on the 25th day of April, 1914, at the office of the Board of Supervisors, at the Courthouse Building, Colonie, N. Y., for the construction of a new Capitol for the City of Albany, N. Y., in accordance with the specifications and plans on file in the said office.

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The amount deposited by the successful bidder will be returned, and in the event of the non-return of such drawings and specifications as above stated, the deposits shall be forfeited.
CATHARINE ST, 7-9, e cor East Broadway, new store front to 5-sty brick stores and loft; cost, $1,000; owner, Elias A. Cohen, 125 Broadway, architect, Geo. Dress, 1436 Lexington av. Plan No. 1460.

YORK ST, 52-56, a cor Elm st, new partitions, wall lights and stairs to 10-sty brick store and offices; cost, $500; owner, Y. Rushwood, 107 West 79th st; architect, C. B. J. Snyder, 500 Park av. Plan No. 1388.

WASHINGTON ST, 67, new partitions to 3-sty brick store and loft; cost, $600; owner, A. M. Smith, 33 West 17th st; architect, A. M. Smith, 33 West 17th st. Plan No. 1378.

WASHINGTON ST, 135, new columns at entrance and general alterations to 7-sty brick store and loft; cost, $2,000; owner, Daniel P. Morse, 369 Washington av; architect, Paul R. St. John. 50 East 62nd st. Plan No. 1440.

WASHINGTON ST, 515, new columns at entrance and alterations to 3-sty brick store and loft; cost, $1,000; owner, Henry H. Holly, 39 West 27th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1400.

WASHINGTON ST, 515, new partitions to 3-sty brick store and loft; cost, $600; owner, Wm. S. Barrett, 49 Washington av, vice-pres., The Rutland Hotel Co., Wm. S. Barrett, 56 Washington av. Plan No. 1439.

WASHINGTON ST, 515, new partitions to 3-sty brick store and loft; cost, $600; owner, Wm. S. Barrett, 49 Washington av, vice-pres., The Rutland Hotel Co., Wm. S. Barrett, 56 Washington av. Plan No. 1439.

WASHINGTON ST, 78, new partitions to 6-sty brick store and tenement; cost, $800; owner, R. A. Stripling, 125 Grand st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1400.

WASHINGTON ST, 49, new window to 6-sty brick store; cost, $500; owner, Louis Baur. 105 West 25th st; architect, Louis A. Sheinart. 101 Broome st. Plan No. 1420.

WASHINGTON ST, 221, new partitions to 6-sty brick store and office; cost, $4,000; owners, John F. Read, 14 John st; architect, J. E. Jenness, 57 Sullivan st. Plan No. 1458.

WASHINGTON ST, 109, new partitions to 5-sty brick store and office; cost, $700; owners, 14 John st Realty Co., 14 John st; architect, J. E. Jenness, 57 Sullivan st. Plan No. 1458.

WASHINGTON ST, 109, new partitions to 5-sty brick store and office; cost, $700; owners, 14 John st Realty Co., 14 John st; architect, J. E. Jenness, 57 Sullivan st. Plan No. 1458.

WASHINGTON ST, 131-135, new walls and partitions to 4-sty brick store and tenement; cost, $3,000; owner, Alexander S. Traub, 217 West 125th st. Plan No. 1415.

WASHINGTON ST, 131, new partitions to 4-sty brick store and tenement; cost, $3,000; owner, Alexander S. Traub, 217 West 125th st. Plan No. 1415.

WASHINGTON ST, 131, new partitions to 4-sty brick store and tenement; cost, $3,000; owner, Alexander S. Traub, 217 West 125th st. Plan No. 1415.

WASHINGTON ST, 131, new partitions to 4-sty brick store and tenement; cost, $3,000; owner, Alexander S. Traub, 217 West 125th st. Plan No. 1415.

WASHINGTON ST, 131, new partitions to 4-sty brick store and tenement; cost, $3,000; owner, Alexander S. Traub, 217 West 125th st. Plan No. 1415.
BROADWAY, 732, reset store front to 4-sty brick store; cost, $200; owner, Morris Rothberg, 44 West 125th st; architect, Otto Reissmann, 39 1st av. Plan No. 1403.

190th ST, 500 West, w. e c st Amanda, alterations in 5-sty brick store; cost, $250; owner, James Caves; architects, Blum & Blum, 1 W. 33rd st. Plan No. 1401.

138th ST, 115 West, new partitions and plumbing to 4-sty brick store and dwelling; cost, $1,000; owner, John W. 115th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1457.

125th ST, 304 West, new store front to 5-sty brick store; cost, $150; owner, E. W. Brandt; 271 West 125th st. Plan No. 1389.

137th ST, 205, new partitions and plumbing to 5-sty brick hotel; cost, $500; owner, John Brandt, 271 West 125th st. Plan No. 1390.

101st ST, 317 East, new partitions to 4-sty brick store; cost, $100; owner, M. J. White, 101st st; architect, Marshall P. Runk, 80 Argyle rd, Brooklyn. Plan No. 1425.

190th ST, 500 West, w. e c st Amanda, alterations in 5-sty brick store; cost, $250; owner, James Caves; architects, Blum & Blum, 1 W. 33rd st. Plan No. 1401.

190th ST, 500 West, w. e c st Amanda, alterations in 5-sty brick store; cost, $250; owner, James Caves; architects, Blum & Blum, 1 W. 33rd st. Plan No. 1401.

138th ST, 115 West, new partitions and plumbing to 4-sty brick store and dwelling; cost, $1,000; owner, John W. 115th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1457.

125th ST, 304 West, new store front to 5-sty brick store; cost, $150; owner, E. W. Brandt; 271 West 125th st. Plan No. 1389.
No. 1455.


No. 1444.


No. 1385.

Store and tenement; cost, $2,000; owner, Leo. F. Kleinberger, Bible House, Astor pl. Phone: 4980 Stuyvesant.

No. 1399.

Store and tenement; cost, $1,000: owner, Conrad Donahue, 250 West 112th st. Plan No. 1431.

No. 1416.

Otto Reissmann, 30 1st st. Plan No. 1368.

No. 1424.


No. 1382.

Henry M. Entlich, 29 Montrose av, Brooklyn. Phone 5600 Murray Hill. Phone 4000 Audubon.

No. 1383.

Be sure that your electric motors are properly located and that they are the correct size. Motors too large—or too small—or not correctly located, impair their own efficiency.

Our experts are always ready to advise you on all electrical matters, without cost. If you do not use electricity for power, let one of our representatives give you a few convincing facts on the superiority of United Service.

THE UNITED ELECTRIC LIGHT & POWER CO.

Electric Service For Light and Power.

New Generating Station One of the largest in the world.

W. 201st St. & Ninth Ave. at the Harlem River
BEDFORD AV, 640, interior alterations at 2-story dwelling; cost, $700; owner, L. H. Roberts. Plan No. 708.

CARLTON AV, 256, plumbing in dwelling; cost, $700; owner, L. U. Nelson. Plan No. 705.

CARLTON AV, 145, new 2-story frame dwelling, 22x30, front dwelling, tin roof; cost, $2,500; owner, J. E. Fulton and South Oxford av.; architect: James, J. A. Builder. Plan No. 696.

FLUSHING AV, 114, extension to 2-story dwelling; cost, $1,200; owner, John Boesch. Plan No. 713.


GRAHAM AV, 118, generating house; cost, $500; owner, Legation Realty Co. Plan No. 231.

HARRIET AV, 60, interior alterations at 2-story house; cost, $300; owner, Peter Russo. Plan No. 212.

HARRISON ST, Plan No. 233.

HTEMPST AV, 29, store front to 2-story house and interior alterations; cost, $180; owner, Vicennoe Mazzini & Co. Plan No. 243.

HUGARD AV, 40, extension to 2-story dwelling; cost, $800; owner, Robert Loew. Plan No. 213.

HUGARD AV, 20, interior alterations to 2-story store; cost, $300; owner, A. Suffele. Plan No. 212.

JORDAN AV, 58, auto garage, interior alterations; cost, $4,400; owner. Frank Valentine, Edgemere. Plan No. 664.

MORRIS PARK, 118, new plumbing in dwelling; cost, $2,000; owner, A. Parsons, 10 Sherman Av. Plan No. 681.

MORRIS PARK, 118, new plumbing in dwelling; cost, $750; owner, R. P. Quendroth. Plan No. 675.

MORRIS PARK, 134, new plumbing in dwelling; cost, $400; owner, M. Quinn, premises. Plan No. 710.

MORRIS PARK, 234, new foundation to dwelling; cost, $1,500; owner, Jos. C. Walther, 175 Hart St. Brooklyn. Plan No. 663.

MORRIS PARK, 235, interior alterations to 3-story tenement; cost, $1,200; owner, Leonard Michel, Bond and Atlantic Avs. Plan No. 2342.

MORRIS PARK, 242, new plumbing in dwelling; cost, $850; owner, C. E. Doevr. Plan No. 669.

MYRTLE AV, 505, new plumbing in dwelling; cost, $40; owner, J. J. Van Deventer. Plan No. 673.

MYRTLE AV, 659, new plumbing in dwelling; cost, $50; owner, H. Goldberger. Plan No. 687.

MYRTLE AV, 692, new plumbing in dwelling; cost, $75; owner, V. Kilgren. Plan No. 687.

MIDDLE VILLAGE—Metropolitan av, 2057, new gas piping in dwelling; cost, $150; owner, O. Kolloniti, premises. Plan No. 708.

MIDDLE VILLAGE—Metropolitan av, n s, 75 F, new plumbing in church; cost, $500; owner, J. A. Hills, premises. Plan No. 709.

MIDDLE VILLAGE—Metropolitan av, new foundation to dwelling; cost, $300; owner, J. A. Hills, premises. Plan No. 716.

MIDDLE VILLAGE—Metropolitan av, new foundation to dwelling; cost, $50; owner, J. A. Hills, premises. Plan No. 703.

MORRIS PARK—Curtis av, w s, 150 Broadway, new plumbing in dwelling; cost, $50; owner, W. Sandman, premises. Plan No. 682.

MORRIS PARK—Jefferson av, 141, new plumbing in dwelling; cost, $125; owner, C. M. Dowd, premises. Plan No. 705.


MORRIS PARK—Broadway, no. 75 e 36th av, 55 Washington av, new plumbing in dwelling; cost, $500; owner, F. A. Stover, premises. Plan No. 707.

RICHMOND HILL—Jamaica av, 3323, new plumbing in dwelling; cost, $50; owner, M. Jones, premises. Plan No. 704.

RICHMOND HILL—Jamaica av, 3323, new plumbing in dwelling; cost, $100; owner, J. Keegan, premises. Plan No. 681.


RICHMOND HILL—Jameston st, 269, new plumbing in dwelling; cost, $150; owner, F. A. Stover, premises. Plan No. 707.

RICHMOND HILL—Jameston st, 269, new plumbing in dwelling; cost, $75; owner, F. A. Stover, premises. Plan No. 707.

RICHMOND HILL—Jameston st, 269, new plumbing in dwelling; cost, $100; owner, F. A. Stover, premises. Plan No. 707.

RICHMOND HILL—Jameston st, 269, new plumbing in dwelling; cost, $50; owner, F. A. Stover, premises. Plan No. 707.

RICHMOND HILL—Jameston st, 269, new plumbing in dwelling; cost, $50; owner, F. A. Stover, premises. Plan No. 707.

RICHMOND HILL—Jameston st, 269, new plumbing in dwelling; cost, $50; owner, F. A. Stover, premises. Plan No. 707.

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RICHMOND HILL—Jameston st, 269, new plumbing in dwelling; cost, $50; owner, F. A. Stover, premises. Plan No. 707.
Middlesex, Union, Hudson, Essex, Ber- gen and Passaic Counties.

APARTMENTS, FLATS AND TENEMENTS

Atlantic City, a, e, 300 St. Jamesav, Dun- ham, 28x42 ft., residence, $225; owner, R. H, Lounis, Dunham, 24x30 ft., residence, $200. Plan No. 109.


PERSONAL AND TRADE NOTES.

HARTMAN-SANDERS CO., manufacturers of Koll's patent lock joint staved columns, has moved its New York office from 1123 Broadway to 6 East 42d st.

JOHN J. COOK, for several years president and vice-president of the Perfect Safety Scaffolding Co., has resigned and has assumed the vice-presidency and management of the American Institute of Electrical Engineers.

LOCKPORT, N. Y.—Plans are being prepared for the erection of an industrial center, for the City of Lockport. Rev. George A. Brock, mayor.

WATERFORD, N. Y.—William E. Clark, 500 Waterford st, is erecting a building to house the Lockport savings bank.

UNION UNIVERSITY, Trout Island, Ont., has completed arrangements for the National Architectural Exhibition to be held in San Francisco, in connection with the Panama-Pacific International Exposition in 1915.

AMERICAN SOCIETY OF ENGINEERING CONSTRUCTORS has held its annual meeting July 3 and July 4 at Brighton Beach, Long Island, and has invited papers and discussions of general engineering construction and surveys. The directors are Reginald C. Conant, of 2170 Broadway, and Herbert E. Mitler, 300 West 169th st, as directors.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS—Regular meeting third Thursday of each month, 234 Broadway, New York City.

AMERICAN SOCIETY FOR TESTING MATERIALS—Headquarters will be at the Hotel Callicoon, 34 Cortlandt st, New York City.

AMERICAN SOCIETY OF ENGINEERING CONSTRUCTORS—Regular meeting second Thursday of each month. Walter L. Smyth, treasurer.

INSTITUTE OF OPERATING ENGINEERS—Meeting last Tuesday of each month, Engineering Societies Building, New York City. presidents, secretary, 25 West 26th st, New York City.

AMERICAN SOCIETY FOR TESTING MATERIALS—Meeting third Tuesday of each month, 234 Broadway, New York City.

The offices of the American Institute of Electrical Engineers are now at 234 Broadway.

HOOCH VALLEY LINE CO. has been chartered with a capital stock of $50,000. It will construct a railway for the transportation of coal, stone, etc., and to do a general construction and realty business with offices in Manhattan. The directors are Jacob M. Krafka, 14 Essex st, Brooklyn; M. E. Osterman, 338 77th st, Frank A. Herting, 467 77th st, and William R. Young, 3,39 52d st, all of New York City.

LATHAM IMPROVEMENT CORPORATION has been chartered with a capital stock of $20,000. It will do a realty, construction and contracting business with offices in Manhattan. The directors are John A. G. Siegel, 1274 Broadway, John P. B. Thalhammer, 1720 Broadway, and Evelyn Thalhammer, 1274 Broadway, New York City.

CATON REALTY CORPORATION is a $100,000 company chartered to do a realty, construction and contracting business with offices in New York City. The directors are Eugene V. Daly, 32 Nassau st, and Frank A. Herting, 157 Nassau st, Brooklyn.

BRINKER REALTY & CONSTRUCTION CO. has been chartered with a capital stock of $15,000 to do a realty and construction business with offices in Manhattan. The directors are Benjamin H. Kneisel, 95 E 10th st, John H. Keating, 95 E 10th st, and William P. A. Kurz, 951 Grant av, Brooklyn.

MOORE-SIMON REALTY HOLDING CORPORATION is a $25,000 company chartered to do a realty, construction and contracting business with offices in New York City. The directors are Charles E. Moore, 35 East 9th st, and Wallis C. Simon, 10 Fine st, Manhattan.

The offices of the American Institute of Electrical Engineers are now at 234 Broadway.
BUILDING MATERIALS AND SUPPLIES

LOW PRICES RESPONSIBLE FOR HEAVIER INQUIRY FOR BASIC COMMODITIES—WAR WILL NOT AFFECT MONEY.

Seldom, if ever, has it been possible to get good material in the New York market at such low figures as those prevailing today. Moreover, the prospect is that if production of basic commodities and circumscribed building materials continues at the same restricted levels now prevailing, the keen competition that has characterized the market is not likely to be offset from other wise good contracts can help but keep prices firm for some time to come. The same condition seems to obtain everywhere east of Pittsburgh. Buyers are not going into the raw material market for supplies beyond the second quarter, even at this late date, unless the quotations are firm. They buy only as they see an immediate outlet. This is reflected, in turn, in the figures published by the shipping associations. Viewing the market as a whole, it is impossible to believe that a conflict with Mexico has long since been discounted, so far as financing of building operations is concerned. There is a serious talk in money circles regarding a possible boost of interest rates in that connection. This, of course, is not being considered by the building material business, but competition is keen and margins of profit are pared closely in figuring prospective work.

Painting, covering the various sections of the subway, but the chief activity in building construction seems to be centered in the various sections of the subway, but the chief activity in building construction seems still to be centered in fire escapes, ornamental metal work and sheet metal. The inquiry is reported to be strengthening, prices due to higher costs of labor and raw material have followed suit. The volume of inquiries are made attractive to them. Moreover, viewing the market as a whole, it is impossible to believe that a conflict with Mexico has long since been discounted, so far as financing of building operations is concerned. There is a serious talk in money circles regarding a possible boost of interest rates in that connection. This, of course, is not being considered by the building material business, but competition is keen and margins of profit are pared closely in figuring prospective work.

Planfilings for new buildings in the five boroughs this week compared with last week:

Week Ending


Newark 12,200,039 12,196,395

Richmond 11,629,670 12,589,380

Baltimore 2,386,390 2,364,980

Philadelphia 2,272,690 2,287,980

Pittsburgh 1,865,290 1,863,190

Total 38,365,664 38,329,390

LOW PRICES RESPONSIBLE FOR HEAVIER INQUIRY FOR BASIC COMMODITIES—WAR WILL NOT AFFECT MONEY.

SUPPLY MEN CONVENE.

P.4INT INGREDIENTS.

HUNGER BRICK UNLOADED.

The slight improvement reported last week in the condition of bricks in the whole market, with comparisons for the corresponding period last year, is not going into the raw material market for supplies beyond the second quarter, even at this late date, unless the quotations are firm. They buy only as they see an immediate outlet. This is reflected, in turn, in the figures published by the shipping associations. Viewing the market as a whole, it is impossible to believe that a conflict with Mexico has long since been discounted, so far as financing of building operations is concerned. There is a serious talk in money circles regarding a possible boost of interest rates in that connection. This, of course, is not being considered by the building material business, but competition is keen and margins of profit are pared closely in figuring prospective work.

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