

# REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JUNE 6, 1914

## FIRE PREVENTION AS A MUNICIPAL FUNCTION

Total Loss By Conflagration Throughout Country Aggregates About \$600,000 Daily—Per Capita Loss Five Times That Of Any Country In Europe.

By JOSEPH O. HAMMITT, Chief Fire Prevention Bureau

**F**IRE prevention as a municipal function is somewhat difficult to deal with, because municipalities so far have done very little functioning along that line. Municipal fire prevention is comparatively new. Though the fire waste in this country amounts in actual cash, according to a Government estimate, to about \$600,000 a day, or \$25,000 an hour, and has been such for many years, we have given little thought as yet to scientific measures for reducing this enormous waste. The per capita fire loss in this country is five times as great as that of any country of Europe. I gave the figure of \$600,000 a day, which is \$416 a minute, as the actual cash cost of our fires in this country. But that is only the minor portion of the loss. To arrive at a fair estimate of what fires cost us we must include the upkeep of fire departments, part of the upkeep of water departments, and so much of the fire insurance premiums as are not paid out in indemnities. This brings the cost of fires up to not less than \$500,000,000 a year, which is \$125,000,000 more than the total cost of the Panama Canal.

### Gigantic Fire Loss.

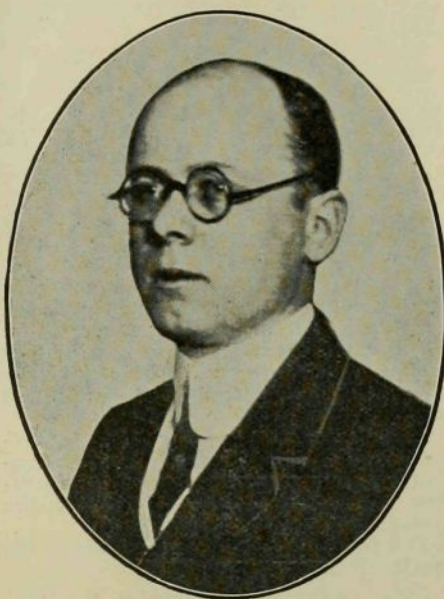
Now, even the \$500,000,000 does not include the total loss, for to this must be added the economic loss—loss of business, loss of employment, disturbance of industry and of financial conditions; and to all this, one more factor, which is, from the humanitarian viewpoint, the most important, must be added—the loss of human life, which averages in this country about 2,000 persons a year, and the injuries which deprive the sufferers of the capacity to enjoy life or to make their lives fruitful. The number of persons incapacitated at fires in this country each year is about 6,000. Should we count in all our losses, using the actuary's figures of \$5,000 as the economic value of a life, the figures would well run into billions instead of hundreds of millions.

The Federal Government in 1907 conducted an investigation into the causes of fires. The results of this inquiry ought to have awakened the country. The figures put the total cash cost of fires for that year, excluding that of forest fires and marine losses, but including excess cost of fire protection due to bad construction, and excess premiums over insurance paid, at \$456,485,000. A Government report shows that the tax of this fire loss on the people exceeds the total value of the gold, silver, copper and petroleum produced in the United States in that year. This report shows that nearly one-half the value of all the new buildings constructed in one year throughout the country is destroyed by fire.

### Movement Started in 1835.

As far back as 1835, Zachariah Allen inaugurated in New England the first fire-prevention movement in this country by introducing into his cotton factories what is known today as "mill construction." Allen became the moving spirit

\*From an address delivered at Auburn, N. Y., June 4.



JOSEPH O. HAMMITT.

in the factory mutual system of fire insurance. He devoted much attention to the subject of building construction and found that by increasing the thickness of his floors and of the beams in his buildings, by building fire walls in the different parts of these structures, by closing vertical openings through the floor, by keeping these floors clean from oily waste and clippings, by even paying attention to the condition of the watchman's lanterns, and, generally, by instituting carefulness and good house-keeping where carelessness and slovenliness had prevailed, he was able to reduce the number of fires to a great extent.

### Creation of Bureau.

The first serious attempt to develop fire prevention as a municipal function in this State was the enactment in 1911 of an amendment of the Greater New York Charter creating in the Fire Department a Bureau of Fire Prevention. Through this bureau the Fire Commissioner enforces laws and ordinances and regulations of the Fire Department itself for the prevention of fires, and also as to making buildings safe for their occupants in case of fire by means of adequate exit facilities. The principal aim of fire prevention as a municipal function is the protection of human life. The protection of property against destruction is a secondary, though very important, feature.

The public demand which called forth the enactment of the New York City fire-prevention law was awakened by the tragedy of the Triangle waist factory fire in which 145 factory workers met death.

Two lines of attack are open to the municipality which makes war upon its fire waste, having in view the protection of human life as the principal object and the preservation of property as a secondary, but very important, consideration. One of these methods of attack

is fire prevention in its narrowest sense, and the other is fire prevention in its broader sense and consists of requiring in every building (such as a hotel, a factory, an office building, a lodging house, or a place of public amusement) adequate and accessible exits through which all the occupants can pass in a short period of time to a place of safety in case of fire or panic.

### Orders Complied With.

Both these lines of attack are availed of by the Fire Department of New York City, acting under its fire-prevention law. The character of results obtained is indicated by a statement of important requirements of the Bureau of Fire Prevention complied with during the first three months of 1914. The following statement gives a record not of the orders issued by the Fire Department for safety, but of the orders actually complied with during the first three months of the present year. It is as follows:

(1) Sprinkler systems installed.....	20
(2) Additional exits, stairways and fire-escapes .....	61
(3) Repairs and extensions of existing stairways, fire-escapes and exits, removal of obstructions at exits and keeping doors unlocked .....	231
(4) Miscellaneous structural alterations, fireproofing and protection, fireproof windows, shutters, skylights, etc.....	1,381
(5) Repairs of electrical equipment..	475
(6) Removal of dangerous conditions in heating and power plants..	299
(7) Miscellaneous fire appliance and fireproof receptacles (such as water buckets, hand fire extinguishers, etc.). The figure represents not the number of appliances but the number of orders to install equipments..	2,583
(8) Installations of interior fire alarm systems .....	6
(9) Installation of fire drills (tested and approved by the Bureau of Fire Prevention) .....	46
(10) Hazardous occupancies discontinued, hazardous stock removed, etc. ....	170
(11) Quantities of combustibles on storage reduced .....	49
(12) Approved storage systems for combustibles installed .....	9

These figures do not include the work in theatres. One of the heaviest responsibilities of the Fire Department is to protect the theatregoing public, including the tens of thousands of patrons of moving-picture shows. In New York City we have fairly adequate ordinances setting forth the requirements necessary for the safety of theatre and moving-picture patrons from fire and panic dangers.

### Enforcing Ordinances.

This year we discovered in the City of New York how to enforce these ordinances. We notified the theatre managers that their licenses would not be renewed unless they complied with all the requirements. Theatre licenses expired on the first of May, and I imagine that in the six weeks immediately preceding that date there was more work done in existing theatres in order to render them safe in case of fire or fire panic than during any equal number of months in the previous history of the Fire Department. The sudden solicitude for the welfare of the public displayed

by certain theatre managers who had disregarded the law was quite touching. Orders which had been issued each year beginning with 1910 were enforced for the first time in April, 1914. In those cases where it was physically impossible to complete the work before the license expired the licenses were not renewed until we were satisfied that extra precautions were being taken and had every evidence of good faith that the orders would be complied with within the shortest possible time.

**100,000 Inspections Monthly.**

More than 100,000 inspections are now being made each month in New York City. They have resulted in an enormous cleaning up of rubbish piles which are acknowledged to be the principal fire breeders. In the course of a year the housekeeping inspections should show results in a reduction in the number of fires.

Another important feature of our work in New York, which I strongly commend to the officials of other cities, is the educational work. Illustrated lectures on fire prevention are given in the public schools, to civic societies, business associations, Y. M. C. A. meetings, Boy Scout organizations, and wherever suitable audiences can be secured. Several hundred thousand copies of fire-prevention warnings in printed forms have been distributed. Just at present the Fire Department is co-operating with the Board of Education to introduce a course in fire prevention as a part of the curriculum in the public schools.

Now we are taking up seriously the use of the moving-picture theatres for the campaign of education. The Fire Department is co-operating in the preparation of moving-picture scenarios that will carry fire-prevention warnings to audiences all over the United States. The possibilities of this work are enormous.

**Placing Responsibility.**

Still another thing we have attempted in New York is of special interest to the other cities. Perhaps you know that in some foreign countries a man on whose premises a fire is started is frequently held responsible for the cost of extinguishing the fire and also for damage to the property of others. I do not know exactly how the laws under which this responsibility is fixed in foreign countries are phrased, but we have in the Greater New York Charter a provision under which we think that if a fire occurs or spreads because of the absence of precautions required by law or by lawful orders of the Fire Com-

missioner, the owner of the premises or person responsible for the violation is liable for the cost of putting out the fire and injuries to firemen sustained in fighting it. No suit had ever been brought under this section of our City Charter till the present Fire Commissioner, Robert Adamson, went into office. We had a disastrous smoke fire in the cellar of a loft building. It could easily have been extinguished by a single company without danger to the firemen if an order of the Bureau of Fire Prevention for the installation of a sprinkler equipment had been complied with. Because of failure to comply with this order, Commissioner Adamson holds that the Greenwood Cemetery Corporation, which owns the building, is responsible for the cost of putting out the fire; and he has brought suit to recover. We expect to bring suit also for the injuries to the firemen. Perhaps, if we succeed it will be clearly established that the Greenwood Cemetery Corporation must indemnify all those who suffered loss in the fire. Once that is established, many people will be more careful.

**Remedy Suggested.**

But suppose we do not succeed in our suit? Will it not be clear that the law should be changed so that such suits will succeed in the future? Should there not be such a law, not only for New York City but for the entire State? Do you not want such a law for every city in the State? Would it not be fair to relieve the taxpayers who are so careful as to avoid fires of the expense of putting out the fires started through the carelessness of others? I suggest that the matter be referred to the proper committee of this conference to have the necessary legislation prepared and advocated.

Not long ago the Wisconsin legislature conducted an extensive investigation into the causes of fires in forty-four American cities with annual fire losses of about \$44,000,000.

The following partial tabulation is the result of that investigation.

	Number of Fires.	Per Cent of Fires.
Rubbish .....	4,452	10.53
Matches .....	2,663	6.30
Chimneys, defective.....	2,136	5.47
Cigars, cigarettes and pipes	1,681	3.97
Flues, defective.....	1,346	3.18
Furnaces, defective.....	1,159	2.74
Electric wiring, defective..	1,097	2.59
Ashes, hot.....	809	1.91
Candles.....	761	1.80
Stoves, defective.....	682	1.61
Stoves, overheated.....	599	1.42
Gas jets, contact with curtains, draperies, etc....	492	1.16

It will be noticed from the items of

this list that most of the fires may be attributed simply to carelessness and bad housekeeping. It has been estimated by experts, and it seems to be a reasonable approximation, that carelessness will account for not less than 60 per cent. of our fires. All of the items mentioned on the list need not have been mentioned at all if people had trained themselves to "think fire beforehand."

**Preventative Measures.**

There are two kinds of carelessness: carelessness in creating the conditions which lead to fires, such as allowing the accumulation of rubbish and waste, failing to remove clippings from the floors, neglect of common precautions against fire, faulty building construction, and similar very simple ways of exhibiting lack of thought. The second form of carelessness is actually making the fires after establishing the conditions which lead to them. This consists in the doing of overt acts which directly cause fires, such as throwing away lighted matches, cigars and cigarettes; using naphtha and other explosive substances too close to open flames; looking for gas leaks with lighted matches or candles; allowing sparks to fly from unprotected meters near accumulations of inflammable material—in fact, doing or permitting to be done a hundred and one things which could be avoided.

The "human element" enters largely into the creation of our scandalous fire loss. An extensive campaign of education throughout the country showing people what they are actually being taxed each year—that each family is paying about \$27 a year for smoke—would probably awaken the public conscience concerning the supreme importance of fire prevention.

**Millions Can Be Saved.**

More than half of our fires could positively be prevented. This would save the country millions of dollars each year. If more money were spent on fire prevention, if efficient fire-prevention bureaus were established in every municipality in this country and if these bureaus were given the proper support by public-spirited citizens, the problem would in part be solved.

There is no excuse or palliation for our enormous fire waste. It has been called a scandal to the nation. As I have said, we have diagnosed the disease; we have studied its causes; we have discovered the fire germ, so to speak—its name is carelessness. We have also discovered the remedy—fire prevention. Let us unite to apply it.

**WHERE SHOULD THE FIRE LIMITS BE PLACED?**

**A Fireproof Area Suggested For Lower Manhattan, and a Limitation on Frame Construction at the North End.**

IN considering the extension of the fire limits in the several boroughs of the city, Mr. Miller proposes to extend to the other boroughs the principle already established in the Borough of Brooklyn, restricting within certain limits, outside of what are known as the fire limits, the construction of frame buildings to one and two-family residences which do not cover more than 80 per cent. of the width of the lot. The purpose of this provision would be to encourage, in certain districts which have a residential character, the construction of detached dwellings, and to discourage the encroachment of business buildings into such sections. Mr. Miller will be pleased to have any suggestions or criticisms on this matter, and especially would be pleased to have his attention called to districts or sections where such a restriction would be particularly desirable.

In a proposed revision of the Building Code submitted several years ago there was included in the section governing fire limits a paragraph fixing a district within the Borough of Manhattan, within which all new buildings, except private residences, would be re-

quired to be of fireproof construction. It is seriously considered including in the proposed new Building Code a similar provision.

An examination of the conditions in the Borough of Manhattan show that while there has been considerable development in recent years in the lower end of the section now outside the fire limits, there has been very little change for the last ten years above 181st street, and even in Marble Hill. The development in that section lying between 165th and 181st streets in recent years has been all in the way of construction of multiple dwellings. The records of the Bureau of Buildings show that no private residence has been erected between 165th and 181st streets, west of Broadway, since 1908, and no frame building has been erected since 1904. Of the 86 buildings which were constructed in that section in the last ten years, 71 were multiple tenements, one of them being of fireproof construction. In that part of the Marble Hill section lying between Broadway and Terrace View avenue there are at present less than 100 buildings, practically all residences, about 5 per cent. of which come under the clas-

sification of tenement houses. In this section there are still more unoccupied lots than those containing buildings.

Under the circumstances it would seem well to apply to this section as well as to the Inwood Hill section and the Washington Heights section—that is, that part of the present fire limits lying above 181st street—the restriction prohibiting frame construction except for private residences occupying not more than 80 per cent. of the width of the lot.

The general consensus of opinion regarding the Borough of Richmond is that no fire limits should be established in that borough. This is not only the judgment of the Fire Commissioner, but also that of Borough President McCormack of that borough. Superintendent of Buildings McDermott of Richmond points out that with 58 square miles of territory, the population is only 2.3 per acre. He says further: "The great improvement in transportation facilities between the other four boroughs will no doubt increase their building operations considerably, and such a possibility might well be taken into consideration in extending the fire limits."

## WHAT HOUSING REFORM HAS DONE FOR US

Looking Back Over The Work of the Tenement House Committee  
—Better Structural and Sanitary Conditions, But Higher Rents.

THE experiment of having a department to deal with housing problems has been tried in this city. And the public judgment is that the experiment has been successful on most counts. It has improved the plan and structure of multi-family houses. It has let light into dark rooms. It has provided decent toilets and enforced cleanliness in houses and yards. On the other hand, the rise in rents that has taken place since the year 1901 is by some authorities held to be due in a large degree to the operations of the Tenement House Law, but this is not conceded by those responsible for the enactment of the law.

Judging by the progress made in improving housing conditions during the last decade, it is not too much to expect in the opinion of the Tenement House Committee of the Charity Organization, that at the end of the next decade we shall have as clean dwellings as the far-famed German cities. When the new law went into effect New York was getting the first of the flood of immigration from Southern Europe which has transformed our American metropolis into the second Italian city of the world in point of population, which has transformed it into the third Russian city, and which has given it half as many Hungarians as there are in Budapest. It is fortunate that the tenement law went into effect about that time, else the lower East Side of New York would be less sanitary and habitable than it is.

### Results of a Decade.

The results which have been obtained under the head of housing reform will be found set forth in a report just made by the Tenement House Committee of the Charity Organization Society for the years 1911, 1912 and 1913. The publications of the Charity Organization on the subject of housing are always interesting. When the Tenement House Department was organized by Mr. de Forest and Mr. Veiller, it was the first city department of its kind in the world. To it were given powers over tenement houses formerly vested in the Health and Building Department. In 1912 it had an appropriation of \$400,000, and before the close of that year the staff numbered 385 employees. Since then both the staff and the annual appropriation have doubled.

The Tenement House Committee of the Charity Organization antedates the tenement law. It was in fact the author of the law, as it has been its strongest defender since. It has had to consent to modifications of drastic provisions, but the fundamentals of the law have not been impaired. Seven members of the committee have served continuously since 1901, and thirteen since 1903. The present duty of the committee is to "prevent the passage of legislation which will weaken the tenement house law, to secure from time to time, as may be necessary, new legislation strengthening and improving the present requirements, to study carefully the enforcement of the existing laws by the local authorities and to stimulate them to more efficient administration, co-operating with the local officials wherever possible."

The committee has been successful in all these particulars. The facility with which it has obtained amendments to the law has often been remarked upon, as in sharp contrast to the long-continued and fruitless efforts to revise the building code. By going to Albany, instead of City Hall, for legislation the committee has avoided the crowd. Tangible



THE MELTING POT.

2,500 people on the block. Not enough standing room in the street for all of them at one time.

results of these years of "watchfulness and work" are not wanting. The members of the committee are Paul D. Cravath, chairman; Grosvenor Atterbury, Charles S. Brown, Robert W. de Forest, Edward T. Devine, Otto M. Eidlitz, Matthew C. Fleming, Dr. E. R. L. Gould, Darwin R. James, Jr., Dr. Ernst J. Lederle, Robert Grier Monroe, Henry Phipps, Frederick B. Platt, Miles Tierney, Alfred T. White, Lawrence Veiller, director; Madge D. Headley, secretary.

### Provisions for Fire Protection.

On the constructive side, the committee has joined each year with Tenement House Commissioner Murphy in preparing and securing the passage by the Legislature of measures that increase the safety of the families in multiple dwellings. Heretofore people living in fireproof apartment houses, as well as in ordinary tenements, were dependent for escape from the building upon a single flight of stairs, as the laws did not require fire-escapes upon such buildings. With the erection of buildings of this kind to great heights, a seventeen-story apartment house having recently been built, and the larger knowledge that has come through serious fires in recent years, the danger has recently become manifest. Under the changes made in the law last year, every multiple dwelling, both fireproof and non-fireproof, must have two independent ways of egress; these may be either outside or inside stairs, fire-escapes or fire-towers.

Another important change in the law, and one which the committee has been patiently biding its time for the past ten years to bring about, is that which forbids in the future the use of certain rope-ladder or wire-cable fire-escapes upon the smaller tenement houses, requiring instead in every case, outside fire-escape balconies with connecting outside stairs, the only type of fire-escape that is really adequate.

Another amendment legalized the erection of fire-escapes in a recess in the front of the building on new tenements—a form of construction that it is desirable to encourage, as fire-escapes on the front of a building take away much

from the attractiveness of the better class of flats and apartment houses.

The bill also required that every flight of stairs in new tenement houses shall extend from the entrance floor to the roof. Previously it was only necessary to have one flight of stairs thus extended.

In a similar way provision was made to affect a new type of apartment house, namely, the so-called "duplex" apartment, in which certain evils had arisen which it had not been possible to foresee. A number of these houses had been built in recent years. The "duplex" apartment is one which occupies a portion of two separate floors of an apartment house. On one of the floors are to be found the living-rooms, parlor, study, dining-room, kitchen, etc.; on the other floor are to be found the bedrooms. It developed in the course of practice that these houses were being built in such a way that in case of fire the tenants had no means of escape from the bedrooms, except by going down the stairs from their upper floor to the living rooms on the lower floor and proceeding thence to the public hall or fire-escapes. It is obvious that this was a dangerous mode of construction. This has now been corrected and the tenants of such houses built in the future will have direct access at each floor of their apartment to a proper means of egress.

### Changes in the Law.

A further important change in the law was one which required in new tenements the separation of the elevator shafts from the stairs and halls by means of brick walls or fireproof partitions. Hitherto the practice had been to build the elevator shafts generally in the wellhole of the stairs. This practice had by no means been confined to tenement houses but prevailed in hotels, offices, lofts, and other buildings.

The fire in the Equitable Building in 1912 showed for the first time in a dramatic way the great danger of this form of construction and called attention to the fact that the elevator shaft with its oiled track afforded an extraordinary means for the quick spread of fire throughout a building.

This change in the tenement house law marks a distinct advance in building construction and affords to the dweller in new tenement houses a greatly increased degree of protection.

Another important advance was made by requiring that all windows in the halls of new tenements shall be fireproof and shall be glazed with wire glass, even though such windows open directly upon the street. The effect of this will be to minimize the danger of the spread of fire from floor to floor through the outside windows of the building.

### Fire Stops Compulsory.

Provision was also made specifically so as to remove any doubt as to the legality of open stairs in future buildings; also strengthening the law so as to prohibit in fireproof as well as in non-fireproof buildings any openings whatever from the public halls to the apartments, except of course the necessary door openings.

The law was again strengthened by requiring the partitions separating one apartment from another or from the public halls of the building to be provided with certain means of fire stops.

Another advance in the law was that by which inside cellar stairs, permitted in the smaller buildings, were required to be enclosed with brick walls and provided with self-closing fireproof doors.

## THE POLICIES OF THE ADVISORY COUNCIL

Will Work to Protect Real Estate Interests Against the Dangers of Paternalism—Will Gather Full Information on Legislative Matters.

By CYRUS C. MILLER

THE charge often has been made that the real estate interests of New York never are united on any question involving their welfare, and that therefore lawmakers cannot know what are the wishes of the real estate people themselves. There is truth in this charge. It must be admitted also that when real estate owners appear before a legislative committee, or the Board of Estimate and Apportionment, or the Board of Aldermen, they sometimes are in opposition to the measure under discussion, and their suggestions are not always constructive or well informed as to the facts. The result has been a lack of harmony between officials and citizens, and sometimes the enactment of measures which might have been beneficial, instead of harmful, if they had received the aid of the practical knowledge of intelligent real estate people. The reason for this has been, in a large measure, that real estate owners are busy men who have not the time to inform themselves on the intricate and perplexing matters of legislation and public policy which affect them.

### Why the Council was Formed.

The object in forming the Advisory Council of Real Estate Interests, composed as it is of eminent and influential men of the city who are interested in real estate and its allied branches, was to coordinate the various and sometimes conflicting elements of the real estate business in New York so that they could take a united stand on public measures affecting them and work in harmony whenever possible with departments of the State and City whose work affected real estate. Necessarily, many questions of law and policy will arise upon which opinions of property owners and officials may differ. To harmonize these differences is one of the main features of the Advisory Council. An examination of the names of the council will show that it is composed of representative citizens who are capable of considering every phase of real estate activity and of taking a broad view of real estate questions in their relation to the public interest. It is recognized that to be of permanent force the conclusions of the council must be for the general public good as well as a benefit to real estate interests. It is recognized also that at times the conclusions of the council may not be in entire accord with some individual interests, but that is to be expected. The aim of the council will be to work for the general welfare in the belief that the ultimate good of the individual will be served best in this way.

### The Danger of Paternalism.

The need of such an organization is only too apparent. All over the world movements are on foot of a paternalistic kind. We are moving very swiftly. Governmental acts are accepted now as a matter of course which only ten years ago were regarded as revolutionary. Society must advance, changes must be made, but all changes are not necessarily good ones, especially when they are urged by persons who have nothing to lose, who lack experience and often are interested only in their own advantage. Mr. James J. Hill recently at the National Foreign Trade Convention in Washington warned us of the changes taking place in a country situated somewhat like our own:

"Great Britain is now maintaining many of her industries in an artificial condition by appropriating for the support of one class of her people the property of another class . . .

The British Empire is now sustaining itself by sequestering, under one guise or another, the stored accumulations of past generations. The end of that policy comes when this accumulated capital is exhausted, or has removed itself beyond the reach of legal capture . . . But the burdens placed by unwise restrictive legislation and unnecessary taxation upon business in the United States are producing their natural effects here also. Industry slackens, less because capital is dissatisfied with the present than because it is uncertain of the future. Just such mistakes as Great Britain has made and is making may confront the American workingman with a lost job, an empty cupboard, and no younger and more promising land to which he can emigrate as his needy fellows have done for centuries when caught in the vise of economic errors or commercial revolutions."

The evil days of trade in Great Britain which Mr. Hill points out may come to New York real estate unless wisdom sits at the helm of State.

### To Foster Owners' Organizations.

It is not the intention of the council to supplant the property owners' organizations now in the field, but to foster them and to work through them and others which may be formed from time to time. In order to do this efficiently and to command the respect of such organizations, and of officials, both State and Municipal, it is necessary that any action taken by the council shall be based on intelligent data, and taken only after thorough investigation into all sides of a question. For this purpose it will maintain a small, but active staff, with a fund sufficient to retain the advice of experts whenever needed. It proposes to gather full information on all legislative measures and proceedings of the Board of Estimate and Board of Aldermen, and matters of general interest to real estate, and to advise real estate organizations of its findings. Such advice is to be given without charge, and without any intention of forcing it on the organizations, but it is expected that it will be followed more and more generally as it is found to be good.

### Personnel of the Council.

The Advisory Council is composed of fifteen members, eight members-at-large and seven members representing organizations and property owners. They are: Messrs. John Clafin, chairman, ex-President of the Chamber of Commerce; Charles A. Peabody, president of the Mutual Life Insurance Company; Thomas Mulry, president of the Emigrant Industrial Savings Bank; Clarence H. Kelsey, president of the Title Guarantee & Trust Company; Frederic B. Pratt, Albert G. Milbank, of Masten & Nichols, attorneys; William J. Amend, attorney; Cyrus C. Miller, ex-President Borough of the Bronx; Adolph Bloch, United Real Estate Associations; Alfred E. Marling, Allied Real Estate Interests; Laurence M. D. McGuire, president of the Real Estate Board; J. Howland Leavitt, Borough of Queens, and William S. Van Clief, Borough of Richmond; secretary, Birch Helms. The representatives of the Boroughs of Brooklyn and Bronx have not been chosen, but it is expected that they will be in a short time.

The executive committee is composed of Cyrus C. Miller, chairman, Clarence H. Kelsey, Adolph Bloch, Alfred E. Marling, and Laurence M. D. McGuire. The treasurer is Clarence H. Kelsey. The committee meets once a week and

the council once a month, at the office of the council, 55 Liberty street, New York.

The council will be aided by a board of counsel and an advisory staff of experts. The Board of Counsel will be comprised of a central committee, which will study all legislative matters, and additional sub-committee consisting of lawyers selected for their authoritative knowledge of the subject matter under examination. The Advisory Staff of Experts will be made up of engineers, architects, tax experts, constructors and others who are regarded as best equipped and best informed in their particular fields of industry. Thus the conclusions of the Advisory Council will be the result of the experience and knowledge of the members of the council and the professional skill of the members of the Board of Counsel and the Advisory Staff of Experts.

### The Board of Counsel.

The following named lawyers are members of the Board of Counsel: Walter Lindner, Henry R. Chittick, Stanley W. Dexter, Louis Franklin Levy, John M. Stoddard, William P. Burr, Harold M. Phillips, John J. Kuhn, William Allaire Shortt, Newell Martin, William B. Ellison, William J. Moran, Samuel C. Rogers, Alfred C. Reeve and others who may be added from time to time.

The following are named for the Advisory Staff of Experts: Henry W. Hodge, engineer; Otto M. Eidlitz, builder; Louis Horowitz, builder; Robert Moran, engineer; William Barclay Parsons, engineer; Amos L. Schaeffer, engineer; Julius Francke, architect; John P. Leo, builder; Cornelius W. Luyster, builder; James A. Henderson, builder, and others, who may be added from time to time.

An idea of the scope of the work of the council may be had from the list of questions already submitted to the council for consideration:

### Subjects Before the Council.

Court House Site and Civic Center. Multiplication of inspections and conflicting orders of State and City departments.

Single Tax Principles and Doctrines.

Personnel of members of Commission on Heights of Buildings and Zones.

Hearings before the Industrial Board held with the view of framing more stringent laws appertaining to Fire Hazards; Sanitation and Comfort; Ventilation and Lighting; Dangerous Machinery; Bakeries and Confectionaries; Dangerous Grades and Processes.

Hearings before the State Factory Investigating Commission upon similar legislation affecting mercantile establishments.

Regulations to limit the heights of buildings and to establish commercial zones in New York City.

Co-operation with the "Safety First" Committee.

Representation before the Mayor's Committee on Taxation.

Advisability of organizing taxpayers' associations in those city districts not at present represented in any of the large real estate bodies.

Consider the activities of various self-constituted bodies which have been harmful to real estate and to confer with them relative to the manner of accomplishing reasonable reforms.

Selection of a voluntary delegate from the Council as to its representation. (Continued on Page 1007.)

## SUBURBS SHOW GREATEST BUILDING GAINS

Brooklyn and Queens Projects Running Ahead of Last Year's Record  
—Manhattan Has Active Sections and Noteworthy Operations.

**T**AKING the whole city into account, the building operations projected so far this year are only about two million dollars less in total estimated value than those planned during the corresponding part of last year. Brooklyn is doing over six millions' worth more, and Queens nearly two millions' worth more. Manhattan is four millions behind last year's record, and the Bronx is nearly two millions behind.

But with the lessened amount of building, the technical position of the real estate renting market is steadily strengthening, both in Manhattan and the Bronx, especially for residential buildings. The over-supply of space in office buildings will continue for some time to come. The supply of apartments was well taken last year, and the market balance in this department has not been lost since.

From January 1 up to Memorial Day plans were filed in Manhattan for 221 buildings to cost about \$22,450,000, which compares with 310 buildings estimated to cost \$27,015,000, which was the record

16 West 33rd street, opposite the Waldorf-Astoria will have a frontage of 200 feet and cost \$500,000. Herman L. Meader is the architect, and excavating has begun.

Robert W. Goelet is improving two Manhattan sites which he owns. At the southwest corner of 90th street and Broadway he is building a \$110,000 theatre, store and offices from plans by Thomas W. Lamb. The firm of Isaac A. Hopper (Inc.) is the general contractor. The building has a frontage on Broadway of 88 feet and a depth of 162 feet. On the premises 402 and 404 Fifth avenue, southwest corner of 37th street, Mr. Goelet is having erected an eight-story loft and store structure from plans by Warren & Wetmore. The corner store is to be occupied by Mark Cross on a long term lease.

### Twelve-Story Projects.

The list of buildings planned so far this year contains the following named that are to have a height of twelve stories:

BROADWAY, 415, 12-sty brick stores, offices and loft, 36x126 ft.; cost, \$250,000; owners, The

31ST STREET, 32-34 East, 12-sty brick store and lofts, 45x92; cost, \$225,000; owner, Adroit Building Co., Inc., Joseph M. Brody, president, 38 West 32d street; architects, Rouse & Goldstone, 38 West 32d street. Plan No. 70.

38TH STREET, 57-61 West, 12-sty brick stores and lofts, 55x93 ft.; cost, \$250,000; owner, Arthur Realty Co., 11 East 26th street; architects, Rouse & Goldstone, 38 West 32d street. Plan No. 169.

36TH ST, 233, 235, 237 West, 12-sty brick store and lofts, 55x94 ft.; cost, \$150,000; owner, Holland Holding Co., Judson S. Todd, president, 23 East 73d street; architect, Frederick C. Zobel, 35 and 37 West 39th street. Plan No. 134.

44TH STREET, 15-17 West, 12-sty brick stores and lofts, 50x100 ft.; cost, \$190,000; owner, 15 West 44th Street Co., 68 William street; architects, Geo. & Edward Blum, 505 5th avenue. Plan No. 22.

56TH STREET, 200-202 West, s w c Seventh avenue, 12-sty brick apartment hotel, 100x25 ft.; cost, \$125,000; owner, Theodore W. Meyer, 20 New street; architects, Buchman & Fox, 30 East 42d street. Plan No. 157.

79TH STREET, 135-139 West, 12-sty brick apartments, 62-83 ft.; cost, \$150,000; owner, Akron Building Co., Leo S. Bing, president, 505 5th av.; architect, Robt. T. Lyons, 505 Fifth avenue. Plan No. 21.

### Activity on Broadway

Broadway in the Nineties, with several large operations underway, has an en-



WHERE VINCENT ASTOR IS ERECTING A MILLION-DOLLAR APARTMENT HOUSE.

The site on Broadway from 89th to 90th street, which is being excavated, has for many years been unoccupied.

of the first five months of last year. Some noteworthy operations are included in the pending projects. Five of the buildings are to be more than twelve stories high.

### Five Tall Ones.

A loft building planned for erection at 36 to 46 East 31st Street, to the order of the Aeon Realty Company, from plans of Summer Gerard, will be twenty stories high, and cost \$850,000. A building to be put up at the southwest corner of Vanderbilt avenue and 45th street by the New York Central Railroad Company will rise nineteen stories and cost \$900,000. Warren & Wetmore are the architects. A loft building at 6 and 8 East 37th street for George C. Boldt of the Waldorf-Astoria Hotel will be sixteen stories and cost \$300,000, according to the estimate of the architect, Charles H. Caldwell. A loft building of fourteen stories is being erected at 121 to 125 West 48th street for the Alt Realty Co. from plans by William H. Gompert. Another sixteen-story business building is going up on the far West Side, at 441 and 443 West 55th street for Alida Beekman Emmet of 32 Liberty street, from plans by Henry B. Herts.

Other buildings planned are notable in some respect, if not for height. Vincent Astor's new stores and offices at 2 to

Canal Street Building Corporation, Edwin A. McAlpin, president, 125 East 57th st.; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 72.

EDGEcombe AV, s w cor of 160th st, 12-sty brick apartment, 102x138 ft.; cost, \$500,000; owner, Albert Schwarzer, 369 East 167th street; architects, Schwartz & Gross, 347 Fifth avenue. Plan No. 160.

LEXINGTON AV, 311, s e c 38th st, 12-sty brick hotel and store, 24x100 ft.; cost, \$90,000; owner, Allerton 38th St. Co., Jas. S. Cushman, president, 191 Ninth avenue; architect, Paul C. Hunter, 191 Ninth avenue. Plan No. 120.

PARK AVENUE, 993, s e c 84th st, 12-sty brick apartment, 133x91; cost, \$400,000; owner, Charter Construction Co., Henry Edelmuth, president, 119 West 40th st; architect, Robt. T. Lyons, 119 West 40th st. Plan No. 150.

WEST END AVENUE, 372-378, s e c 78th street, 12-sty brick apartment, 83x57; cost, \$300,000; owner, 78th St. and West End Av. Realty Co., Inc., George Backer, president, 56 West 45th street; architects, Schwartz & Gross, 347 5th av. Plan No. 137.

24TH STREET, 149-157 West, 12-sty brick stores and lofts, 104x93 ft.; cost, \$300,000; owners, Brolux Corporation, Louis F. Starr, president, 33 Midland avenue, Glen Ridge; architect, Geo. F. Pelham, 30 East 42d street. Plan No. 5.

30TH STREET, 8-14 West, 12-sty brick loft, 100x98 ft.; cost, \$125,000; owner, Runline Realty & Construction Co., Maurice Runkle, president, 507 Fifth avenue; architect, Thos. W. Lamb, 644 Eighth avenue. Plan No. 124.

31ST STREET, 31-37 East, 12-sty brick store and lofts, 85x98; cost, \$300,000; owner, 31 East 31st Street Realty Co., Geo. Backer, president, 51 Hamilton terrace; architects, Wallis & Goodwillie. Plan No. 116.

couraging appearance to a builder. The block front between 89th and 90th streets, which has been one of a long series of vacant sites, is ringing with the strokes of steam drills excavating for the great apartment house which Vincent Astor is to erect there, at a cost of \$1,000,000. Charles A. Platt is drawing the plans and Marc Eidlitz & Son have the contract. Directly across Broadway is Mr. Goelet's theatre project, and at the southwest corner of 95th street a large site is being cleared for a taxpayer building which Vincent Astor is having erected.

Sixth avenue has two operations which signalize the growing importance of the districts around the 38th street and 42nd street elevated stations. One is at the southwest corner of the avenue and 39th street, where a four-story building is going up, and the other operation is at 50th street and the avenue, where an eight-story building is rising.

East 31st street, between Madison and Fourth avenues, is the scene of three considerable operations, one being the twenty-story loft building for the Aeon Realty Company, above referred to. In 33rd street, between Madison and Fourth avenues, a sixteen-story commercial building is being erected from plans of M. E. Rountree, to cost \$425,000.

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Intrinsic business conditions from the economic standpoint are sound. There is little over-production in any important industry.

A former Tax Commissioner, Mr. Strasbourger, says that when the vacancies in skyscrapers are considered, and the interest on the investment is reckoned, the normal building of nine or ten stories in the end will pay as well or better than the skyscraper.

It is the consensus of opinion of some of the keenest and most farsighted men that the United States is entering on an era of prosperity that will completely overshadow even the great periods of business prosperity that have already come to this country since the Civil War. They assign many sound reasons for this prediction.

Brooklyn and Queens seem assured of a year of good building business. Brooklyn leads all the boroughs in gains for the first five months and shows an increase of 26 per cent. over last year's plan filings in the corresponding period. Whenever there is a new building movement under way it starts in the suburbs with the lighter work.

The old Astor House site represents a fine opportunity for something, but what? "For a commercial hotel," answers the traveling man. But the hotel man himself cannot see it distinctly on a site one-half of which was appraised at \$2,000,000. The receipts from the cafe would, of course, be enormous, and the dining-room would be a money winner, but the returns from the rooms is uncertain. The total gross income would have to be very large indeed to meet even the interest charge on so heavy an investment as a modern hotel building on this expensive site would require. In view of all the facts, the Hotel Register and Review advises caution and expresses a preference for Government bonds.

**Can We Get a Better Form of Government?**

From the statements which Mayor Mitchel has been giving to the papers, the new Charter which is now being prepared by the Administration is what would be called a radical document. The Mayor did not go very much into detail, but he intimated that a certain measure of direct government would be established; that the Mayor would have a long term, but that he would be subject to recall probably at two-year intervals. A statement of this kind does not, of course, mean very much, but it undoubtedly affords an indication of the general nature of the proposed new Charter. That document will probably embody a plan of government analogous to the so-called commission form. It will provide for a considerable concentration of governmental power—a much greater concentration than that which is permitted by the present New York Charter.

But this delegation of responsibility and power will be accompanied by the reservation to the voters of a large amount of direct authority. In all probability certain classes of legislative acts, such, for instance, as the bonding of the city, will be subject either to an optional or a compulsory referendum, while at the same time the legislative and administrative officials, great as their power will be, will have to retain public confidence, because they will always be liable to the attack of a recall petition. But while the commission form is likely to be accepted, in so far as it provides for a highly concentrated government, resting directly on popular confidence and subject to popular control, it by no means follows that the commission plan will be adhered to in other and perhaps more doubtful respects. The weakness of that plan has always been the confusion which it involved of legislative and administrative functions. The same five commissioners are both heads of departments and the general legislative council of the whole city.

Such a method may do for a small city of 15,000 people, the conduct of whose business does not involve a very large amount of technical skill and executive experience, but it will not do for a city with 5,500,000 inhabitants. In such a city the legislative and administrative authorities must co-operate, but they must not be confused. Just as the board of directors of a private corporation is separated from the president, although the president usually sits upon the board, so the legislature of a city should be chosen in a different way and have very different functions from its executive. The new Charter which is now being prepared will undoubtedly depart in this respect from the model offered by the majority of commission-governed cities, for Mr. Bruère and the other gentlemen connected with the administration are well grounded in fundamental political principles and would not frame a charter which would be open to obvious and fatal criticism. The plan which they present may provide for one of several different days of making the legislative and executive powers efficient yet distinct, but it may be safely predicted that in this respect the new Charter will follow European models, rather than those offered by our own Western cities.

The fact remains, however, that the new Charter will contain a certain element of direct government, and the taxpayers of New York should be making up their minds whether they will approve or disapprove of such an innovation. In the opinion of the Record and Guide the matter should not be prejudged one way or the other. If the Charter is in other respects an acceptable instrument, no doctrinaire objecting to direct government should be allowed to stand in the way of its approval.

Direct government is undoubtedly a somewhat experimental innovation in the political organization of a great city like New York, but it is not sufficiently experimental to warrant the assumption by influential taxpayers of a position of uncompromising hostility. It all depends upon the kind of direct gov-

ernment which is established and the kind of representative government which is associated with it.

If the legislative and executive powers are reorganized, so as to grant to the legislative and executive officials a large measure of discretionary power, it is natural that in a democracy some special provision should be made against the possible abuse of that power. Such a government can rest only on the continuous and cordial expression of popular confidence; and if such popular confidence is to exist, some method of giving expression to doubt or lack of confidence must be incorporated in the plan of government. A powerful administrative and legislative organization needs a larger and fuller measure of popular support than does a group of officials whose ability to do either good or evil has been impaired in advance by an elaborate system of checks and balances.

Whatever the attitude of the New York taxpayers, however, it may be doubted whether a charter which includes a substantial measure of direct popular government will ever get through the Legislature. The political machines of both parties will be opposed to it, and they will not pass it unless public opinion in New York is unanimous and aggressive in its favor. But public opinion in New York is never unanimous in favor of any particular plan of government, and it is very rarely aggressive about anything. The Mitchel administration was very unsuccessful in its handling of the Legislature at its last session, and if it expects to get through the new Charter it will need to adopt a much more effective method of urging its plans.

**The Post Office and the Subway.**

The press, the government and the people of New York have all of them deeply resented the attitude assumed by the national administration in respect to the easement for a subway under the New York post office; and there has been good reason for this resentment. The Federal government, in its title to the land on which the post office stands, is not in the position of an ordinary property owner. The land was given to the government by the city for a public purpose. Of course the grant was not made subject to any specific restrictions, but when a public corporation makes such a grant it expects subsequently to be treated as if the property were held in trust for the public benefit. It may reasonably anticipate that any subsequent request made in the interest of the people of New York, and not harmful to the building in its use as a post office, would be granted.

Instead of that, the Treasury Department has behaved as if it were a private property owner whose only object was to wring every penny from the city which the grant of a specific privilege can be considered to be worth. The easement for which the city is asking will not cost the national government a dollar of money, or the slightest inconvenience. On the contrary, the location of a subway under the post office will facilitate the distribution of the mails. Yet the government wants to charge the city a larger sum for the easement than it could possibly get from a court of law. The actual damage suffered by the government will be negligible, but it can hold up a piece of work vital to the health and prosperity of the people of New York, and it is proceeding to do so. The payment of \$1,000,000 for the privilege of running a subway under the post office would be more like a payment of blackmail than a payment of damages.

The vestrymen of Trinity Parish are not aware of any historical associations or other reasons why they should wish to preserve St. John's Chapel, in Varick street. It is a quaint little edifice, but not so very old as churches go. It was not here during the Revolution, and it played no part in any other national crisis. The park which once gave St. John's a picturesque distinction was sacrificed to commerce, and today it is sur-

rounded by factories and warehouses. There are houses of worship that are older and handsomer, and besides there is now another St. John's in the same ecclesiastical denomination—the great cathedral on Morningside Heights. The architectural idea of having the sidewalk of Varick street built through the porch of the chapel would be excellent if the trustees desired it, but as they do not, and as they are the most competent persons to decide, what reason is there for others to assume the responsibility and the expense?

### Why Fifth Avenue's Prestige Should Be Preserved.

Editor of the RECORD AND GUIDE:

The high-class retail business for which Fifth avenue is so well known is the most sensitive and delicate organism imaginable, depending first on the exclusiveness of the neighborhood; secondly, on the nearness to the homes of the rich and the large hotels, and, thirdly, on its lack of congestion, especially on the sidewalks, so that the customers are not crowded or jammed in a hurly-burly crowd on their way to and from the different shops.

Wholesale trade, on the other hand, is crowding the retail as firmly as the retail businesses invade the residence section, their object being to be as close as possible to their customers.

Fifth avenue, below 34th street as far as 23d street, has already been doomed. Below 23d street it is irretrievably lost.

Nothing of any nature can ever redeem it. Of primal importance, therefore, is the preserving of Fifth avenue from 42d to 59th street. Loft buildings have already invaded some of the side streets with their hordes of employees, under the guise of "light manufacturing," and, if the occupancy of the buildings were restricted so that no manufacturing could be done either on Fifth avenue or from Madison avenue over to Sixth avenue, the problem would doubtless be entirely solved.

Employees from these loft buildings cannot be controlled. They spend their time during the lunch hour and before and after business congregating in crowds that are doing more than any other thing to destroy the exclusiveness of Fifth avenue, as witness below 23d street, and when the exclusiveness and desirability of Fifth avenue is destroyed, the value of real estate on Fifth avenue will depreciate immediately.

This is not a plea for property-owners, but for the preservation of Fifth avenue, the most wonderful shopping street in this country, and in many respects more wonderful than anything in Paris or London. The city would lose millions of dollars in taxes in not preserving it.

In case that the occupancy cannot be regulated through the Factory Commission or otherwise, the next best step would be the limitation of the height of buildings in this zone, thereby diminishing the volume of operatives. From a business standpoint, this would be no hardship on the owners of property, for the most paying investment today in the section under discussion is a six-story building. A large office building and a large hotel, owing to the nature of their occupancy, are no disadvantage. A first-class hotel, on the contrary, is a decided advantage.

If the scope of the commission is broad enough, I would recommend the limitation of the height of buildings through the city into zones, so that the different sections may be treated in a manner that would comply with their local problems. For instance, if the Greenwich section and the old drygoods section above Chambers street were treated as a manufacturing center, this would work out to the salvation of the neighborhood. The tenements of the East Side furnish the operatives for manufacturers of this city, and therefore should factories be established in the neighborhood more convenient to their homes, which this would do, it would be of mutual advantage, at it would supply a line of tenancy for buildings that are now nine-tenths vacant.

Values north of 42d street, on the side

streets between Fifth and Madison avenues, as compared with those between Fifth and Sixth avenues, are indicative of the value of property occupied for exclusive business, and that occupied for loft business. Between Fifth and Madison avenues, where there are practically no loft buildings property is worth \$4,500 and up a front foot. The buildings are all used for retail businesses, while between Fifth and Sixth avenues there are already a number of loft buildings which have determined the occupancy of the remainder of these blocks and the value of real estate is from \$2,700 a front foot to as high as \$5,000, according to its nearness to Fifth avenue.

These are the conditions as they exist today, and if something is not done speedily to check further inroads, the same condition now existing below 23d street will, in a few years, prevail on Fifth avenue, north of 34th street, and Fifth avenue's prestige will then be lost to this city forever.

FRANK D. VEILLER.

10 East 47th street, June 1.

### New York As a Future Steel Center.

New York City is the largest market for structural steel in the United States, as everybody knows, and the Merchants' Association claims that steel shapes will be manufactured here at less cost than in the Pittsburgh district, when the barge canal is ready for service. Not only shall we then be able to get Lake Superior ores, on which Pittsburgh depends, for a lower transportation rate than Pittsburgh pays, but Adirondack, Newfoundland and Cuban ores can be put down here for a lower price still; and the iron and steel scrap used in manufacturing also costs less in this port than at Pittsburgh. The Hudson River valley was once a great iron manufacturing center, and is likely to be again, because, when considered with New York harbor, it is the strategic center of the world's trade and has the resources of a continent behind it. The Merchants' Association points out, further, that in the last analysis the choice of a location for steel-making is a question of freight rates, and that this district has exceptional advantages in this respect, not only for assembling the raw material, but also for distributing the finished product. Already two blast furnaces are under construction in this harbor, and are referred to as proof that there are manufacturers in the steel industry who hold the same view.

This new industry, should it desire to locate in this district, must, however, be treated in a broad way by our commercial bodies and city authorities. They must not expect that room will be found for great steel mills on the congested waterfront of Manhattan or Brooklyn, or even in The Bronx. More likely the mills will be on the Jersey side of the harbor, up the Hudson, where there are iron mines, coal depots and deep water, and on the Jersey meadows. No feeling of jealousy against the suburbs should be shown in this matter. Let the outskirts have the smoke-emitting mills and the laborers, and let New York be content with the trade and commerce they will bring in their train.

### Transit in Queens.

At a joint meeting of the Board of Directors and the Transit Committee of the Chamber of Commerce of the Borough of Queens, held this week, resolutions were adopted opposing any change in the plans of the Dual Subway System tending to delay the inauguration of that part of rapid transit into Queens Borough which passes through the Bridge Plaza, Long Island City, and requesting the Board of Estimate to make at the earliest possible moment the necessary appropriations requested by the Bridge Department for the reconstruction of the Queensboro Bridge to adapt same for rapid transit trains. It was also the sense of those present at this meeting that the Board of Estimate and the Public Service Commission should take into consideration the serious matter of the reduction in the width

of the present roadway by the operation of the Brooklyn Rapid Transit trains, and that if it is finally determined that this roadway must be reduced in width, then any such reduction of roadway be compensated for by providing additional and sufficient roadway space on some part of the bridge, or by any other method.

Seven separate contracts have been let to date aggregating \$5,601,842, for every rapid transit extension in Queens Borough included in the Dual Subway System with the exception of the lines across the Queensboro Bridge and the extension of the Brooklyn Rapid Transit System from Cypress Hills, Brooklyn, to Jamaica. Of these extensions which connect with the station on the Bridge Plaza, in Long Island City, work on the Astoria extension is completed, and construction of the extension to Woodside, Elmhurst and Corona is progressing rapidly. The construction of the big passenger transfer station on the Bridge Plaza in Long Island City is now under way, and it is hoped will be finished in a little over a year, the Steinway Tunnel will be ready for operation by January 1st, 1915, and its extension to Queensboro Bridge will be finished shortly after. To connect all these lines across the Queensboro Bridge it is necessary that work be started as soon as possible as it is estimated that it will take two years from the time the work starts, to complete the reconstruction of the bridge.

### THE ADVISORY COUNCIL.

(Continued from page 1004.)

tive at the eighth annual conference of the National Tax Association at Denver, September 8-11, 1914.

Recodification of the Labor Law. Recodification of the Building Code. Secured Debt Law. Billboard Law. Tax Lien Law. Inheritance Tax Law. Workmen's Compensation Law. Mayor's Market Commission. Land Bank. Law permitting the Board of Assessors to fix the area of assessment.

"Free port proposition" as outlined by the Merchant's Association. Improvement of the Port of New York by the expenditure of \$5,000,000, as recommended by Justice McLean.

"Down-town Hotel" as supported by the Wholesale Drygoods Centre Association.

Construction of a cross-island canal connecting Flushing and Jamaica Bays.

Railroad terminals for freight on river-front.

New Jersey-New York Bridge proposition, as recommended by R. G. Cooke.

Movement to regulate negro occupancy of property as recommended by the proposed Property Owners' Improvement Association.

Improvement of 34th street and Fourth avenue, as recommended by the Murray Hill Association.

Proposed local assessment upon Brooklyn Heights property to provide a route for a tunnel for a subway, which will run through the heights without even a station to relieve the locality.

### The Inspection Pest.

(Brooklyn Eagle.)

The system reeks with incompetency. It reeks with politics. It reeks with graft. Inspectors with scant idea of the work before them are getting \$1,200, \$1,800, \$2,000 and more. Many of these men owe their positions to the pull of politicians. It is true that most of them are on the civil service list, but such matters are easily arranged by the professional politician. There are a certain number of places to give out and for these places the politicians have their men in readiness, and in many instances the men are placed there.

—Ten years of American occupation of the Panama Canal Zone were completed on May 4, 1914. The decade has seen the virtual completion of the canal and the beginning of its commercial and naval use.

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## THE WEEK'S REAL ESTATE NEWS

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

Market Conditions Continue To Improve

### COMING NIGHT AUCTION.

#### Fleet Estate in Bay Ridge to Be Offered in Brooklyn June 16.

One of the most important auction sales of Brooklyn property to be held in recent years is scheduled for the evening of June 16, in the Music Hall of the Brooklyn Academy of Music, on Lafayette avenue, between Fulton street and Flatbush avenue. The offering comprises the holdings of the Fleet estate and consists of 291 lots located in 68th street, between Third and Sixth avenues and on Fifth, Sixth and Bay Ridge avenues, Bay Ridge. The selling estate has had possession of the property for the last 79 years, and when it acquired the tract there was nothing but farm land surrounding. Today, however, buildings have encroached on every side, and it is a vacant oasis in the midst of a built-up city.

The property is located at the 68th street station of the Fourth avenue subway system, now in course of construction, but in addition the tract is reached by the various trolley lines on Third, Fifth and Bay Ridge avenues. Moreover, the station on the Fifth avenue elevated system at Third avenue and 65th street is only a few blocks distant. All the streets have been made on the property to be sold, and Fifth and Bay Ridge avenues are paved and sewers installed. The new Bay Ridge High School, at Fourth avenue and 67th street, is within one block of the lots.

Mr. Johnson, of the Jere Johnson, Jr., Company, who will conduct the sale, said last week: "At present there is but one great subway in actual operation. As everyone knows, this runs from Flatbush and Atlantic avenues, Brooklyn, to 96th street, Manhattan, where it diverges, one branch passing through the upper west side of the Borough of Manhattan, on to Van Cortlandt Park, and the other branch penetrating the Bronx as far as 181st street and Boston road. When the contracts were let for this existing subway, and also when the operation stage was reached, times were unusually good, and the resultant rise in values in the then outlying sections that came under the subway influence was almost beyond comprehension. The building growth that followed, for instance on Washington Heights, was the talk of the country, and the wonder was that, despite the enormous annual increment in the population of New York City, this crop of apartments, stores and rows of houses could be so readily absorbed.

"On the other hand, when contracts for the Fourth avenue subway were let, the real estate market was at its lowest ebb, which result was brought about not by investments in high grade property, but by wild-cat speculation in inaccessible, sparsely settled sections where the supply was apparently limitless, but where the legitimate demand was practically nil. Well-located lots were fortunate under the circumstances in maintaining their own. As the future has not been as yet discounted along the route of the Fourth avenue subway, now is the time to buy.

"Things generally are beginning to brighten; there is a much better demand for well-located property in Bay Ridge; the stimulating influences of the Fourth avenue subway are in evidence, and the supply of available vacant land along this route is very limited. Just the same as water always seeks its level, there must be a readjustment and equalization between Manhattan and the Bronx on the one hand, and the property along the

Fourth avenue subway on the other, which means a marked enhancement, as far as the Brooklyn end is concerned, for otherwise New York, instead of being the banner city of the world, is nothing more than a mammoth junk heap—the latter a proposition which even the most pessimistic would not care to defend."

### Realty Golf Tournament.

The first spring tournament of the Real Estate Board of New York was held at Baltusrol Golf Club, Short Hills, N. J., on Tuesday, June 2nd. The programme was arranged by the board's golf and tennis committee, which includes Albert B. Ashforth, chairman; Joel S. deSelding, secretary, and Alfred V. Amy, John P. Kirwan, Leroy Coventry, Walter Stabler, W. J. VanPelt, Harry Parker and H. H. Hazelton. There were fifty-one entries and eight prizes were awarded in two classes—Class A and Class B.

The winners in Class A were H. C. Richards, prize low gross score 87; B. N. Phillips, prize low net score gross 87 handicap 15 net 83. Class A selected scores, afternoon and morning rounds, H. J. Sachs, low gross 87; G. H. Conger, low net 80. In Class B, low gross, W. B. Mabie; low net, G. D. Arthur, gross 104, handicap 25, net 79. Selected score, R. H. Macdonald, low gross 97; F. D. Kalley, low net 85.

The object of the tournament was to increase the bond of good fellowship between the members of the Golf Club and the Real Estate Board.

### New Schools in the Suburbs.

Significant as an indication of suburban growth near New York City are the school buildings in the southern half of Nassau County and several new ones in the western part of Suffolk County. These buildings have been built to provide school facilities primarily for the children of thousands of new residents to the territories, most of whom formerly resided in the city. As there is an average of three children to every family, so it may readily be understood why modern and more ample school facilities were imperative.

### Business at Bronx Register's Office.

Register Edward Polak reports the following as the business transacted in the register's office for the five months ending May 31, 1914: Mortgage tax indebtedness, \$14,455,534; consideration of conveyances, \$3,059,348; receipts from mortgage tax, \$69,861; receipts from other sources, \$19,063; folios recorded, 120,290; mortgages recorded, 4,093; chattel mortgages, 8,437; conveyances, 3,586; notary certificates filed, 1,450; commissioner of deeds' certificates filed, 1,057.

### National Conference on Taxation.

The National Tax Association, though of recent formation, having been founded in 1906, has already assumed a commanding position in dealing with the prosaic subject of taxation. Its work has been of a pioneer character, mainly educational, designed to provoke a state-wide and nation-wide study of the underlying principles of taxation, to remove outgrown restrictions preventing effective administration and to promote uniformity in the treatment of similar situations in neighboring states. The effect of this work is familiar to students and administrators being indicated by the much more intelligent development of the subject in recent years and a much greater care in administrative details.



The association numbers among its members tax officials of practically all the States and of the Provinces of Canada, as well as economists from the leading universities in both countries. Its volumes are widely circulated through the State, university and local libraries, and are frequently consulted and quoted in public discussions. The annual conference is attended by delegates appointed by the Governors of States, Premiers of Canadian provinces, presidents of universities and associations of accountants.

The next conference will be held at Denver, September 8-11. Professor Seligman of this city will preside. There will be eight sessions in all—one devoted to the Federal income tax, one to the single tax and one to the subject of efficiency in taxation. Among the speakers will be Dr. Allen of the New York Bureau of Municipal Research, Congressman Hull, Dr. J. L. Coulter of the Federal Census Bureau, Prof. A. B. Clark of Manitoba University, G. J. Knapp of Pueblo, Col.; F. J. Dixon of Winnipeg, F. C. Wade of Vancouver, A. C. Rearick of New York, Edmund F. Trahuel of Louisville, W. Hastings Lyon, counsel to committee of the American Bankers' Association.

**PRIVATE REALTY SALES.**

Last week the real estate situation showed signs of improvement, not only on account of a noticeable increase in the volume of business transacted, but on account of the class of buyers. Considerable surprise was manifested in real estate circles that this season of the year was productive of more than the usual trading. Last week's budget of sales apparently was not a flash in the pan, for the market continued to be active and to attract the numerous investors, whose presence indicate confidence in local real estate holdings, and as a consequence strengthened conditions.

There were a number of important deals consummated this week, involving properties held at several millions of dollars. High-class West Side apartment houses still hold the center of interest. Another out-of-town investor, from Pittsburgh, figured in a million dollar deal whereby he became the owner of a valuable multi-family structure at West End avenue and 78th street. Dr. Charles L. Paterno disposed of a similar structure in West 109th street, obtaining in trade a Broadway corner which is to be improved with an apartment house. The boroughs of Queens and Brooklyn contributed largely to the business.

A number of large leases were closed, the most prominent involving apartment houses in West 43d street, which are to be modernized, the Hotel Wellington, and mercantile buildings in Perry street.

The total number of sales reported and not recorded in Manhattan this week was 33, as against 39 last week and 19 a year ago.

The number of sales south of 59th street was 3, as compared with 11 last week and 5 a year ago.

The sales north of 59th street aggregated 30, as compared with 28 last week and 22 a year ago.

The total number of conveyances in Manhattan was 171, as against 155 last week, 21 having stated considerations totaling \$1,331,800. Mortgages recorded this week number 83, involving \$4,513,550, as against 82 last week, aggregating \$1,890,232.

From the Bronx 14 sales at private contract were recorded, as against 9 last week and 9 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$989,442, compared with \$529,959 last week making a total since January 1 of \$19,861,463. The figures for the corresponding week last year were \$912,661, and the total from January 1, 1913, to June 7, 1913, was \$25,161,690.

**Squadron A Buys Rockland Farm.**

The Verdin homestead and 123 acres of land, near New City, the county seat of Rockland, have been purchased by

Squadron A, a leading organization of the New York National Guard. The farm which is 28 miles from the Manhattan Armory is ideally located for the purposes of the buyers.

For more than two generations the Verdin homestead has been one of the exhibition places of Rockland county. It was selected by a committee of the squadron after hundreds of places had been inspected in the last five years. The large residence on the place is in a beautiful grove of pine and spruce trees and dates back to Revolutionary days. The stone walls are twenty-two inches thick. Although many buildings are available for immediate use, extensive improvements and additional structures are contemplated. The sale was made through Dudley P. Power.

**Dr. Paterno Trades Apartment House.**

Max Marx has sold through David Stewart, to Dr. Charles V. Paterno, the plot of about six lots at the northwest corner of Broadway and 48th st. measuring 102.5x133.5x140.7x102.2, for which the buyer gave in exchange the Prince Monaco apartments, at 227 West 109th street, a nine-story structure, on plot 55.8x100.11, between Amsterdam avenue and Broadway. The Broadway plot will be improved with a 14-story apartment house. In June, 1912, the Bendheim Construction Co. sold it to Harry Schiff, who razed the small buildings then on the premises, and planned to erect a tall apartment building. The project was never carried through, however, and the following month the property was retransferred to Max Marx, the present seller.

**A \$1,000,000 West End Avenue Deal.**

George H. Flinn, of Pittsburgh, Pa., has purchased from the Cambridge Construction Co., Adolph Hirschfield, president, the 12-sty. apartment house on plot 102x75, at the southwest corner of West End avenue and 78th street. In part payment, he gave three four-story apartments, each with 50 feet frontages, on Craft avenue, Pittsburgh. The deal, which was negotiated by Tucker, Speyers & Co. involved about \$1,000,000. Mr. Flinn is president of the newly-organized Flinn-O'Rourke Co., Inc., which has been formed to construct the four East River tunnels. Title to the New York property passed on Wednesday subject to a mortgage of \$525,000.

**58th Street Apartment Houses Sold.**

The Biltmore-Bleiheim Co., L. Napoleon Levy, president, has sold through William B. May & Co. the two seven-story apartment houses, at 54-62 West 58th street, on plot 100x100.5 near Sixth avenue. The buildings are in modern condition and will be held by the purchaser as an investment. They are advantageously located, being opposite the 58th street entrance to the New York Athletic Club. The seller, who acquired the property in June, 1906, from Edward H. Landon, has held it at \$550,000.

**34th Street Deal Denied.**

The report earlier in the week that interests identified with the McAlpin Hotel had purchased from William M. Cruikshank, the two buildings at 46-48 West 34th street, adjoining the hotel, was denied by both of the reported principals.

**Manhattan—South of 59th Street.**

BLEECKER ST.—Van Vliet & Place have sold for the Laux Estate the southeast corner of Bleecker and Bank sts, an old 3-sty hotel, on a plot 44.6x50, at the intersection of Bleecker, Bank and Hudson sts and 8th av.

22D ST.—Goodale, Perry & Dwight sold for Harriet E. Rummel, 213 West 22d st, a 3-sty dwelling on lot 17x90.

46TH ST.—Frederick Fox & Co. have sold for Marian Kuhn, Hattie M. Markowitz and Simon Meyer, the 3-sty building, 110 West 46th st, on lot 20x100.5, to Charles Geoly, doing business as Eaves Costume Co., at present located at 226 West 41st st. He will improve the site with a mercantile building and occupy same for his business.

**Manhattan—North of 59th Street.**

69TH ST.—Nathan Kean & Co. sold through Seton Henry and Douglas Gibbons two 6-sty tenements, 503-505 East 69th st, on plot 36.8x100.5.

73D ST.—Edward W. Browning has purchased, through the Douglas Robinson, Charles S. Brown Co., and Leroy Coventry from George E. Hoe et al., trustees under will of William E.

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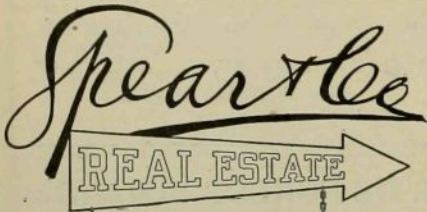
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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5, 1913. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on June 9, 1914. Record and Guide Company, 119 W 40th St.

Hoe, the 4-sty dwelling, 126 West 73d st, on lot 25x102.2. Mr. Browning has bought in the last month three other dwellings in the immediate neighborhood at 42, 43 and 118 West 72d st.

74TH ST.—The J. Romaine Brown Co. has sold for Joseph Steiner the 4-sty dwelling 134 West 74th st, on lot 20x102.2, to William C. Schmidt.

78TH ST.—Francis B. Robert has resold, as broker, for about \$52,500, the 4-sty dwelling at 22 East 78th st, on lot 15.3x102.2. The house which is directly opposite the residence of Mrs. Stuyvesant Fish, was sold for James McLean last April, through the same broker, to the seller in the present transaction.

84TH ST.—John J. Cody has sold for the Murray Estate 163 and 165 East 84th st, a plot 50x102 ft., which will be immediately improved for a high class livery stable. This plot has not changed owners in over 40 years.

99TH ST.—Oscar Kress is reported to have sold 260 West 99th st, a 5-sty flat on lot 25x 100.11, 100 ft. east of West End av. Mr. Kress acquired the property last year at foreclosure for \$33,000.

114TH ST.—J. Thomas Webb, of Ware, Mass., has sold 217 East 114th st, a 5-sty flat, on lot 25x100, between 2d and 3d avs. The seller acquired the property at foreclosure last year.

120TH ST.—Goodwin & Goodwin sold for Tillie Berger to Mary M. Sully the 3-sty dwelling at 155 West 120th st.

124TH ST.—Derschuch & Co. have sold for Karl Stein the 7-sty apartment house at 531 and 533 West 124th st, on plot 52x100, containing three apartments of six and seven rooms on a floor. The purchaser has appointed Derschuch & Co. as agents.

167TH ST.—Moore, Schutte & Co. have sold for Charles J. G. Meisel 508-510 West 167th st, a plot 50x85, with a 3-sty frame building.

177TH ST.—The Brown-Weiss Realities have bought from the Strange & Slawson Co. 605 West 177th st, a 5-sty apartment house, known as the Eddystone, on plot 50x89.10, adjoining the northwest corner of St. Nicholas av. In part payment the buyers gave 37 West 97th st, a 3-sty dwelling, on lot 17x100, near Central Park West. The brokers were Mark Rafalsky & Co.

AMSTERDAM AV.—Dimock & Finck have purchased from the Riverside Drive Viaduct Realty Co., Newark & Jacobs, the 1-sty taxpayer at the northwest corner of Amsterdam av and 157th st, plot 100x125, which has been held at \$170,000. The purchaser gave in part payment four lots at the northwest corner of Audubon av and 180th st, 100x100, which the new owners will improve with a high class apartment house. Weschler & Kohn, as attorneys, acted for the Riverside Viaduct Realty Co.

AUDUBON AV.—Donald Robertson purchased the northwest corner of Audubon av and 185th st, plot 55.4x100, through Hall J. How & Co. from the Genco Realty Co. The buyer will erect an apartment house.

NORTHERN AV.—The Haven Construction Co., Charles Flaum, president, has purchased from Sonn Brothers the plot 138x100, at the northwest corner of Northern av and 180th st. The site will be immediately improved with three 5-sty apartment houses similar to the four structures recently erected by the Haven Co. on the block front on the west side of Northern av, between 179th and 180th sts.

PARK AV.—Mary H. Maynard is reported to have sold 855 Park av, a 5-sty flat, on plot 26x 100, adjoining the northeast corner of 78th st, which belongs to Goodhue Livingston. The adjoining property at the north, No. 887, is owned by Borough President Marcus M. Marks.

ST. NICHOLAS AV.—Duff & Conger sold for the Manhattan Life Insurance Co. the southwest corner of St. Nicholas av and 154th st, plot over 100x100 ft. and comprising the five 4-sty private houses 869-871-873-875 St. Nicholas av and 402 West 154th st. The property has been held at \$140,000. Howard C. Forbes represented the Manhattan Life Insurance Co.

7TH AV.—The Rossmore Holding Co. has sold the Douglas and Desmond apartment houses at the northwest corner of 7th av and 121st st, known as 2022-2028 7th av, consisting of two 6-sty elevator structures, occupying a plot fronting 100.11 ft. on 7th av and 95 ft. on 121st st. The sellers acquired them in January from the New York Real Estate Security Co., which had bought them from ex-Gov. Levi P. Morton.

## Bronx.

FOX ST.—B. V. Construction Co. sold to Louise J. Reckendorfer 892 Fox st, 5-sty apartment house, on plot 52x105, between Tiffany and Barretto. The purchaser gave in part payment 173 East 95th st, a 3-sty dwelling on lot 16.8x100.8, near 3d av.

134TH ST.—Ennis & Sinnott have purchased from Lowentfeld & Prager and resold through O'Reilly & Dahn to Barbara Weiss 530 East 134th st, a 5-sty flat, on lot 50x100, between Brook and St. Ann's avs.

163D ST.—George F. Johnson has sold through Emil Leitner to Pujó Bros. and Nathan Wilson the block front in the south side of 163d st, from Intervale av to Roger pl, with a frontage of 187 ft. and a depth of 100 ft. The property will be improved with 5-sty apartment houses.

ALEXANDER AV.—Louis Block sold for S. Lewine to a Mrs. Garrabrant of Mt. Hope, Westchester Co., N. Y., the 4-sty flat, on lot 19.5x 85.5, at 134 Alexander av, adjoining the southeast corner of 134th st.

BATHGATE AV.—Goodale, Perry & Dwight sold for Mrs. Kate Utton of Chicago, the 5-sty apartment house, 1993 Bathgate av. Mrs. Utton recently acquired this property in exchange for Chicago lots.

FAIRMOUNT PL.—Charles Gunich purchased from K. & J. Construction Co. the 5-sty flat at the southwest corner of Fairmont pl and Oak Terrace, 25x100, giving in part payment three lots in the south side of Fairmount pl, 75 ft. west of Southern Boulevard. A. Frank was the broker.

FORDHAM RD.—L. M. Mosauer & Co. have sold for the Keary Estate a large plot at the southeast corner of Fordham rd and Marion av, having a frontage of 254 ft. on Fordham rd and 99 ft. on Marion av, with irregular depth, running from 99 to 170 ft. The property has been in the Keary Estate upwards of forty years and was formerly part of the Keary Homestead known as the Elms. It has been held at \$100,000. The purchaser is the Adams Realty Co., Milton E. Oppenheimer president, which will improve the property immediately with 1-sty store buildings, and have already accepted offers, through L. M. Mosauer & Co., from retail merchants for about one-third of the property. Koppe & Moore have been authorized to draw plans and title to the property is expected to pass about July 1.

JEROME AV.—E. Osborne Smith and Joseph P. Day sold for Ira H. Parker, the 4 lots with a frontage of 100 ft on the east side of Jerome av, 190 ft south of 175th st.

RIVER AV.—Isidor Grayhead is reported to have sold the four lots, 90x105, at the northeast corner of River av and 167th st.

ST. ANNS AV.—Anthony F. Burger sold for D. Meyer 145 St. Ann's av, 5-sty flat, on lot 25x100; also for Benenson Realty Co., the 5-sty new house in the south side of 157th st, 100 ft. east of Melrose av, on plot 50x100.

TINTON AV.—The Walsh estate has sold 774-776 East 169th st, a 3-sty building at the southeast corner of 169th st, on plot 51.6x80.10.

VYSE AV.—H. M. Fischer sold for Emily Arnold to Philip Epstein the three 2-family houses, 1141-1145 Vyse av, on plot 60x100.

## Brooklyn.

FULTON ST.—The estate of George J. Smith sold 446 and 448 Fulton st to Julius Brodie, a dry-goods merchant, for improvement, with 4-sty business building. Milton Hertz and M. Linn Bruce negotiated the sale.

HOPKINS ST.—O'Reilly & Dahn have sold to M. Benjamin 84 Hopkins st, a 6-sty tenement on plot 26x100.

STERLING PL.—Jerome Property Corporation has sold 315 Sterling pl, between Vanderbilt and Underhill avs, a 3-sty residence, for Margaret Reid to Robert H. Deery, of the New York World, who after extensive alterations, will occupy as his permanent home; also 315 7th av, between 8th and 9th avs, a 4-sty business property, for J. H. Renken.

WASHINGTON ST.—Roman Catholic diocesan authorities of Brooklyn have purchased from the Moses estate a large plot of ground on the northeast corner of Washington st and Atlantic av. The plot, which measures 191 ft. on Atlantic av, 131 in Washington st and is 256 ft. deep, will be improved with a group of five buildings to be used as a seminary for boys.

WOODBINE ST.—The G. X. Mathews Co. has bought from the Meyerrose estate 20 lots in Woodbine st, adjoining the Ridgewood "L," for about \$59,000. This land is to be used as a site for six family houses.

3D ST.—Samuel Harris sold the 4-sty apartment house, on plot 37.6x90x115, at 404 3d st to Washington H. Taylor, who gave in part payment the 5-sty flat at 171 West 80th st, Manhattan, the sale of which was reported the early part of last month.

47TH ST.—I. Salzberg sold for William B. Abell to Harris Wilner a plot, 37.6x100, in 47th st, 137.6 ft. north of 13th av.

76TH ST.—I. Cortelyou has sold for the State Banking Dept. of New York to George T. Raymond the 2-sty dwelling with garage, on plot 130x109.4, in the south side of 76th st, 25 ft west of 3d av. The price was about \$16,000.

CLINTON AV, ETC.—H. W. Rozell & Son sold 80 Clinton av, a 4-sty apartment house, for Mrs. Ida Finestone to a Mr. Kindberg; also 3 Adelphi st, a 2-sty building for the Doyle estate; 82 Clinton av, a 4-sty apartment house for Mrs. M. Meyer to J. Teahan, and 248 Adelphi st, a 3-sty house for a Mr. Cole.

COLONIAL ROAD.—S. Osgood Pell and Co. have sold to E. R. Sandford for L. V. Kilmer 2 lots at the northwest corner of Colonial rd and 88th st.

EASTERN PARKWAY.—The Ross-Kraft Co. has sold for Joseph M. Bacon to the Serota Brothers Construction and Realty Co., 26 lots on Eastern Parkway, Union st, Lincoln and St. Johns places. The buyer gave in part payment two apartment houses at 873 to 879 Bergen st. A number of apartment houses will be erected on the newly purchased plot.

NOSTRAND AV.—M. C. O'Brien has sold for the Brady estate the block front on the east side of Nostrand av between Sterling st and Lefferts av, a plot 200x317, which has been held at \$37,000. The buyers plan to improve with business buildings.

WASHINGTON AV.—Bulkeley & Horton Co. sold for Ethel May Waefalaer, the 2-sty private houses at 158-160 Washington av, between Myrtle and Park avs.

SOUTH MARLBORO, ETC.—Wood, Harmon & Co. have sold at So. Marlboro lots to D. S. Fuller and M. B. Buckner, C. L. Furr, C. D. Pratt, J. F. Zerby, Jr., Charles C. Cole, Alex. Backus, W. O. Brown, C. Harmsburger, J. M. Gamble, W. W. Wilburn and R. A. Dobson; also at Marlboro, to A. E. Pretty, Charles Hopewell, I. F. Davidson, J. Kelly, C. J. Furlong and L. J. Carroll; and at Kensington Park, to R. E. Dismukes, W. C. Neill, and W. A. Mohrman.

## Queens.

BROADWAY, FLUSHING.—The Rickert-Finlay Realty Co. sold to John Halloh, of Manhattan, for improvement, a plot in Broadway-Flushing with 60 ft. frontage in the west side of 26th st, 60 ft. north of Depot la, for about \$3,000. The property is within one block of the new Broadway station, which is nearing completion.

FLUSHING.—Adolph Lewisohn has purchased through L. J. Phillips & Co. from Peter B. Olney, referee in bankruptcy, and William R. Wilcox, trustee of the Interborough Realty

Co., a tract of 56 acres in the Murray Hill section of Broadway, Flushing, between White-stone and Flushing. The property was offered at auction on May 14 in bankruptcy sale, the highest bid being made in Mr. Lewisohn's interest. The court, however, refused to confirm the sale and Mr. Lewisohn has purchased the property at private sale.

**FLUSHING.**—The Flushing Bay Improvement Co. has added to its holdings on the Flushing meadows by the purchase from the Cord Meyer Development Co. of three parcels west of Flushing Creek, the first consisting of 3½ acres fronting on Flushing Creek, the second of 3 acres fronting in Buena Vista st. and the third of 4½ acres fronting on the Flushing rd. The purchase price was about \$25,000.

**FLUSHING, L. I.**—The executors of the John Morris estate sold the 2-sty dwelling at the northwest corner of Amity st and Wilson av to Conrad Voelcker, of Flushing; also the 2-family dwellings at 139 and 141 Lincoln st to Harry Bartlett; the 2-sty dwelling at 864 4th av, College Point, to Mrs. Kate Doyle, and the 2-sty dwelling at 7 Broadway, Flushing, to the Halleran Real Estate Agency.

**JAMAICA, L. I.**—John H. Elder has sold a plot at the corner of Hillside and Bergen avs to Stephen Contoni.

**LONG ISLAND CITY.**—The United Assets Corp. of Long Island City has purchased forty-five 3-sty 6-family brick tenements on 13th, 14th and Graham avs, Long Island City, paying \$346,500 for the entire property, subject to liens which will bring the total purchase price to nearly \$400,000. The property was sold under foreclosure against the Currie Realty Co. at the Queens Real Estate Auction rooms by Henry C. Johnson, Jr.

**LONG ISLAND CITY.**—John Greer has sold 2 lots in Lockwood st, near Pierce av, and 2 3-family brick houses on the north side of Pierce av, 25 ft. east of 3d av; also a 2-sty dwelling on Baylis av, and the frame dwelling at 26 Hanover st.

**KEW GARDENS.**—Leander B. Faber sold to Max Gross, a Jamaica builder, the plot 300x100, bounded by Metropolitan av, Willow and Division sts, Kew Gardens, for improvement with eight houses. The consideration is reported to be about \$25,000.

**RICHMOND HILL.**—The Alexander Campbell Milk Co. bought from Henry L. Crandell 30 lots at Richmond Hill, the plot being bounded by Hillside and Metropolitan avs, Sherman st and the Long Island Railroad, and occupied by a large concrete factory building.

**RIDGEWOOD HEIGHTS.**—Charles W. Schreiber and George H. Westhall have sold 169 Foxhall st, a 2-family brick dwelling on lot 20x100, for Amelia Schubel and 108 Centre st, a 3-sty tenement on lot 25x100, for Martin and William Ehret.

**ROSEDALE.**—The New York Suburban Land Co. has sold in the 4th Ward, 60x100, in Oxford pl to William J. Lohn; 100x100, in Park av to Arthur Loender; 40x100, on Lincoln av to Herbert T. White, and 40x100, in Sterling st to Theo. F. Hyatt.

**Richmond.**

**WEST NEW BRIGHTON.**—J. Sterling Drake sold for James M. Taber to Theodore Kunath, of Jersey City, 50x125, with residence and improvements at 46 Lincoln pl, which Mr. Kumath will occupy as a permanent residence.

**Rural and Suburban.**

**GLEN ROCK, N. J.**—S. S. Walstrum-Gordon & Forman have sold for Bernhard D. Forster, a dwelling on Doremus av, Glen Rock, N. J., to Mrs. Lillian F. Woolley, of Manhattan.

**GARWOOD, N. J.**—The New York Suburban Land Co. has sold in its development at Garwood, house and 60x100 on Willow av to Gustav and Rose Schmal; 30x100 on Pine av, each, to Helena Blatt and Margaret Fenton; 80x100 on Willow av and 60x100 on South av to James and E. B. Smith; also at Westfield, N. J., 50x120, in Suffolk pl to Geo. Gilsey; 40x100 on Newark av to Richard Henry Cutley, and 40x100 on Fanwood av to Francis J. McKenna.

**HALESITE, L. I.**—The Halesite Company, Inc., Robert E. Farley president, sold at Halesite, L. I., on Huntington Bay, Graynock, the residence of George Taylor, vice-president and treasurer of the selling company, to Dr. George B. Foster, of Manhattan. The house has a beautiful view of the bay.

**HEMPSTEAD, L. I.**—The Windsor Land & Improvement Co. sold at Hempstead to M. A. Godfrey, 40x100 on Willow av; to M. Ryan, 20x97, on Milburn av; to T. Kennedy, 20x96, on Milburn and Kane avs; to M. Hribar, 60x103, on Grand and Acacia avs; to S. E. Chapman, C. M. Fair, I. Ahrens and H. M. Foster each, 40x100, on Kane av; to H. J. Krombach, 60x100, on Kennedy and Acacia avs; to M. Lanot and T. & A. Hanley each, 40x100, in Allen st; to J. Gullerton, 40x100, in Marshall st; to C. P. Vogel, 60x100, on Oceanside av and Booth st; to M. Glassman, M. Heuer and F. Machatsek and F. Machatsek each, 40x100, on Acacia av; also at Rosedale to J. Heaney, 60x100, on Clifton av, and C. Scanlon, 40x100 in Bradley pl; at Floral Park to A. Tully, 100x104, in Spruce st; at Rockville Centre to W. Roes, 60x100, in Bedell st and Fox av, and at Oceanside to M. C. Eydeler, 40x100, on Evans av.

**HICKSVILLE, L. I.**—Saul Saltzman sold for the L. C. Nicoll Land Co. 25¼ acres in Hicksville, L. I., near Garden City.

**MANHASSET, L. I.**—F. Lewisohn, of Manhattan, has purchased a portion of the holdings of Louis Sherry, the restaurateur, at Manhasset, L. I., and will erect a high-class residence.

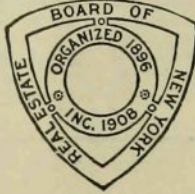
**MORRISTOWN, N. J.**—Pease and Elliman have sold for Mr. A. E. Outerbridge his estate of about 19 acres, including a handsome house and buildings situated on Sussex av, Morristown, N. J. The property was formerly owned by Mr. John Calfin. Adjoining owners are Mr. Benjamin Nicholl, and the Estate of H. Elmer Gibb. John S. Douglas of Plainfield, N. J., is the purchaser.

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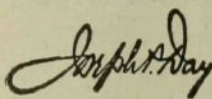
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**NEW ROCHELLE, N. Y.**—A large private residence in Lyncroft, New Rochelle, held at \$30,000, has been sold by the Lyncroft Realty Co., being given in part payment for the Kenmore apartment house at 82 Downing st, Brooklyn, held at \$75,000. O'Connor & McCann were the brokers in the deal.

**NUTLEY, N. J.**—St. Paul's Congregational Church has bought from the Nutley Realty Co. the corner of Hillside av and St. Paul's pl. Plans have been completed by William A. Lambert for a parsonage for the plot. With this purchase the church owns the entire block through to Franklin av.

**SKILLMAN, N. J.**—The F. R. Wood, W. H. Dolson Co. has sold for Alfred Nelson, of Hopewell, N. J., a farm comprising 144 acres of land with farmhouse and outbuildings at Skillman, N. J. The place, which has been held at \$40,000, was purchased by James S. Walker, of this city, who will conduct it as a model dairy and stock farm.

### LEASES.

#### Apartment Houses to Be Modernized.

The 48th st. Co., Henry Claman, president, has leased from Edward H. Reynolds, through the Herman Arns Co. and Wilcox & Shelton, the two six-story apartment houses at 241 to 247 West 43d street, near Broadway, 75x100, for 21 years at an average yearly gross rental of \$25,000, making an aggregate rental of more than \$500,000 for the term.

The lessee will immediately reconstruct and modernize the buildings. The apartments are to be arranged in suites of one, two and three rooms, with bath. According to plans prepared by Gronenberg & Leuchtag the alterations will cost \$50,000. Edward A. Isaacs represented the lessee as attorney and Messrs. Stitt & Phillips acted for Mr. Reynolds.

#### Western Firm Locates in New York.

The John R. Watkins Medical Co., Paul Watkins, president, of Winona, Minn., has leased from the St. Johns Park Realty Co., the new eight-story mercantile building at 155-159 Perry street containing about 100,000 square feet of floor space. The brokers were M. & L. Hess, Inc. The lessees had considered locations for their plant in other Eastern coast cities and selected New York on account of the great number of industrial and commercial advantages which this city offers to large manufacturers.

#### M. E. Fritz Leases Hotel Wellington.

Wellham Realty Co., Charles F. Rogers, president, has leased to M. E. Fritz, proprietor of the Iroquois Hotel in 44th street, the 13-sty. Hotel Wellington at Seventh avenue and 55th street, at an aggregate rental of about \$400,000. The brokers were Harris & Vaughn and the John J. Fleming Co.

#### Mrs. King Leases Gould House.

Charles A. Gould has leased, through Douglas L. Elliman & Co., to Mrs. S. G. King the four-story residence at 43 West 50th street, on lot 15x100.

#### Manhattan.

**JOHN J. CLANCY & CO.** leased the dwelling at 337 West 58th st to Bessie Hawkins and the dwelling at 364 West 58th st to Sophia Klient.

**THE CROSS & BROWN CO.** leased for the Farmers Loan & Trust Co. the 2d floor in 230 West 58th st to Philip H. Lang; in conjunction with Albert B. Ashforth, space on the 12th floor in 14 and 16 East 33d st to Geo. Henry Scragg, and to I. S. Panta Co., of 35 West 3d st, the 4th floor in 841 and 843 Broadway.

**EARLE & CALHOUN** leased for Paterno Brothers to the Knickerbocker Cleaning & Dyeing Co., of 402 East 31st st, a store in the new 13-sty apartment house at Broadway, 78th to 79th sts.

**DOUGLAS L. ELLIMAN & CO.** leased a large duplex apartment of 11 rooms and 3 baths at 969 Park av to Mrs. William Draper; and apartments in 118 East 54th st to Mrs. C. W. Keeling, for Moore & Wyckoff, agents; in 18 East 48th st to Augustus E. Bechstein and in 9 East 49th st to Courtney B. Schweppe.

**DOUGLAS L. ELLIMAN & CO.** leased for Halburton Fales 107 East 72d st, a 4-sty dwelling, on a lot 20x100, which was recently remodeled, to J. E. Zanetti.

**ROBERT L. GERRY** leased through Cruikshank Co. the furnished house at 2 East 67th st, belonging to Henri P. Wertheim, who was represented by Douglas Robinson, Charles S. Brown Co. Mr. Gerry will occupy the house next fall.

**M. & L. HESS, INC.**, have leased for the Friedman Print, the 6th loft in 424-434 West 33d st, to the Knickerbocker Electrotype Co.

for 10 years. The Friedman Print occupies two floors in the building, but will shortly move to the Hill Building at 37th st and 11th av, where it recently leased five floors through the same brokers. Negotiations are now pending for the lease of the other floor in the 33d st building.

**THE HOUGHTON CO.** leased for Isaac Friend the 4-sty dwelling at 31 West 84th st to Nicholas Bisulka for 5 years.

**CHAS. S. KOHLER** leased for Joseph Hoffart to Andrew Davey the double store at 928 Columbus av; for Caroline Otten to Abraham Bruder the store in 852 Columbus av; and for Bernhard Gerdes to Fannie Freed of 705 Amsterdam av the store in 705 Amsterdam av.

**PETRO MADRONE** leased the two 5-sty tenements at 436 and 438 East 117th st, through J. Bernstein, from Charles Laue. The lease is for 3 years at a rental that will aggregate about \$10,000.

**SAMUEL H. MARTIN** leased the 4-sty dwelling, 125 West 67th st, for Eliza J. Arkenburgh to Katherine Walsh for 3 years.

**THE CHARLES F. NOYES CO.**, leased the store and basement in 262 5th av for John B. Donchian to the Smith-Gray Clothes Shop store and basement in 2 Platt st to The Humite Co.; store in 67 Gold st for John J. Burton to Samuel M. Leve and the store and basement in 839 and 841 Broadway for Roosevelt & Son to M. H. Finkelstein.

**PEASE & ELLIMAN** leased apartments in 829 Park av to E. M. Leask; in 144 East 56th st to E. S. Simons, and to Mrs. Alice Furman; in 104 East 40th st to C. W. Clark; in 40 East 62d st to W. J. Maloney; and in 157 East 81st st to S. E. Nicholson; the 5-sty American basement dwelling at 167 East 74th st for Howard Greenley to Lydig Hoyt; for Mrs. Ralph Sanger the 5-sty American basement dwelling at 131 East 69th st to Charles Edge; for Walter J. Donovan the store in 2146 Broadway to the Eagle Motor Cycle Co.; apartments in 165 West 72d st to J. K. Paulding; in the "Severn" at 73d st and Broadway to J. T. Van Loan; and in the "Curlew" at 250 West 58th st to William Brown for Hans Letz, and for L. B. Rolston to Monroe Hayman the 2-sty garage, 20x100, at 332 West 70th st.

**PEASE & SELLIMAN** leased for Benjamin N. Menke to John J. O'Hare the new 2-sty garage to be erected on a plot 50x100 at the northwest corner of 64th st and Amsterdam av. The property will be used for a public garage.

**S. OSGOOD PELL & CO.** leased apartments at the northwest corner of Madison av and 47th st to J. B. G. Rinehart; in 38 Central Park South to R. L. Frank and in 375 Park av to T. C. Meadows; a loft in 20 East 46th st, to Groll and a store in the Ritz Chambers to the Vernon Castle Dance School.

**PEPE & BRO.** leased for Wm. H. Hiltz two lofts in 80 and 82 West 3d st to Gerbereux, Duft & Kinder, of 214 Sullivan st.

**THE DOUGLAS ROBINSON, CHARLES S. BROWN CO.** leased for Mrs. Russell Sage for 3 years the two 4-sty dwellings, each on lot 25x 90, at 733 and 735 Madison av. The lessee is John W. Brett, who will renovate the buildings, installing stores on the ground floor and converting the upper portions into bachelor apartments.

**THE M. ROSENTHAL CO.** leased to Benjamin H. Marcus space in 11 West 25th st; to the Eagle Pleating Co. the 1st loft in 489 6th av; to the Parisian Novelty Co. the store in 24 East 125th st; 53 East 25th st and 352 4th av to the Hugo S. Adam Co., Inc., of 44 West 18th st; to Henry I. Cohen for Webster B. Mabie & Co. in 15 West 26th st and to the Irving Button Co. in 36 West 26th st.

**RUBIN BROS.**, manufacturers, of cloaks and suits at 50 West 18th st, have leased through Heil & Stern the 7th and 8th floors in the Revillon Building, 19 West 34th st, running through to 35th st, for 5 years at a total rental of about \$60,000. This is the first clothing manufacturing concern to take space in this street and is indicative of the northward trend of the trade.

**CHRIS. SCHIERLOH** leased for Mary C. O'Brien, the parlor floor store in 1568 Broadway to the Royal Tonsorial Parlor Co.

**THE LOUIS SCHLIEP FACTORY BUREAU** leased the 2d loft in 257 West 27th st for Edward Jansen.

**SHAW & CO.** leased the following stores in West 125th st for the International Amusement and Realty Co., to John F. and James J. Kelly in 276 Lenox av for John J. Spowers to A. Heyer, and in 2417 1st av for the Tisch Estate to John Schatz.

**SETON HENRY & DOUGLAS GIBBONS** leased to Francis Coyle 25 East 29th st for the Pennsylvania Co., 322 East 19th st for Mrs. C. McKenna, and an apartment for John H. Williams in 123 East 54th st.

**SETON HENRY & DOUGLAS GIBBONS** leased an apartment in 123 East 53d st to Herman Behr.

**SETON HENRY & DOUGLAS GIBBONS** leased for Harry P. Robbins 113 East 54th st to Mrs. Laura B. Levering.

**SHAW & CO.** leased the dwellings at 146 West 122d st to Mrs. A. Puckhafer, 266 West 127th st to Mary McCullough, and 6 East 130th st to James D. V. Breen.

**SLAWSON & HOBBS** rented for Mrs. O. P. Hoe the 5-sty American basement dwelling at 144 West 86th st to H. J. Lesser.

**SLAWSON AND HOBBS** have rented for Mrs. Chas. S. Basch the 23-ft dwelling, 15 West 82d st, to Dr. R. E. Warren.

**SLAWSON & HOBBS** leased 35 West 72d st for Bella G. Bernheimer to Samuel H. Kissam, and 310 West 73d st for Henry Zuckerman to H. J. Wallace.

**SOL STERN** leased to the Chapin-Vossler Co. about 10,000 sq. ft. of space in the 12-sty building at 30 Irving pl; the rear store and

basement in 114 and 116 East 28th st to Carl Spring's Son, and space in the upper part of the same building to the Norwich Wire Basket Co., of 1123 Broadway; Bockmeyer & Burton; William Davis; John J. Beetson Co., of 114 East 28th st; Axel W. Nilsson and others; in 31 and 33 East 27th st the east store and basement to S. Briskman & Solomon, of 33 East 27th st, and space in the upper part of the same building to Karle Lithographic Co., of 31 East 27th st; Arthur S. Cohen; M. & A. Chudom; Colin S. Craig, of 31 East 27th st; Chapin & O'Donnell and Independent News Bureau; in the building at the southwest corner of 125th st and Madison av stores to R. H. Roda, I. Alschwang and S. Salamy.

J. G. WHITE leased for Horace S. Ely & Co. the store in 158 Chambers st to W. J. Lachner, of 107 West Broadway; for the Thomas Suffern estate four lofts in 154 Chambers st to J. M. Sherwood Co., of 168 Church st; the 3d loft in 143 Chambers st to M. E. Bernhardt, of 157 Chambers st; and for W. R. Keene space in 143 Chambers st to R. Heinisch's Sons Co., of 157 Chambers st; New York Iron & Steel Products Co., of 143 Chambers st, and Toplin Manufacturing Co., and in 2228 West Broadway, the 4th loft to Thomas & Davis.

WILLIAM H. WHITING & CO. leased the store and basement in 217 Fulton st to David Wolff, and the building at 213 Front st to Walter T. Smith, Inc., of 151 Fulton Market.

E. S. WILLARD & CO. leased the 6th floor at 52 William st to the Industrial Finance Corporation of 25 Broad st; offices at 68 William st to Henry A. Miller, of 2 Rector st; Lucille Pugh, of 76 William st; Joseph Pugh; George L. Robinson, of 76 William st, and De Witt H. Stern, of 46 Cedar st; and a store in the Fuller Building to the Adams Express Co.

BERNARD WURTENBERG leased lofts in 109 West 27th st to Silberman & Fischel; in 56 West 22d st to M. Felenstein & Bro., of 463 Broome st; in 54 West 22d st to the Nenner Skirt Co., of 16 Walker st; in 331 4th av to the Henbert Silk Co., of 29 West 17th st; in 22 West 32d st to Irving Finelstein; in 54 West 22d st to the Fair Skirt Co., and in 35 East 42d st to the Fifth Avenue Stenographic Co., of 200 5th av.

**Brooklyn.**

CHARLES E. RICKERSON leased 116 Prospect pl, a 3-sty dwelling, for Mrs. Mary E. Hewitt to Alexander W. Waters, and 149 Sterling pl, a 3-sty dwelling, to Mrs. Hanna Wicklund.

HERBERT RUSSELL LUDDEN leased the 2d floor in 351 Jay st for Thomas J. Patterson Sons to A. P. Stillman for 3 years; the 1st floor at the corner of Johnson and Edwards sts for Charles W. Strohbeck to Weber & Wagner for 3 years; the basement at the southwest corner of York and Jay sts for the Purvis estate to Werner & Pfiederer for 3 years, and the 3d floor in 28 Morton st for the Brooklyn Factory & Power Co. to the New York Steel & Copper Plate Engraving Co. for one year.

**Queens.**

THE LEWIS H. MAY CO. leased at Rockaway Park for John W. Harding cottage on N. 10th av to Jos. Solomon; for Otto Hoffritz cottage on N. Columbus av to Sidney Krause; for R. W. Brodman cottage on S. 10th av to Sidney A. Guggenheimer. At Belle Harbor, for Sam Brown cottage on N. Winthrop av to Joseph Hurtig; for Wm. C. Ormond cottage on N. Montauk av to S. L. Malone; for Mrs. Lena Schwartz cottage on N. Brighton av to John A. Meehan.

THE LEWIS H. MAY CO. leased at Far Rockaway for Mata E. Cahn cottage on McNeill av to W. W. Strasser; for David Goodman, cottage on Healy av to Henry Phillips; for Joseph Cassidy, cottage at Simis Beach to S. Cohn; at Arverne, for Miss E. H. Barrett, cottage on Storm av to Mrs. J. Burchell; for Jennie S. Simon, cottage on Jerome av to A. Meyer; at Edgemere, for Rachel Rhinehart, cottage on Frank av, to Dr. Leo Buerger; for Chas. Seilitz, cottage on Neptune av to Jerome Foster.

HERBERT RUSSELL LUDDEN leased the water front property at the corner of Creek and 3d sts, Long Island City, for William P. Collins to the Indian Refining Co. for 3 years, and the 3d floor in the building in Dry Harbor road and the Long Island railroad, Glendale, for the Bishop Securities, Inc., to Walter J. Vogt for 2 years.

MISS HENRIETTA J. BRUNO rented the Gilroy cottage on Franklin av, Far Rockaway, to J. S. Baer.

**Suburban.**

ADAMS & KEELER rented at Ridgefield, Conn., to Senator George B. Agnew for Mrs. McDougal Hawkes her residence on Ridge av; also to Joseph Conron Mrs. S. E. Carpenter's place in West Mountain rd, and to Colonel L. D. Conley Dr. George G. Shelton's place, "West Lawn," on West Lane rd.

SETON HENRY & DOUGLAS GIBBONS leased for Mrs. Richmon Levering her residence at Amagansett, L. I., to Dr. Graver, of Pittsburgh, Pa.

ALFRED E. SCHERMERHORN leased at Southampton, for the season for Goodhue Livingston, trustee, "The Dolphins" to Frederick M. Davis; for B. Ogden Chisolm Mrs. Robert Waller's "Vyne Croft," in east side of 1st Neck lane on the lake, to Mrs. Robert L. Stevens; for Mrs. William Manice her cottage in the west side of 1st Neck lane to Mrs. E. M. Horne; for Mrs. Benjamin M. Baird her cottage in the west side of Main st to Miss Isabel Hauser; for Grenville T. Emmett his "Bonito" on the ocean to John W. Cross, and for Hubert H. Schrader his cottage on the west side of Little Plains rd to Mrs. P. A. Valentine for the occupancy of her chauffeur.

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Further particulars, maps, etc.,  
may be obtained from attorneys or



**Jere Johnson, Jr. Co.**

187 Broadway, New York.  
193 Montague St., Brooklyn.





GOODALE, PERRY & DWIGHT have been appointed agents for 32 West 22d st, a 6-sty business building.

FORMER BONDHOLDERS of the Westchester Townsite Co, have ordered the sale of 127 building lots and two dwellings, at absolute auction, on the premises, to-day.

JOHN M. DICKINSON is the buyer of the Murray Hill dwelling, at 127 East 36th st, sold recently by the estate of Samuel Sloan through Pease & Elliman.

C. S. McCLELLAN & CO. have opened an office at 1st st and Corlies av, Pelham, N. Y., where they will conduct a general real estate business.

BOLTON HALL is in St. Luke's Hospital with a broken shoulder blade, sustained in a fall from a bicycle at his country place at Berkeley Heights, N. J.

CHARLES S. KOHLER was the broker in the recent sale of the West End Church House, 166 West 105th st, a 3-sty dwelling, for the West End Presbyterian Church to Charles C. McMann.

PEASE & ELLIMAN have been appointed agents for the tenements and stores at the northwest corner of 7th av and 30th st by Mrs. Harriet L. Deming, and for 116 East 76th st by the 75th St. Co. East.

WARREN S. BURT, a Manhattan lawyer, purchased at foreclosure for \$3,900, the Shinnecock Democratic Club property on Broadway, Flushing. It is a 3-sty building on a plot 125x124.

JOSEPH PATERNO purchased the dwelling at 885 West End av, sold recently by A. E. Sterns. The property was bought to protect the light of the Mentone apartments, on the 104th st corner.

CHARLES SHONGOOD, by order of the United States District Court, will sell on the premises today at 2 p. m., the Hollywood Hotel, completely furnished and equipped, also 8 furnished cottages and 150 plots of land at Hollywood, near Long Branch, N. J.

TITLE was passed yesterday by the John T. Brooks Co., to Leo Feist, to the property at 219 and 221 West 46th st, a 3-sty modern building, occupied by Remick & Co., adjoining the Globe Theatre on the west. The transfer was made subject to a mortgage for \$110,000.

HENRY MORGENTHAU CO. closed the recently reported exchange with William F. Burns, involving the Columbus, at Broadway and 157th st, for which Burns gives the Glenham, at 2626 Broadway, and the Elbe, at the northeast corner of Riverside Drive and 143d st. Arnold, Byrne & Bauman were the brokers.

MRS. GUSTAVIA A. SENFF and Frederick W. Senff have taken title from Elijah George, as trustee, to the 4-sty dwelling at 302 Madison av, adjoining Mrs. Senff's former residence at the northwest corner of 41st st. The buyers now control a plot 49.6x74.

EDWARD R. HOLDEN, JR., of the New York Suburban Realty Co., has instituted a system of listing real estate which embraces all the communities within New York's suburban zone. Brokers in New York who do not handle suburban realty are privileged to make use of the system.

COLONY CLUB took title on Thursday from M. Orme Wilson and others, as executors of Richard T. Wilson, to the northwest corner of Park av and 62d st, 100.5x100, where its new home will be built. The consideration was \$400,000. The club gave back to Mr. Wilson a mortgage of \$280,000 for one year from June 3.

WHITLEY P. WESTERVELT has obtained for Moe Levy a permanent loan of \$225,000 at 5% interest for 6 years on "the Flat Iron Building" located at 112-126 Walker st, running through to 224-230 Canal st, being entire block bounded by Centre, Canal, Walker and Harry Howard Square, on which there are three loft buildings.

C. LEDYARD BLAIR and John B. Dennis, of the firm of Blair & Co., have purchased a tract of about 10,000 acres of farm land near Kingsport, Tenn., for the purpose of establishing a mammoth dairy and cattle ranch. The land was purchased from George L. Carter for about \$1,500,000, and the Kingsport Farms, Inc., has been organized to take over the property.

WEST SIDE CONSTRUCTION CO. took in part payment for the Placid Hall apartments at Riverside drive and 151st st, the plot 100x150 at the south corner of the drive and 149th st. David Stewart was the broker. The plot will be improved with 12-sty apartments for six families on each floor, from plans by G. F. Pelham.

CALUMET CLUB at its meeting Wednesday night, voted to purchase the former Harry B. Hollins residence at 12-14 West 56th st, for a new club-house. The club recently obtained, through Pease & Elliman, an option to purchase that property for a reported price of \$250,000. The details of this transaction were given in last Saturday's Record and Guide.

SCHWAB & CO. negotiated the deal, recorded Friday, involving the building on plot 33x100 at the northeast corner of Tremont and Webster avs, sold by the Webster-Tremont Building Co. to John C. Heintz and Jacob Siegel, of the John Eichler Brewing Co. The buyers gave in exchange the plot 82x100 at the southwest corner of Brook av and 169th st, which will be improved with two 5-sty apartment houses.

GEORGE C. TILYU, proprietor of Steeplechase Park, Coney Island, has sold the 6-sty apartment house at 235 and 237 West 108th st, on plot 75x100, and a cottage at Red Bank, N. J., fronting the Shrewsbury River, to Harry Schwitzer, who gave in part payment about 15 acres at Great Neck, with a 25-ft right of way on Manhasset Bay. M. F. Sternberger, of the Gross & Gross Co., and E. E. Howard were the brokers.

LISTING BLANKS.—The current issue of the National Real Estate Journal contains a six-page article by Mr. L. D. Woodworth of the Garfield Real Estate Company, Rochester, on "Listing Blanks." After a general consideration

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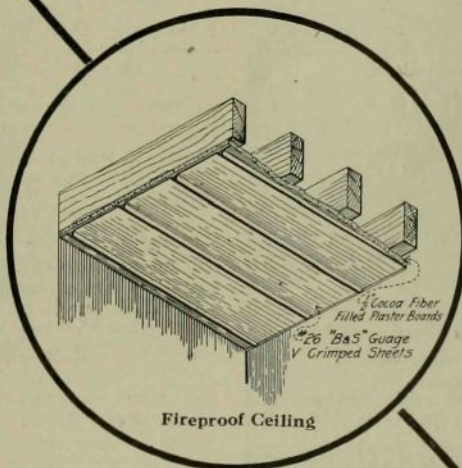
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of the value, use and necessity of written listings, the report considers the separate clauses that are necessary to a complete blank, fair to both owner and broker and which covers the essential details of a broker's employment, thus avoiding misunderstandings that frequently arise when the contract is verbal and a matter of memory only.

THE REAL ESTATE Board is co-operating with the Safety First Society of which Mr. Ogden L. Mills is president, and will, as a preliminary step, lend its aid in securing from such owners as are willing to loan them, vacant lots throughout the city to be used as public play grounds for the children who would otherwise have to use the streets. Some time ago the Board took this matter up and appointed this Committee to work with the Safety First Society; Lawrence B. Elliman, chairman, Albert B. Ashforth and Frederick D. Kalley. This committee met on Thursday with a committee of the Safety First Society and went over the preliminaries for a vigorous campaign for "vacant lots for playgrounds" and the Board is taking this matter up with its members. Police Commissioner Woods, who is also interested in the play ground scheme, has been notified of the Board's plan for co-operation.

**REAL ESTATE APPRAISALS.**

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

ELLEN DOLLARD—314 East 41st st, \$8,800.  
CAROLINE BEATUS.—306 E. 50th st, \$10,000.

JAMES MEEHAN.—1000 Park av, \$66,000;  
1002 Park av, \$47,500; 63 East 84th st, \$23,000.

NATHAN WISE.—122 West 118th st, \$22,000;  
42 West 87th st, \$41,000, 849 St. Nicholas av,  
\$79,000; 853 St. Nicholas av, \$74,000; 402 West  
153d st, \$79,700; 625 Broadway, \$345,000; plot  
on west side of Nelson av, Bronx, 25x168, abt  
200 ft south of 169th st, \$1,850; plot on north  
side of Nagle av, 100x350, abt 130 ft west of  
Arden st, \$32,000; lot on east side of Broad-  
way, 24x60, abt 125 ft north of 231st st, \$3,000;

**OBITUARY**

CHARLES D. HOLMES, twenty-two years, an insurance agent of 257 West 90th st, died on Thursday night in the Hudson St. Hospital. The young man was taken ill in his office, 123 William st, soon after returning from dinner.

**AUCTION SALES OF WEEK.**

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

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

**The Auction Market.**

Interest in the auction market this week was confined largely to large lot offerings, the two important properties sold to the highest bidder having been the Pearsall estate tract in The Bronx, and a tract at Neponsit, Long Island. The former property was sold by Joseph P. Day and J. Clarence Davies, two days being consumed in disposing of the 420 lots. The bidding was without spirit, except at times, the buyers seeming to feel that by holding back bargains could be obtained. It is pertinent to compare the Pearsall estate sale with the Morris Park offering of a year ago, inasmuch as the tracts adjoin and are governed by the same transit conditions, both present and prospective.

In the case of the Morris Park sale, which started Decoration Day, 1913, an average price of about \$1,200 a lot was obtained for the 3,089 lots. This price was considered remarkable when the size of the offering was taken into account, as well as the general apathetic condition of the realty market in The Bronx. This week's sale averaged about \$990 a lot, or about one-sixth less than obtained a year ago. The auctioneers announced at the sale that the property cost the selling interests, with taxes, assessments and improvements, an average of about \$1,700 a lot; consequently those who disposed of the property took a generous loss on their investment. Still it must be remembered that the present purchasers will have to expend large sums of money before their holdings are thoroughly improved.

In the majority of cases only a small percentage of the purchase price was paid at the time of sale, the result being that a generous mortgage will stand against the property for some years to

come. New street improvements, including paving, grading, guttering, sidewalks, gas, water and sewers, will have to be installed, all of which will have to be borne by the realty owners; so before their purchases are finished products a considerable additional outlay will have to be made.

There is no doubt in the minds of those who have made realty conditions in The Bronx a study that values will rise, and that in the course of a few years the present prices will appear cheap. But the long, tedious period of waiting must be taken into account. The real solution of the situation now lies in the hands of the new owners. Should a building movement be started, and homes and apartment houses be erected on the property, the increment would increase rapidly and ready profits be obtained. On the other hand, if the auction buyers simply remain dormant, and make no effort to improve their properties, the expense account will mount up and a longer time will have to elapse before a profit can be obtained.

The sale of the 145 seashore lots at Neponsit on Decoration Day by the Jere Johnson, Jr., Company reached a total of \$65,080, or an average of approximately \$450 a lot. The sale also included three cottages, which were sold for \$6,900, \$6,500 and \$4,500, respectively. When the auctioneer commenced the sale about 750 people faced the stand. Most of the buyers took two or more lots.

For the coming week, the most important sale will concern 600 lots, known as the Stewart McDougall property in Borough Park, Brooklyn, to be offered, today, on the premises by Bryan L. Kennelly.

At the Manhattan and Bronx Exchange Salesrooms, the various auctioneers will offer a number of properties, with tenements and dwelling particularly conspicuous. The more important properties to be sold are loft buildings in Lisenard and Lewis streets by Joseph P. Day, and in East 17th street by Henry Brady.

**Manhattan.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 5, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Bleecker st, 305-7**, es, 80.3 s Grove, 26.10 x75, 2-2-sty bk tnts & str; due, \$12,619.72; T&C, \$815; withdrawn.

**Lewis st, 63**, ws, 100 s Rivington, 25x100, 5-sty bk tnt & str; due \$25,158.87; T&C, 372.95; Mildred Ehrman. 26,000

**21ST st, 137 E (\*)**, ns, 210.6 w 3 av, 20.6 x98.9, 5-sty stn dwg; due, \$3,315.89; T&C, \$1,700; sub to mtg \$29,000; Eliz Kelly. 29,957

**24TH st, 223 W**, ns, 283.4 w 7 av, 16.8x 80, 4-sty & b bk dwg; due, \$2,146.85; T&C, \$283.50; sub to 1st mtg \$11,000; to be re-advertised for June 19.

**39TH st, 242 W (\*)**, ss, 363.1 e 8 av, 17.1x 98.9, 4-sty bk tnt; due, \$4,606.92; T&C, \$250.80; sub to pr mtg \$18,000; Louis Bernstein et al, exrs. 22,000

**101ST st, 209-11 W (\*)**, ns, 100 e Bway, 54.9x100.11, 7-sty bk tnt; due, \$14,642.54; T&C, \$979; sub to 1st mtg of \$78,000; Aug Ruff et al. 93,025

**118TH st, 320 E (\*)**, ss, 275 e 2 av, 25x 100.11, 5-sty stn tnt; due, \$18,277.98; T&C, \$722.30; Wilson M Powell, trustee. 16,000

**122D st, 506-8 W (\*)**, ss, 150 w Ams av, runs s95.11xw25x5xw25x90.11xe50 to beg, 6-sty bk tnt; due, \$68,252.61; T&C, \$2,743.42; sub to tax lien \$7,298.56; N Y Life Ins & Trust Co, sub trustee. 56,000

**131ST st, 64 W (\*)**, ss, 185.4 e Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, \$8,754.92; T&C, \$411.75; Matthew McNamara. 8,500

**138TH st W**, ss, 175 e Lenox av, 50x 99.11, pt 1-sty fr shed & 2-sty bk church; adj sine die.

**144TH st, 421 W (\*)**, ns, 155 e Convent av, 20x99.11, 4-sty & b bk dwg; Action 1; due, \$16,931.58; T&C, \$484.07; Germania Life Ins Co. 17,000

**144TH st, 423 W (\*)**, ns, 136 e Convent av, 19x99.11, 4-sty & b bk dwg; due, \$16,416.90; T&C, \$497.57; Germania-Life Ins Co. 16,500

BRYAN L. KENNELLY.

**100TH st, 403 E (\*)**, ns, 50 e 1 av, 50x 63.5, 6-sty bk tnt & str; due, \$28,972.54; T&C, \$926.40; Anna C F Schwartz. 30,000

**136TH st, 170-2 W (\*)**, ss, 75 e 7 av, 25x 99.11, 6-sty bk tnt; due, \$52,923.88; T&C, \$2,097.25; Walter S Gurnee et al. 50,000

SAMUEL MARX.

**Morningside av, 16 (\*)**, es, 56.5 s 116th, 53.10x68.3x47.8x93.3, 6-sty bk tnt; due, \$62,855.32; T&C, \$2,730; Carl Fischer. 55,000

HERBERT A. SHERMAN.

**72D st, 14 E**, ss, 241 e 5 av, 27x102.2, 5-sty stn dwg, 4-sty ext; adj sine die. —



JACOB H. MAYERS.

7TH av, 424, ws, 41.2 n 33d, runs w61.2xn 13.6xw8.8xns.9xe69.10xsl9.3, 4-sty stn int & str; adj June 23.

Total ..... \$419,982  
 Corresponding week 1913..... 183,948  
 Jan. 1, 1914, to date..... 16,434,097  
 Corresponding period 1913.... 21,782,056

**Bronx.**

The following are the sales that have taken place during the week ending June 5, 1914, at the Bronx Sales-room, 3208-10 3d av.

JOSEPH P. DAY.

(Sale on property and at 14 & 16 Vesey st of 420 lots of the Pearsall Estate.)

Hering av, ws, 89.11 s Lydig av, 50x100; Jos McDonough. 1,150  
 Hering av, ws, 139.11 s Lydig av, 50x100; Evan S Young. 1,100  
 Hering av, ws, 175 s Neil av, 50x100; Saml Borowitz. 1,150  
 Hering av, ws, 150 n Neil av, 25x100; Wm J Kulmann. 550  
 Hering av, ws, 100 n Neil av, 50x100; Chas Lairz. 1,200  
 Hering av, es, 425 s Neil av, 25x99.11x 25.1x101.11; Sam Nilsen. 500  
 Hering av, es, 475 s Neil av, 19x96.10x 15.5x97.11; Wm Robinson. 400  
 Hering av, ws, 100 s Pelham Pkway S, 25x100; Jas Reolig. 1,025  
 Hering av, ws, 125 s Pelham Pkway S, 25x100; Emil Oisen. 850  
 Hering av, ws, 150 s Pelham Pkway S, 25x100; Jno J Morris. 800  
 Hering av, ws, 175 s Pelham Pkway S, 50x100; Kate Kennedy. 1,500  
 Hering av, ws, 125 n Lydig av, 25x100; Bertha Haute. 750  
 Hering av, ws, 100 n Lydig av, 25x100; Zelek Elison. 775  
 Hering av, es, 100 n Neil av, 25x100; H Lesterman. 650  
 Hering av, es, 125 n Neil av, 25x100; Henry Clews. 625  
 Hering av, es, 150 n Neil av, 25x100; Henry Clews. 625  
 Hering av, es, 138.1 s Lydig av, 25x100; Henry Clews. 600  
 Hering av, es, 100 n Lydig av, 100x112.6; Dudley T Fowler. 2,900  
 Hering av, es, 150 s Pelham Pkway S, 25x112.6; Harry Tuchen. 800  
 Hering av, es, 100 s Pelham Pkway S, 50 x112.6; Sarah Rourke. 1,850  
 Hering av, ws, 450 s Neil av, 46.3x100; G Buhr. 1,200  
 Hering av, ws, 400 s Neil av, 50x100; Andrew Lauder. 1,150  
 Hering av, ws, 350 s Neil av, 50x100; Matthew J McQuillan. 1,150  
 Hering av, ws, 325 s Neil av, 25x100; Paul Majna. 575  
 Hering av, ws, 300 s Neil av, 25x100; Edw Schaeffer. 575  
 Hering av, ws, 275 s Neil av, 25x100; M Gluckenhaus. 550  
 Hering av, ws, 225 s Neil av, 50x100; Michael Rourke. 1,150  
 Hering av, ws, 150 s Neil av, 25x100; Solomon Koplowitz. 575  
 Hering av, ws, 125 s Neil av, 25x100; Fred Engelhardt. 600  
 Hering av, ws, 100 s Neil av, 25x100; I Shernow. 700  
 Hering av, es, 100 s Neil av, 25x100; Danl J Calvan. 525  
 Hering av, es, 125 s Neil av, 25x100; Hyman Shapiro. 500  
 Hering av, es, 150 s Neil av, 25x100; I Shernow. 625  
 Hering av, es, 175 s Neil av, 50x117.7x 25.2x121.7; P E Anderson. 1,100  
 Hering av, es, 225 s Neil av, 50x113.8x 25.2x117.7; Anna Glickenhau. 1,100  
 Hering av, es, 275 s Neil av, 75x107.10x 75.2x113.8; E N Scoble. 1,575  
 Hering av, es, 350 s Neil av, 25x105.10x 25.1x107.10; Thos Moss. 525  
 Hering av, es, 375 s Neil av, 50x101.11x 50.1x105.10; Henry Mihm. 1,000  
 Hering av, es, 450 s Neil av, 25x97.11x 25.1x99.11; Rud Kuntner. 500  
 Hering av, ws, 475 s Neil av, 21.3x100x 24.1x100; G Buhr. 600  
 Lydig av, nwc Hering av, 50x100; S F Creithton. 1,925  
 Lydig av, nwc Yates av, 27.4x81.1x25x 92.3; W P Todd. 1,250  
 Lydig av, ns, 27.4 w Yates av, 54.9x92.3 x50x114.7; W P Todd. 1,850  
 Lydig av, ns, 50 w Hering av, 50x100; Rubin Frankenthal. 1,500  
 Lydig av, ns, 50 e Yates av, 50x100; J W Giguere. 1,500  
 Lydig av, ns, 25 e Yates av, 25x100; Henry K King. 800  
 Lydig av, nec Yates av, 25x100; Nicholas J Call. 1,150  
 Lydig av, nwc Narraganset av, 75x100; H Gulbenkam. 2,550  
 Lydig av, ns, 75 w Narraganset av, 50x 100; Mrs. T Quinn. 1,550  
 Lydig av, ns, 100 e Tenbroeck av, 25x 100; C J Krenski. 675  
 Lydig av, ns, 50 e Tenbroeck av, 50x100; Al Angelino. 1,400  
 Lydig av, nec Tenbroeck av, 50x100; Chas M Bernstein. 1,800  
 Lydig av, nwc Van Hoesen av, 25x100; Annie Enterlin. 1,050  
 Lydig av, ns, 25 w Van Hoesen av, 25x 100; Harry S McLean. 700  
 Lydig av, swc Van Hoesen av, 57.4x46.8x 55.4x15; Mrs R Mazzio. 800  
 Lydig av, ss, 26.5 e Yates av, 27.4x106.11 x25x118.2; Evan S Young. 625  
 Lydig av, ss, abt 81.2 e Yates av, 27.4x 84.7x25x95.10; Anna Duggan. 700  
 Lydig av, sec Tenbroeck av, 54.7x99.5x 50x121.11; Benj Cohen. 2,025  
 Lydig av, ss, 54.7 e Tenbroeck av, 27.4x 88.4x25x99.7; Geo H Warren. 725  
 Lydig av, ss, 82 w Narragansett av, 27.4 x87.2x25x76; R J Porter. 675

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**Lydig av, ns, 50 w Van Hoesen av, 50x100; Evan S Young. 1,350**  
**Lydig av, ns, 50 e Narragansett av, 50x100; Jos Ferrara. 1,300**  
**Lydig av, ns, 25 e Narragansett av, 25x100; Alfred Tucker. 700**  
**Lydig av, nec Narragansett av, 25x100; Alfred Tucker. 1,000**  
**Lydig av, ss, 57.3 w Van Hoesen av, 50x79.11 to Neil av x46.2x46.7; Mrs R Mazzio. 900**  
**Lydig av, ss, 27.4 e Narragansett av, 27.4x79.11 to Neil av x25.3x89; Jno P Reilly. 700**  
**Lydig av, sec Narragansett av, 27.4x89 to Neil av, 25.3x104; Nathan Halperin. 1,000**  
**Lydig av, swc Narragansett av, 27.4x143.8 to Neil av x25x132.6; Emil V Vigouroux. 1,900**  
**Lydig av, ss, 27.4 w Narragansett av, 54.6x166 to Neil av x50x143.8; Emil V Vigouroux. 2,425**  
**Lydig av, ns, 86.1 e Williamsbridge rd, 27.4x114.7x25x125.10; F E Wright. 1,000**  
**Lydig av, nwc Tenbroeck av, 25x100; Mollie Helfer. 1,000**  
**Lydig av, ns, 25 w Tenbroeck av, 50x100; Louis H Hellman. 1,300**  
**Lydig av, ns, 75 w Tenbroeck av, 50x100; Angellin L Lenz. 1,250**  
**Lydig av, ns, 75 e Hering av, 25x100; Peter Interdonato. 625**  
**Lydig av, ns, 50 e Hering av, 25x100; Max Zaritsky. 650**  
**Lydig av, nec Hering av, 50x100; Jacob Starr. 1,975**  
**Lydig av, ss, 82.1 w Tenbroeck av, 27.4x143.5x25x132.2; Henry Clews. 875**  
**Lydig av, ss, 27.4 w Tenbroeck av, 54.9x132.2x50x109.11; Anna Wittekind. 1,900**  
**Lydig av, swc Tenbroeck av, 27.4x109.11x25x98.8; Anna Wittekind. 1,175**  
**Lydig av, sec Yates av, 26.5x125x25x118.1; Jno J Moran. 1,300**  
**Lydig av, ss, 53.10 e Yates av, 27.4x106.11x25x95.10; David M Powers. 725**  
**Lydig av, ss, 27.4 w Hering av, 82.1x134.7x75x101.1; M F Reardon. 2,550**  
**Lydig av, swc Hering av, 27.4x101.1x25x89.11; M F Reardon. 1,050**  
**Lydig av, sec Hering av, 27.4x138.1x25x126.11; Henry Clews. 1,400**  
**Lydig av, ss, 27.4 e Hering av, 27.4x126.11x25x115.9; Henry Clews. 825**  
**Lydig av, ss, 54.9 e Hering av, 27.4x115.9x25x104.7; Henry Clews. 725**  
**Lydig av, ns, 82.1 e Hering av, 27.4x104.7x25x93.5; Henry Clews. 650**  
**Lydig av, ss, 50 w Yates av, 50x100; C V Kaufmann. 2,000**  
**Lydig av, ss, 25 w Yates av, 25x100; L Levitzky. 950**  
**Lydig av, swc Yates av, 25x100; Patk Mone. 1,275**  
**Narragansett av, es, 150 n Lydig av, 125x100; also NARRAGANSETT AV, es, 100 n Lydig av, 50x100; H Gulbenken. 5,025**  
**Narragansett av, ws, 100 s Pelham Pkway S, 50x125; H Gulbenkam. 1,950**  
**Narragansett av, ws, 150 s Pelham Pkway S, 25x125; Isaac Lewis. 700**  
**Narragansett av, ws, 150 n Lydig av, 50x125; Johnathan Cartmer. 1,400**  
**Narragansett av, ws, 100 n Lydig av, 50x125; Jno J O'Brien. 1,550**  
**Neil av, nwc Tenbroeck av, 125x100; Benj Cohen. 3,700**  
**Neil av, swc Tenbroeck av, 25x100; Patk McLaughlin. 875**  
**Neil av, swc Hering av, 25x100; Chas M Berstein. 1,100**  
**Neil av, ns, 75 w Narragansett av, 50x90; also LYDIG AV, ss, 109.6 w Narragansett av, 27.4x98.4x25x87.2; Geo H Warren. 1,950**  
**Neil av, nec Tenbroeck av, 75x100; Theo C Camp. 2,750**  
**Neil av, nwc Wilson av, 58.3x162.2x61x94.10; D R Ritchey. 1,800**  
**Neil av, ns, 58.3 w Wilson av, 60x134.4x50x101.2; Andw McCormack. 1,300**  
**Neil av, ns, 118.3 w Wilson av, 30x150.11x25x134.4; C R Black. 700**  
**Neil av, ns, 148.3 w Wilson av, 60x159.2x50x125.11; H J Junemann. 1,400**  
**Neil av, ns, 75 e Van Hoesen av, 29.9x84.2x25x100; R Gutthelf. 675**  
**Neil av, nec Van Hoesen av, 75x100; Hyman Brandes. 2,400**  
**Neil av, ns, 50 e Hering av, 25x100; J O Tepper. 650**  
**Neil av, ns, 25 e Hering av, 25x100; Isidor Kartz. 775**  
**Neil av, nec Hering av, 25x100; Isidor Kartz. 1,075**  
**Neil av, nwc Hering av, 25x100; Andrew Rauch. 950**  
**Neil av, ns, 25 w Hering av, 50x100; Ira Merllis. 1,350**  
**Neil av, ns, 75 w Hering av, 25x100; Louis Crown. 625**  
**Neil av, ns, 75 e Yates av, 25x100; Louis Crown. 675**  
**Neil av, ns, 25 e Yates av, 50x100; Louis Crown. 1,350**  
**Neil av, nec Yates av, 25x100; Alex D Palma. 1,000**  
**Neil av, nwc Yates av, 25x100; Max Zaritsky. 1,075**  
**Neil av, ns, 25 w Yates av, 25x100; Duncan W Gillres. 850**  
**Neil av, ns, 50 w Yates av, 75x100; L W Alvons. 2,400**  
**Neil av, swc Yates av, 25x100; Felix M Rutkiewicz. 1,175**  
**Neil av, sec Yates av, 25x100; Wm Roberson. 1,075**  
**Neil av, ss, 25 e Yates av, 25x100; Wm Roberson. 850**  
**Neil av, ss, 50 e Yates av, 50x100; Beni Cohen. 1,500**  
**Neil av, ss, 100 w Yates av, 25x100; Minnie Gross. 725**  
**Neil av, ss, 75 w Yates av, 25x100; Minnie Gross. 675**  
**Neil av, ss, 50 w Yates av, 25x100; Nerva Levitzky. 650**

**Neil av, ss, 25 w Yates av, 25x100; Arthur P Sturgis for client. 775**  
**Neil av, ss, 50 e Hering av, 25x100; Leo Ornstein. 700**  
**Neil av, ss, 75 e Hering av, 25x100; Louis Merz. 625**  
**Neil av, ss, 25 w Hering av, 75x100; Benj Cohen. 2,300**  
**Neil av, sec Hering, 50x100; Thos B Kelly. 1,800**  
**Neil av, ss, 75 w Tenbroeck av, 25x100; Louis Merz. 625**  
**Neil av, ss, 50 w Tenbroeck av, 25x100; Dave Schanben. 625**  
**Neil av, ss, 25 w Tenbroeck av, 25x100; David Cohn. 675**  
**Neil av, sec Tenbroeck av, 25x120.3x26.4x111.10; W Borcham. 900**  
**Neil av, ss, 25 e Tenbroeck av, 75x111.10x77.10x91.2; Edw Janikula. 1,775**  
**Neil av, ss, 50 w Narragansett av, 50x91.2x52.7x74.10; C F Donovan. 1,050**  
**Neil av, ss, 25 w Narragansett av, 25x74.10x26.4x66.4; Edw M Michelbacher. 400**  
**Narragansett av, sec Neil av, 38.3x82.8x26.3x80; Barney Weiss. 725**  
**Neil av, swc Narragansett av, 25x66.4x26.5x57.11; Edw M Michelbacher. 700**  
**Pelham Pkway S, sec Narragansett av, 25x100; M Weiss. 2,100**  
**Pelham Pkway S, ss, 25 w Van Hoesen av, 25x100; Marshall Hollister. 1,600**  
**Pelham Pkway S, swc Van Hoesen av, 25x100; Jno J O'Brien. 2,575**  
**Pelham Pkway S, sec Van Hoesen av, 25x100; S G Katzen. 2,050**  
**Pelham Pkway S, ss, 25 e Van Hoesen av, 25x100; S G Katzen. 1,425**  
**Pelham Pkway S, ss, 50 e Van Hoesen av, 25x100; Zetta Block. 1,425**  
**Pelham Pkway S, ss, 75 e Van Hoesen av, 25x100; S G Katzen. 1,350**  
**Pelham Pkway S, ss, 100 e Van Hoesen av, runs s150xe50xn25xe50xn125xw100; Fannie Gladstone. 6,050**  
**Pelham Pkway S, ss, 75 w Wilson av, 25x125; D R Ritchey. 1,500**  
**Pelham Pkway S, ss, 50 w Wilson av, 25x100; D R Ritchey. 1,425**  
**Pelham Pkway S, swc Wilson av, 50x100x36.9x95.2; D R Ritchey. 2,900**  
**Pelham Pkway S, sec Wilson av, 50x75.9 to Neil av x67x119.8; Rosalie L Davies. 3,325**  
**Pelham Pkway S, swc Neil av, 17.6x75.9x69.4x45.2; Geo F Moody. 1,160**  
**Pelham Pkway S, ss, 50 e Yates av, 25x100; M F Oppenheimer. 1,700**  
**Pelham Pkway S, ss, 75 e Yates av, 75x100; W R Knobloch. 5,350**  
**Pelham Pkway S, swc Hering av, 50x100; F B Proctor. 4,600**  
**Pelham Pkway S, sec Williamsbridge rd, 68.6x141.11x40.3x130.2; Frank Josephs. 12,000**  
**Pelham Pkway S, ss, 68.6 e Williamsbridge rd, 25x130.2x25.9x124.1; Frank Josephs. 4,000**  
**Pelham Pkway S, ss, 93.6 e Williamsbridge rd, 25x124.1x25.9x118.1; Frank Josephs. 3,000**  
**Pelham Pkway S, ss, 118.6 e Williamsbridge rd, 25x118.1x25.8x112; Frank Josephs. 2,700**  
**Pelham Pkway S, ss, 143.6 e Williamsbridge rd, 25x112x25.9x106; Frank Josephs. 2,600**  
**Pelham Pkway S, ss, 168.6 e Williamsbridge rd, 25x106x25.9x100; Frank Josephs. 2,400**  
**Pelham Pkway S, ss, 50 w Yates av, 75x100; Frank Josephs. 6,600**  
**Pelham Pkway S, ss, 25 w Yates av, 25x100; Frank Josephs. 2,750**  
**Pelham Pkway S, swc Yates av, 25x100; Frank Josephs. 4,200**  
**Pelham Pkway S, sec Hering av, 25x100; Emil S Levi. 2,775**  
**Pelham Pkway S, ss, 25 e Hering av, 175x100; Emil S Levi. 11,500**  
**Pelham Pkway S, swc Tenbroeck av, 25x100; Emil S Levi. 2,450**  
**Pelham Pkway S, sec Tenbroeck av, 100x100; W P Todd. 6,950**  
**Pelham Pkway S, ss, 100 e Tenbroeck av, 25x100; Isidor Kartz. 1,700**  
**Pelham Pkway S, ss, 75 w Narragansett av, 50x100; H Gulbenkam. 3,250**  
**Pelham Pkway S, swc Narragansett av, 75x100; Jno A Kleinmann. 5,600**  
**Pelham Pkway S, sec Yates av, 25x100; Edgar H Farr. 3,000**  
**Pelham Pkway S, ss, 25 e Yates av, 25x100; Edgar H Farr. 1,825**  
**Pelham Pkway S, ss, 25 e Narragansett av, 25x100; H Gulbenkam. 1,475**  
**Pelham Pkway S, ss, 50 e Narragansett av, 25x100; Jno T Lomas. 1,475**  
**Pelham Pkway S, ss, 75 e Narragansett av, 25x100; Henry E Keller. 1,450**  
**Pelham Pkway S, ss, 50 w Van Hoesen av, 50x100; Harrette I Conroy. 2,800**  
**Tenbroeck av, ws, 150 s Pelham Pkway S, 25x112.6; Isidor Fruim. 775**  
**Tenbroeck av, es, 100 n Lydig av, 50x125; Harry Glickman. 1,500**  
**Tenbroeck av, es, 150 n Lydig av, 25x125; Jno J Cummins. 750**  
**Tenbroeck av, es, 150 s Pelham Pkway S, 50x125; Ph N Gladstone. 1,450**  
**Tenbroeck av, es, 125 s Pelham Pkway S, 25x125; Robt Tuck. 975**  
**Tenbroeck av, es, 100 s Pelham Pkway S, 25x125; F S Myers. 1,000**  
**Tenbroeck av, ws, 98.8 s Lydig av, 50x100; Emil V Vigourous. 1,300**  
**Tenbroeck av, ws, 100 s Neil av, runs s 40.4xsw82xs8.8xw21.7xn75 x e 100 to beg; Emile V Vigourous. 1,000**  
**Tenbroeck av, ws, 100 s Pelham Pkway S, 50x112.6; Geo Merz. 1,750**  
**Tenbroeck av, ws, 175 s Pelham Pkway S, 25x112.6; Jno Reilly. 750**  
**Tenbroeck av, ws, 125 n Lydig av, 50x112.6; Chas Hamburg. 1,450**  
**Tenbroeck av, ws, 100 n Lydig av, 25x112.6; Benj Goldstein. 700**  
**Van Hoesen av, es, 100 n Lydig av, 50x100; Edwin R Lockwood. 1,400**  
**Van Hoesen av, es, 150 n Lydig av, 25x100; Jno Curristline. 700**

**Van Hoesen av**, es, 175 n Lydig av, 25x100; Rubin Klinger, 750  
**Van Hoesen av**, es, 100 s Pelham Pkway S, 25x100; S G Katzen, 800  
**Van Hoesen av**, ws, 100 s Pesham Pkway S, 25x100; Ervin Pieper, 850  
**Van Hoesen av**, ws, 100 s Pelham Pkway S, 50x100; Annie Duysont, 1,350  
**Van Hoesen av**, ws, 175 s Pelham Pkway S, 25x100; Wm Kovnat, 675  
**Van Hoesen av**, ws, 125 n Lydig av, 50x100; Jos Terrizze, 1,300  
**Van Hoesen av**, ws, 100 n Lydig av, 25x100; Evan S Young, 675  
**Van Hoesen av**, swc Neil av, 7.9x122.4x26.3x126.6; Wm E Lagan, 725  
**Williamsbridge rd**, nec Lydig av, 37.9x86.1x22.6x93.4; F E Wright, 2,000  
**Williamsbridge rd**, es, 217.10 s Pelham Pkway S, 150.3x126.8x151.6x156.3; Fanny Gladstone, 10,250  
**Williamsbridge rd**, es, 167.9 s Pelham Pkway S, 50x156.3x50.4x164.8; Geo D Hencken, 3,600  
**Williamsbridge rd**, es, 142.8 s Pelham Pkway S, 25x164.8x25.2x168.11; Jos E Marx, 2,325  
**Williamsbridge rd**, es, 200 s Neil av, 50x117.8x50x118.4; J Silverman, 1,759  
**Williamsbridge rd**, nec Neil av, 25.1x95.5x25x94.9; Jno R Reilly, 1,450  
**Williamsbridge rd**, sec Neil av, 50x95.4x50x95.11; Geo W Stokes, 2,250  
**Williamsbridge rd**, es, 50 s Neil av, 50x94.8x50x95.4; Evan S Young, 1,750  
**Williamsbridge rd**, es, 100 s Neil av, 50x119.1x50x119.8; Chas M Berstein, 1,700  
**Williamsbridge rd**, es, 150 s Neil av, 50x118.4x50x119.1; Fanny Gladstone, 1,750  
**Williamsbridge rd**, es, 250 s Neil av, 25x117.4x25x117.8; Henry J Latham, 900  
**Williamsbridge rd**, es, 275 s Neil av, 150x116.5x117.4; A K Butler, 5,250  
**Williamsbridge rd**, es, 425 s Neil av, 50x116.10x50x116.5; Evan S Young, 1,800  
**Williamsbridge rd**, es, 475 s Neil av, 39.1x117.2x34.9x116.10; B F Porter, 1,275  
**Williamsbridge rd**, es, 113 n Lydig av, 25.1x118.4x25.9x126.8; F E Wright, 1,200  
**Williamsbridge rd**, es, 37.9 n Lydig av, 75.4x93.4x77.1x118.4; F E Wright, 3,600  
**Williamsbridge rd**, es, 25 n Neil av, 25x94.9x25x94.2; A B Jekyll, 1,200  
**Williamsbridge rd**, es, 50 n Neil av, 50x94.2x50x93.4; Geo W Stokes, 1,700  
**Williamsbridge rd**, es, 100 n Neil av, 25x118.4x25x118; Geo W Stokes, 1,025  
**Williamsbridge rd**, es, 125 n Neil av, 100x118x100x115.7; Emil Fleischl & Son, 4,000  
**Williamsbridge rd**, sec Lydig av, 25.1x97.2x25x94.11; Louis Lewis, 1,650  
**Williamsbridge rd**, es, 225 n Neil av, 25.1x115.7x25x113.4; Pompeo Pante, 1,025  
**Williamsbridge rd**, es, 149.8 s Lydig av, 50.2x113.4x50x108.9; Jos A Hoegger, 2,300  
**Williamsbridge rd**, es, 124.6 s Lydig av, 25.1x108.9x25x106.5; Michael F Powers, 1,100  
**Williamsbridge rd**, es, 99.5 s Lydig av, 25.1x106.5x25x104.1; Jonathan Cartnel, 1,025  
**Williamsbridge rd**, es, 25.11 s Lydig av, 75.4x104.1x75x97.2; Louis Lewis, 3,300  
**Yates av**, es, 100 n Neil av 50x100; David Blum, 1,300  
**Yates av**, ws, 100 s Lydig av, 25x100; Harry Duvak, 800  
**Yates av**, ws, 225 s Neil av, 50x100; Martin Wetzel, 1,050  
**Yates av**, ws, 275 s Neil av, 50x100; Louis Wahl, 1,050  
**Yates av**, ws, 200 s Neil av, 25x100; R A Auhero, 525  
**Yates av**, es, 475 s Neil av, 28.9x100.1x24.11x100; Max Zaritzky, 900  
**Yates av**, ws, 275 s Pelham Pkway S, 50x103.1x50.2x100; W P Todd, 1,650  
**Yates av**, ws, 100 s Pelham Pkway S, 25x125x25.2x121.11; Jasper H Field, 1,500  
**Yates av**, ws, 125 s Pelham Pkway S, 100x121.11x100.7x109.4; M J Ryan, 4,000  
**Yates av**, ws, 225 s Pelham Pkway S, 50x109.4x50.3x103.1; Danl J Harrington, 1,800  
**Yates av**, es, 100 n Lydig av, 25x100; Henry Poeltner, 800  
**Yates av**, es, 125 n Lydig av, 50x100; S Meryash, 1,550  
**Yates av**, es, 175 s Pelham Pkway S, 25x100; Fanny Gladstone, 775  
**Yates av**, es, 150 s Pelham Pkway S, 25x100; J La Mendola, 875  
**Yates av**, es, 100 s Pelham Pkway S, 50x100; H Gulbenbam, 1,775  
**Yates av**, es, 150 n Neil av, 50x100; E R Henderson, 1,200  
**Yates av**, es, 200 n Neil av, 25x100; Max Schleissner, 575  
**Yates av**, es, 225 n Neil av, 25x100; Susan M N Terrizzi, 575  
**Yates av**, es, 150 s Lydig av, 50x100; L I Holtzoff, 1,250  
**Yates av**, es, 125 s Lydig av, 25x100; Louis Bodder, 700  
**Yates av**, ws, 125 s Lydig av, 100x100; Robt Ingram, 2,800  
**Yates av**, ws, 225 s Lydig av, 125x100; Emil Fleischl & Son, 4,000  
**Yates av**, ws, 475 s Neil av, 30.11x100x34.9x100; Michael J McCormack, 650  
**Yates av**, ws, 425 s Neil av, 50x100; Michael J McCormack, 1,050  
**Yates av**, ws, 325 s Neil av, 100x100; W R Knobloch, 2,100  
**Yates av**, ws, 225 s Neil av, 50x100; Martin Wetzel, 1,050  
**Yates av**, ws, 150 s Neil av, 50x100; Isaac Antler, 1,050  
**Yates av**, ws, 100 s Neil av, 50x100; Jas Dillon, 1,050  
**Yates av**, es, 100 s Neil av, 50x100; S L Pinner, 1,300  
**Yates av**, es, 150 s Neil av, 50x100; Pompeo Pante, 1,250  
**Yates av**, es, 200 s Neil av, 50x100; Martin Wetzel, 1,250  
**Yates av**, es, 250 s Neil av, 25x100; Saml Weber, 600  
**Yates av**, es, 275 s Neil av, 50x100; Jno Haut, 1,000  
**Yates av**, es, 325 s Neil av, 50x100; Cord Havecker, 1,000

**Yates av**, es, 375 s Neil av, 50x100; Jos Perina, 1,100  
**Yates av**, es, 425 s Neil av, 50x100; Manasa Greenberg, 1,150

JOSEPH P. DAY.  
**Arthur av**, 2375-7 (\*), ws, 164.8 s 187th, 50x124, 1-sty bk theatre & 2-sty fr dwg & str; due, \$13,962.26; T&c, \$218.97; Jno Bussing Jr et al, 8,000  
**Sedgwick av**, es, 289.7 n 183d, 40.11x120.9x40.8x126.3, 3-sty fr dwg; due, \$4,436; T&c, \$1,120.61; sub to 1st mtg \$11,500; Chas F Uhl, 13,250

BRYAN L. KENNELLY.  
**170TH st E**, see College av, see Teller av, sec 170.  
**College av**, es, 100 s 171st, see Teller av, sec 170.  
**College av**, es, 25 n 171st, see Teller av, sec 170.  
**Teller av** (\*), sec 170th, 104.10x29.7x111.6x18.11; also COLLEGE AV, es, 25 n 171st, 25x100; also COLLEGE AV, es, 100 s 171st, 25x125, vacant; due, \$4,429.48; T&c, \$730.45; Blanche Wesselman, 1,800

CHAS. A. BERRIAN.  
**Coster st**, 646 (\*), es, 300 s Spofford av, 20x100, 2-sty bk dwg; due, \$6,561.81; T&c, \$287.67; Otto F Struse et al, exrs, 4,500  
**Home st**, nec Hoe av, see Hoe av, 1200.  
**Home st**, 975 (\*), ns, 40.3 e Hoe av, 45.4x99.6x45x104.8; due \$2,768.93; T&c, \$485; Margt Knox, 36,500  
**Hoe av**, 1200-2 (\*), nec Home, 109.3x40x104.8x40.3, 5-sty bk tnt; due, \$4,360.74; T &c, \$540; Margt Knox, 40,500

GEORGE PRICE.  
**Coster st**, 648 (\*), es, 280 s Spofford av, 20x100, 2-sty & bk dwg; due, \$6,560.30; T &c, \$287.67; Grace Porter & ano, 4,500  
**Southern Blvd**, 1501-3 (\*), ws, 375 n Jennings, 37.6x100, 5-sty bk tnt & str; due, \$5,258.55; T&c, \$290; Anna M Jones, 35,150

M. MORGENTHAU JR. CO.  
**175TH st**, 486 E (\*), ss, 66.1 e Washington av, 18.8x103.10x18.8x103.9, 2-sty fr dwg; due, \$5,012.24; T&c, \$166.03; American Savgs Bank, 6,012

HENRY BRADY.  
**176TH st**, 507 on map 509 E (\*), ns, 97.6 w 3 av, 20x72, 2-sty fr dwg; due, \$1,812.21; T&c, \$45,936; Fredk Tanson, 3,050

SAMUEL GOLDSTICKER.  
**Belmont av**, 2451, nwc 188th, 45x87.5, vacant; due, \$4,121.79; T&c, \$604.68; G Carozza, 5,150

Total	\$569,460
Corresponding week 1913	728,713
Jan. 1, 1913, to date	3,011,166
Corresponding period 1913	3,580,526

Brooklyn.  
*The following are the sales that have taken place during the week ending June 3, 1914, at the Brooklyn Sales-rooms, 189 Montague Street:*

WILLIAM H. SMITH.  
**CRESCENT ST** (\*), ws, 246.8 n Fulton, 20x105; Gustav A Freitsche, 750.00  
**SMITH ST**, es, 80 s Huntington, 20x75; Ellen O'Conner, 2,450.00  
**STERLING PL**, ns, 100 w Saratoga av, 175x110.1; adj June 16, 2,450.00  
**59TH ST**, ns, 200 w 6 av, 20x100.2; withdrawn  
**AV U**, ns, 40 e E 4th, 20x100; withdrawn  
**BLAKE AV**, swc Stone av, 50x100; Jas J Long, 11,750.00  
**FORT HAMILTON PKWAY**, ss, 250 e Chester av, 50x201.10 to Minna x50x201.10; also LOTS 86 & 103 map of lands of heirs of Geo Martense, Town of Flatbush; David Druss, 6,300.00  
**FOSTER AV**, nwc E 25th, 82.6x43.9; Friederike Rehder, 31,250.00  
**MILLER AV**, ws, 109.5 n Atlantic av, 50x100; Morris Ladin, 7,500.00  
**MYRTLE AV** (\*), ns, 150 w Sumner av, 41.6x100; Freda W Fraenkel, 8,500.00  
**THATFORD AV** (\*), ws, 50 s Belmont av, 25x100; Minnie Hoffmann, 7,500.00  
**TILDEN AV** (\*), ss, 450 w Lott, 50x150; Christina Roeder, 5,350.00  
**5TH AV**, sec 72d, 20.7x104.6; withdrawn  
**13TH AV** (\*), ws, 55 n 37th, 51x80; Michl Harrigan, 6,200.00

WILLIAM P. RAE.  
**CONOVER ST**, sws, 84 s Walcott, 16x100; withdrawn  
**BAY 19TH ST** (\*), nws, 1791 sw Bath av, 18.1x70.3; Lawyers Title Ins & Trust Co, 3,000.00  
**ATLANTIC AV**, ns, 267.2 e Troy av, 16.8x99; People of the State of N Y., 5,000.00  
**ATLANTIC AV** (\*), ns, 267.11 e Schenectady av, 26.9x99.1; Wm M Allison, 2,550.00  
**CARLTON AV**, es, 527.3 s Park av, 25x100; People of the State of N Y., 2,000.00  
**ROGERS AV**, ws, 101 n St Johns pl, 26.9x100; Jas J Cozine, 5,750.00  
**5TH AV**, es, 82.8 s 74th, 20.8x87.2; Jno E Sullivan, def., 11,830.00

NATHANIEL SHUTER.  
**CLEVELAND ST** (\*), ws, 205 n Stanley av, 40x100; Kathryn L Alvenus, 25.00  
**N ELLIOTT PL**, ws, 183.5 n Myrtle av, 20x100; E A Driscoll, 4,900.00  
**FULTON ST** (\*), ss, 20 e New York av, 60x80; Geo Sleicher, 22,500.00  
**SKIDMORE'S LA** (\*), nws, intersec nes main rd leading to Canaris Landing, runs nw60.9xne119.10xse60.9xsw119.10 to beg; Nicholas F Tietjen, 3,000.00  
**SKILLMAN ST** (\*), es, 148.11 s Park av, 16.8x100; David Lippmann, 2,000.00  
**38TH ST** (\*), nes, 38.10 se New Utrecht av, 20x30; Wm Dunker et al., 2,500.00  
**6TH AV** (\*), es, 32.8 s 53d, 45x100; Aetna Accident & Liability Co., 25,500.00

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*Auction Sales, Brooklyn—Continued.*

LOTS 767-8, map of 1,197 lots situated in Town of Flatbush & New Utrecht, Kings Co, belonging to Wm Ziegler; Urban Securities Co ..... 2,000.00  
 CHAS. SHONGOOD.  
 E 26TH ST, es, 110 n Av D, 20x100; A B Roberts ..... 4,500.00  
 JAMES L. BRUMLEY.  
 FULTON ST (\*), ns, 23.9 w Warwick, 20x91.3; Franziska Haer ..... 7,250.00  
 HERKIMER ST (\*), ss, 23 w Havens pl, 69x144x irreg; also SNEDIKER AV, es, 200 n Liberty av, 150x100; also FOSTER AV, wc E 93, 303.6x100; Herbert C Smith ..... 156,750.00  
 MINNA ST (\*), ss, 300 w Chester av, 100x100; Elliott J Creighton ..... 2,500.00  
 4TH ST, 478, sws, 337.10 se 7 av, 33.4 x100; also 4TH ST, 482, sws, 371.2 se 7 av, 33.4x100; Hanover Mtg Co ..... 51,400.00  
 41ST ST, sws, 62.11 se 11 av, 20x80.2; Ramon G Cadiz, def ..... 4,125.00  
 RUGBY RD, 80 (\*), swc Church av, 71.8 x100x37.1x105.9; Jesse Watson ..... 12,000.00  
 CHAUNCEY REAL ESTATE CO.  
 LOT 518, sectional map 4, Village of Fort Hamilton; also 85TH ST, nes, 100 se 22 av, 60x100; also 86TH ST, sws, intersec nws Bay 41st, 58x100; also BAY 41ST ST, nws, 100 sw 86th, 100x96.8; also BAY 41ST ST, nws, 200 sw 86th, 96.8x80; Fredk H Graham ..... 14,100.00

ISAAC MARSHALL.  
 ATLANTIC AV, ss, 150 w Saratoga av, 100x100; Ida Hanbler ..... 48,600.00  
 Total ..... \$481,330.00  
 Corresponding week 1913 ..... 263,391

**VOLUNTARY AUCTION SALES.**

**Manhattan.**

JUNE 10.  
 BRYAN L. KENNELLY.  
 165TH ST, 471 W, ns, 200 e Ams av, 25x69.7x 25.3x73.3, 3-sty fr dwg.  
**Brooklyn.**  
 BRYAN L. KENNELLY.  
 JUNE 6.  
 600 LOTS on 44 st, New Utrecht av, Ft Hamilton pkway, 8 9 & 10 avs & 41, 43, 44, 45, 46 & 47 sts at 1 p m on premises.

**ADVERTISED LEGAL SALES.**

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

**Manhattan.**

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

JUNE 6.  
 No Legal Sales advertised for this day.  
**JUNE 8.**  
 LEWIS ST, 102, es, 75 n Stanton, 21x100, 6-sty bk loft & str bldg & 6-sty bk rear loft bldg; J Frederic Kernochan—Fannie Rosenblum et al; Henry F Miller (A), 44 Pine; Isaac S Heller (R); due, \$19,139.49; T&c, \$763.08; mtg recorded Feb29/04; Joseph P Day.  
 LISPERARD ST, 13-15, ns, 125.11 e West Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; Geo E Chisholm et al exrs—Henry W Ellison et al; Middleton S Borland (A), 46 Cedar; Earl W Webb (R); due, \$41,290.25; T&c, \$1,838.50; Joseph P Day.  
 96TH ST, 524 W, ss, 266.8 w West End av, 41.8 x100.8, 6-sty bk tnt; Dora Schiffer—Sause Realty Co et al; Wolf & Kohn (A), 203 Bway; Jos N Tuttle (R); due, \$39,912.38; T&c, \$1,425; Joseph P Day.  
 135TH ST, 209 W, ns, 175 w 7 av, 25x99.11, 5-sty bk tnt; Equitable Life Assur Soc of the U S—New York Real Estate Security Co et al; Action 1; Alexander & Green (A), 165 Bway; Sheridan S Norton (R); due, \$19,199.13; T&c, \$231.75; J H Mayers.  
 135TH ST, 211 W, ns, 200 w 7 av, 25x99.11, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$19,203.25; T&c, \$249.57; J H Mayers.  
 135TH ST, 213 W, ns, 225 w 7 av, 25x99.11, 5-sty bk tnt; same—same; Action 3; same (A); same (R); due, \$19,201.08; T&c, \$249.57; J H Mayers.  
**JUNE 9.**  
 AMSTERDAM AV, 1930, ws, 50 s 156th, 25x100, 3-sty bk tnt & str & 1-sty ext; Metropolitan Savgs Bank—Margt R Mulvany et al; A S & W Hutchins (A), 84 William; Jas G Wallace, Jr (R); due, \$14,429.47; T&c, \$741.99; mtg recorded Apr21/13; Joseph P Day.  
 28TH ST, 162 W, see 7 av, 311-15.  
 34TH ST, 158 E, ss, 132.10 w 3 av, 23.8x98.9x 9.11x99.7, 4-sty stn tnt & str; Ludin Realty Co—Jas Corkrey et al; Deyo & Bauerdorf (A), 111 Broadway; Nathan Burkan (R); due, \$6,065.30; T&c, \$1,081.60; mtg recorded Dec12/11; Joseph P Day.  
 37TH ST, 162 East, ss, 80 w 3 av, 20x69.3, 4-sty & b stn dwg; Guaranty Trust Co of N Y—Nannie J Faulkner et al; Gillespie & O'Connor (A), 20 Vesey; Melvin H Dalberg (R); due, \$21,426.99; T&c, \$397.27; Joseph P Day.  
 134TH ST, 45 E, ns, 340 w Park av, 25x99.11, 5-sty bk tnt; Chas T Dotter—Sarah McCormick et al; Davison & Underhill (A), 50 Court; Jos E Davidson (R); due, \$15,423.33; T&c, \$960; mtg recorded Feb4/95; Samuel Marx.  
 158TH ST, 644 W, ss, 768.10 w Broadway, 18.8x 100, 3-sty & b bk dwg; Edw C Osborn—Huntington W Merchant et al; Thompson, Freedman & Cooke (A), 2 Wall; Roger Sherman (R); due, \$3,043.65; T&c, \$394.45; sub to pr mtg \$10,000; Herbert A Sherman.  
 180TH ST, 502 W, ss, 100 w Ams av, 37.6x100, 5-sty bk tnt; Margt S Brandreth et al, exrs & trstes—Hayman Wallach et al; Action 1; Granville Whittlesey (A), 25 Broad; Maurice S Cohen (R); due, \$31,544.70; T&c, \$1,611.80; L J Phillips & Co.  
 180TH ST, 504-6 W, ss, 137.6 w Ams av, 37.6x 100, 5-sty, bk tnt; same—same; Action 2; same (A); same (R); due, \$35,536.34; T&c, \$1,611.80; Bryan L Kennelly.  
 7TH AV, 311-5, sec 28th (No 162), 78.1x56.11x 78.2x57.7, 3-5-sty stn tnts & str; Max M Warburg—Twenty-Eighth St & Seventh Av Realty Co et al; Stroock & Stroock (A), 30 Broad; Chas S Peitratrch (R); due, \$105,792.06; T&c, \$2,626.86; Bryan L Kennelly.  
**JUNE 10.**  
 13TH ST, 325 W, ns, 325 w 8 av, 25x103.1, 4-sty bk tnt & 2-sty bk rear stable; Chas W Van Pelt—Gertrude Mundy et al; Waldo & Ball (A), 290 Bway; Chas J Leslie (R); partition; Joseph P Day.  
 34TH ST, 508 W, ss, 125 w 10 av, 20x98.9, 4-sty bk tnt; Chas J Toner—Thos F Toner et al; Peter Eagan (A), 309 Bway; Percival H Gregory (R); partition; Joseph P Day.  
 63D ST, 147 W, ns, 367.3 e Ams av, 18.6x 100.5, 4-sty & b bk dwg; Amy A C Montague—Patk J Cosgrove et al; Gilbert H Montague (A), 40 Wall; Lawrence S Greenbaum (R); due, \$2,624.87; T&c, \$290.55; sub to pr mtg \$14,500; L J Phillips & Co.  
**JUNE 11.**  
 37TH ST, 15 W, ns, 320 w 5 av, 25x98.9, 4-sty & b stn dwg; City Real Estate Co—Dundonald Estates Co et al; Harold Swain (A), 176 Bway; Arthur M Levy (R); due, \$11,353.05; T&c, \$3,925.37; J H Mayers.  
 71ST ST, 432-4 East, ss, 100 w Av A, 50x145.4, 7-sty bk loft bldg; East River Savgs Inst—Travelers Realty Corp et al; Omri F Hibbard (A), 74 Bway; Jno H Rogan (R); due, \$42,359.56; T&c, \$1,400; Henry Brady.  
 118TH ST, 306 W, ss, 125 w 8 av, 25x100.11, 5-sty bk tnt & str; Anna A Gillies—T R Smith Realty & Constn Co et al; L & A Uznike (A), 290 Bway; Fredk R Rich (R); due, \$23,193.84; T&c, \$1,170; Joseph P Day.  
 129TH ST, 247 W, ns, 462.6 w 7 av, 18.9x99.11, 3-sty & b bk dwg; Bowery Savgs Bank—Peter A French et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Wm T Quinn (R); due, \$7,722.02; T&c, \$519.80; Henry Brady.  
**JUNE 12.**  
 34TH ST, 238 E, ss, 152 w 2 av, 18.3x98.9, 3-sty & b bk dwg; Lawyers Mtg Co—Jno T Watson et al; Cary & Carroll (A), 59 Wall; Jos D Kelly (R); due, \$13,529.32; T&c, \$320.32; mtg recorded Jan14/11; Henry Brady.  
 55TH ST, 234-6 E, ss, 200 w 2 av, 50x100.5, 2-5-sty bk tnts & str; Jas A Trowbridge—Jos Doelger et al; Thos H Baskerville (A), 46 Cedar; Manton M Wyvell (R); due, \$4,392.66; T&c, \$2,153.01; sub to 1st mtg \$30,000; Joseph P Day.  
**JUNE 13.**  
 No Legal Sales advertised for this day.  
**JUNE 15.**  
 60TH ST, 243 E, ns, 115 w 2 av, 20x100.5, 3-sty & b stn dwg; Dry Dock Savgs Inst—Kath G Fanell et al; Frank M Tichenor (A), 38 Park Row; Wm Allen (R); due, \$14,374.33; T&c, \$452.77; Samuel Marx.  
**Bronx.**  
 The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.  
**JUNE 6 & 8.**  
 No Legal Sales advertised for these days.  
**JUNE 9.**  
 WHITTIER ST, ws, 160 n Garrison av, 50x 128.4x51.2x117.6, vacant; G DeWitt Clocke—Emma R Tompkins et al; Klock, Koch & Reidy (A), 391 E 140th; Chas P Hallock (R); due, \$2,065.31; T&c, \$200; Chas A Berlian.  
 238TH ST, 238 E, ss, 380 e Kepler av, 20x100, 2-sty fr dwg; Mary H Weight—Otto P Schroeder et al; Williamson & Bell (A), 364 Alex av; Chas E Moore (R); due, \$3,925.99; T&c, \$136.26; James L Wells.  
 240TH ST E, sec Martha av, 75x100, vacant; Henry Uebelhor—Otto P Schroeder et al; Williamson & Bell (A), 364 Alex av; Chas E Moore (R); due, \$3,910.48; T&c, \$145.53; James L Wells.  
 LONGFELLOW AV, 1255, es, 90.4 s Freeman, 41.4x109.5, 5-sty bk tnt; Levi S Tenney et al trstes—Rosanna Rosenfeld et al; Levi S Tenney (A), 26 Liberty; Earnest R Eckley (R); due, \$33,865.08; T&c, \$1,372.65; Joseph P Day.  
 MARTHA AV, sec 240th, see 240th E, sec Martha av.  
 TIEBOUT AV, ws, abt 100 n 187th, see Valentine av, 2438-42.  
 VALENTINE AV, 2438-42, es, 100 n 187th, runs e135xnl.11x100 to Tiebout av, nx100.1 xw235xsl101.11 to beg, 2-2-sty fr dwgs & vacant; Mortimer Smith—Marie J C Carey et al; Salter & Steinkamp (A), 140 Nassau; Wm T Quinn (R); due, \$16,425.42; T&c, \$880.20; mtg recorded Jan4/13; Henry Brady.  
 VILLA AV, 3164, es, 391 n 204th, 18x100, 2-sty fr dwg; Geo F Dobson, trste—Jesse F Thorn et al; Noble S Nelson (A), 658 Norstrand av, Bklyn; Edgar M Troutfelt (R); due, \$1,732.33; T&c, \$137.06; M Morgenthau Jr Co.  
**JUNE 10.**  
 ARTHUR AV, 2361-3, see Arthur av, 2375-7.  
 ARTHUR AV, 2375-7, ws, 164.7 s 187th, 50x 115.11x50x115.5, 2-sty fr dwg & str & 1-sty bk theatre; also ARTHUR AV, 2361-3, ws, 264.7 s 187th, 50x116.11x50x116.5, 5-sty bk tnt & str; Smada Realty Co—Jos Tesoro et al; Oliver E Davis (A), 3210 3 av; Harold H Straus (R); due, \$4,740.51; T&c, \$683.97; sub to two mtgs aggregating \$37,639.17; Joseph P Day.  
**JUNE 11.**  
 BOSTON RD, nws, 162.10 n Bryant av, see Bryant av, 1918.  
 BOSTON RD, 1923, see Bryant av, 1918.  
 BRIGGS AV, or 213TH ST E, ns, 200 w Tilden av, 100x100; Harriet A Worster—Liborio Battaglia et al; Earle & Russell (A), 165 Bway; T Ashley Atkins (R); due, \$2,663.59; T&c, \$201.99; Joseph P Day.  
 BRYANT AV, 1918, nec Boston rd (No 1923), 79.3x87.2x124.10, vacant; also BOSTON RD, ws, 162.10 n Bryant av, 31.2x21x22, gore, vacant; Saml Keeler—Jno Bogart et al; Saml Keeler (A), 132 Nassau; Howard Humiston (R); due, \$1,181.94; T&c, \$1,559.50; sub to pr mtg \$4,000; Joseph P Day.  
**JUNE 12 & 13.**  
 No Legal Sales advertised for these days.  
**JUNE 15.**  
 170TH ST, 392 E, ss, 47.9 w Clay av, 20.2x 63.3x16.8x74.4, 2 & 3-sty fr dwg; Eliz A Reid extr—Tremont Iron Works et al; Thos F Doyle (A), 156 Bway; Jas C Brady (R); due, \$5,174.68; T&c, \$950; Bryan L Kennelly.  
 MAPES AV, 2157-9, ws, 78.6 s 182d, 60.10x 145.3x75.11x146.1, 2-5-sty bk tnts; Prospect Investing Co—Jno Voilante Realty Co et al; Stephen W Collins (A), 63 Wall; Geo P Breckenridge (R); due, \$8,134.26; T&c, \$535.42; sub to two 1st mtgs aggregating \$47,500; Herbert A Sherman.  
**Brooklyn.**  
 The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.  
**JUNE 6.**  
 No Legal Sales advertised for this day.  
**JUNE 8.**  
 CONEY ISLAND AV, ws, 397.1 s Foster av, 30x90; Henry Timm et al—Antonie Grundler et al; Carl S Heidenreich (A), 2772 Fulton; Bernhard Bloch (R); Nathaniel Shuter.  
 5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Alb B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Phillipar (R); Jere Johnson Jr Co.

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**JUNE 9.**

JEFFERSON ST, nws, 285 ne Bway, 44x100; Orion H Cheney—Saul Koppman et al; Louis Goldstein (A), 26 Court; Clark A Wick (R); Wm P Rae.

47TH ST, ns, 280 e 5 av, 20x100.2; Sigmund Levine—Jno E Sullivan Co et al; Action 1; Reuben Stone (A), 44 Court; Sidney H Weinberg (R); Nathaniel Shuter.

47TH ST, ns, 300 e 5 av, 20x100.2; same—same; Action 2; same (A); Fredk S Lyke (R); Nathaniel Shuter.

47TH ST, ns, 360 e 5 av, 20x100.2; same—same; Action 3; same (A); Chas J Masone (R); Nathaniel Shuter.

72D ST, sws, 143.10 nw 6 av, 20x100; Bank for Savgs in the City of N Y—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Walter M Effross (R); Chas Shongood.

ATLANTIC AV, ns, 80 w Pleasant pl, 17x98.7; Johanna K E Ahlers—Antonio Ciervo et al; Albt Tameling (A), 215 Montague; Gaspar J Liota (R); Wm H Smith.

GREENE AV, nwc Sumner av, 20x80; Jno Nolty—Jno F Graham et al; Henry A Ingraham (A), 189 Montague; Louis N Jaffe (R); Wm P Rae.

5TH AV, es, 44.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

5TH AV, es, 68.7 n 73d, 24x115.9; Fredk Bischoff et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscovitz (R); Chas Shongood.

5TH AV, es, 89.2 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongood.

5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Molly et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

12TH AV, sec 36th, 136.10x98.10; Robt O Lindsay—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Abner C Surpluss (R); Wm H Smith.

**JUNE 10.**

JACKSON ST, ws, 25.4 s Hudson av, 25.4x84; also CONCORD ST, ss, 101.4 e Hudson av, 25.4x75; Everett H Moe—Ida M Baker et al; Harrison C Glore (A), 391 Fulton; Fred M Mathews (R); Wm H Smith.

REGENT PL, ns, 83.2 e E 21st, 20.9x100.1; Williamsburgh Savgs Bank—Nathan Levy et al; S M & D E Meeker (A), 217 Havemeyer; Baruch Miller (R); Wm H Smith.

BAY 11TH ST, ws, 332.7 ne Cropsey av, 20x96.8; Jno R Sparrow—Lena Fishgal et al; Culhane & Krouse (A), 60 Wall, Manhattan; David Hirshfield (R); Wm H Smith.

61ST ST, ns, 144 w 19 av, 18x100; also 61ST ST, ns, 343.10 e 18 av, 18x100; Chas A Rippman—Brill Constn Co et al; Clarence F Corner (A), 375 Pearl; Gilbert H Rhoades (R); Wm H Smith.

63D ST, nec 5 av, 100x40; David Adler—Ludwig F Brauns et al; Howard O Patterson (A), 215 Montague; J Dwight Rogers (R); Wm H Smith.

71ST ST, nes, 144.1 se 18 av, 18.6x100; also 71ST ST, nes, 125.7 se 18 av, 18.6x100; Kath Fischer—Jacob Kaiser Improvement Co et al; Davison & Underhill (A), 26 Court; J Hunter Lack (R); Wm H Smith.

72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of Presbyterian Church in the U S of Am—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.

77TH ST, sws, 400 nw 21 av, 166.3x100; Eliz A W Woolston—Sol Mintz et al; Suffern Humphreys & Orr (A), 215 Montague; Henry B Ketcham (R); Wm H Smith.

81ST ST, ns, 80 e 5 av, 225.7x100; Long Island Safe Deposit Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; A W Burlingame (R); Wm P Rae.

FORT HAMILTON AV, nws, 40.10 ne 60th, 20.3 x70; Wm Forger—Israel J Rosenstein et al; Action 1; McGuire, Horner & Smith (A), 16 Exchange pl, Manhattan; Jas T Williamson (R); Wm H Smith.

FORT HAMILTON AV, nws, 61.2 ne 60th, 20.3 x70; same—same; Action 2; Fred M Ahern (R); Wm H Smith.

FORT HAMILTON AV, nws, 81.5 ne 60th, 20.4 x70; same—same; Action 3; Manasseh Miller (R); Wm H Smith.

FORT HAMILTON AV, nws, 101.9 ne 60th, 20x70; same—same; Action 4; Jas A Blanchfrid (R); Wm H Smith.

FORT HAMILTON AV, nws, 121.9 ne 60th, 20x70; same—same; Action 5; same (A); Edw H Maddox (R); Wm H Smith.

FORT HAMILTON AV, nws, 141.9 ne 60th, 20x70; same—same; Action 6; same (A); Geo C Buechner (R); Wm H Smith.

GRAND AV, ws, 250 n Putnam av, 25x100; also GRAND AV, ws, 275 n Putnam av, 20x100; Grace L Bruun—Lincoln Bruun et al; Shaffer, Howell & Hinds (A), 115 Bway, Manhattan; Meier Sreinbrink (R); Wm H Smith.

MORGAN AV, ws, 120 n Nassau, 20x100; also GRAND ST, swc Leonard, 20x100; Executors Sale of Estate of Philip Smith et al; C & T Perry (A), 845 Manhattan av; Wm P Rae.

5TH AV, es, 20.7 n 73d, 24x104.4; Wm H Greene—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno M Zurn (R); Wm H Smith.

5TH AV, es, 44.7 n 73d, 24x110.1; Isaac W Heidelberg—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Wallace R Foster (R); Wm P Rae.

**JUNE 11.**

W 8TH ST, es, 440 n Av R, 20x82.6; Louis Bosch—Chas W Sass et al; Bacher & Klein (A), 955 Bway; Chas H Haubert (R); Nathaniel Shuter.

20TH ST, ss, 250 w 6 av, 25x100; Jeanette Gardam—Francesca Fraumeni et al; Stanton & Hopkins (A), 31 Nassau, Manhattan; Edw L Frost (R); Wm H Smith.

73D ST, nec 5 av, 93.10x20; American Surety Co of N Y—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Harry S Lucia (R); Chas Shongood.

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# BUILDING MANAGEMENT

## REINFORCED CONCRETE FOR HEAVY LOFTS

By J. P. H. PERRY, Manager Contract Department, Turner Construction Co.

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

FIFTEEN years of strenuous publicity on the part of cement manufacturers, concrete contractors and the legion of interests devoted to a wider usage of Portland cement is just beginning to reap its reward. In a year which, so far as general building construction goes, is voted one of the duller in a long period, the reinforced concrete contractors in metropolitan territory are more busy figuring definite industrial propositions and in actually constructing factories and warehouses than at any time in their career.

There are two reasons for this activity in concrete construction: The first has just been noted, viz., the logical tidal wave of accumulated results of widespread advertising and well planned selling campaigns; the second and perhaps the more fundamental reason is the absolute merit of reinforced concrete construction for industrial buildings.

Numerous competitions in the past five years in this district have demonstrated that on warehouse and manufacturing lofts of four to ten stories, with floor loads of 200 pounds per square foot or more, where interior finish does not have to be of the toothbrush variety and where exterior treatment is reasonably simple, reinforced concrete construction can save from 8 to 15 per cent under any other fireproof type of building. Such instances as the Frederick Loeser Company warehouse in Brooklyn, where concrete beat steel by 12½ per cent, and the Baltimore & Ohio Railroad Co. warehouse in Manhattan, where there was a 10 per cent differential in concrete's favor; or the Austin,

Nichols Company warehouse in the Williamsburgh district, where steel fireproofed was beaten by 8 per cent, have served to wake up the investing and architectural interests of the city to a realization that meritorious concrete possesses most of the qualities of structural steel at a handsome saving. In each of the cases just noted the competitions were definite and the comparisons exact; plans carefully detailed were drawn for both structural steel and reinforced concrete designs; figures from a number of competent contractors in both classes of work were taken and the award to concrete was made only after a most rigid investigation of what concrete had actually done under service conditions.

To anyone who doubts the reliability and satisfaction to be rendered by a reinforced concrete loft building, an inspection of any of the buildings herein named will in nine cases out of ten remove from the doubtful one's mind the last prejudice or suspicion of concrete.

### Notable Examples.

For warehousing or manufacturing the following buildings are interesting: In Manhattan, the Baltimore & Ohio Railroad Co.'s new terminal warehouse at 26th street and 11th avenue, a 10-story building, 352x67, the largest concrete building in Manhattan, with the new flat slab or beamless and girderless

type of floor construction; the Gustav Schock building, 524 West 57th street. Structural steel columns were used in the lower stories to keep column size to a minimum. This building is of the more typical rentable loft where the tenants are of a considerable variety of manufacturers.

In Long Island City, the Loose-Wiles Biscuit Company factory, the largest industrial building in metropolitan territory, is just completed. This is a structure carrying floor loads of 3,000 pounds per square foot down to 150 pounds per square foot; a building which is used for manufacturing, storage, shipping and office space. Its exterior and interior finish compares favorably with any loft in the city. Its speed of construction and equipment could not be surpassed by the average industrial building.

The new building for the New York Consolidated Card Company, Fourth and Webster avenues, Long Island City, is one of the most modern manufacturing loft buildings in the Greater City—building roughly 500x70, 5 stories, floor loads 150 pounds.



THE LOOSE-WILES BISCUIT COMPANY'S PLANT.

The Galvin Building, 13th street and East avenue, is a 200-pound loft rented to some eight or ten different concerns, who find the concrete building in every way suitable to their needs.

### Brooklyn Structures.

In Brooklyn, the home of concrete, manufacturing and warehouse lofts are to be found scattered through all districts. The group of Gair buildings, five great factories from ten to sixteen stories in height, having a total floor space of over thirty acres, furnish an argument for the use of this material which is incontrovertible, the Bush Terminal Company model lofts in South Brooklyn, a group of fourteen buildings having a total floor space of 125 acres, running in height from six to eight stories, are, like the Gair buildings, designed for live loads of 200 pounds per square foot. These two groups of buildings represent the ideal in concrete construction—simple exteriors, plain finish on the interior, maximum light, great resistance to vibration, high load-carrying capacity, sanitary in every detail and fireproof and fire-resistant to the limit.

There is no reason why the ordinary manufacturing or warehousing loft on Manhattan Island or in any other part of the Metropolitan district should not at least be figured for reinforced con-

crete construction. The investors should instruct their architects to draw the plans in their usual structural steel and brick manner and submit these plans with sketches or specifications which call for an alternate design in reinforced concrete. There are a number of reputable concrete concerns in this territory who are thoroughly competent to submit alternate figures in such shape that the comparison would be exact and the papers easily prepared to form the basis of a contract, where the owner could see at a glance what savings if any there were in behalf of concrete.

### Old Bugbears Removed.

The old bugbears about concrete being unsafe, being difficult to obtain loans on, being slow of construction, being subject to dehydratization, being unsightly, being difficult to rent, are today largely myths. The buildings already cited herein answer every one of these points, except perhaps the question of loans. Other buildings, however, the names of which for obvious reasons cannot be mentioned, can be furnished where mortgage loans have been made by well known financial institutions without much difficulty. It is hard to see how the investor or speculator can afford to go ahead with an industrial loft proposition without satisfying himself of the savings to be effected by reinforced concrete. In all cases competitions may not develop the 8 to 10 per cent saving which conservative judgment would indicate that concrete should effect. Competitions are uncertain things. Prices from different contractors vary with the conditions of their offices and the type of plans submitted, but in a great many instances there is money to be saved by taking bids on reinforced concrete construction.

When it is remembered that most of the loft buildings recently constructed in the Fourth avenue and Seventh avenue sections are built of steel and concrete with brick walls, it will be realized that reinforced concrete buildings such as the Loose-Wiles building, Long Island City, and the Brewster building of the same borough, or the Loeser building in Brooklyn, are practically the same as these Fourth avenue lofts, save that structural concrete has been substituted for structural steel and a concrete wall for the brick walls except on street fronts. There is little foundation in fact for the prevalent refusal to consider reinforced concrete for the average industrial loft.

If the financial and building interests are willing today to trust concrete floor arches and fireproofing around structural steel, why should they not be willing to put their money into structural concrete buildings veneered with brick or terra cotta? The speed of erection from the time of signing the contract is but little different. Concrete construction gets an early start and is well under way while the steel people are waiting for the delivery of their shapes.

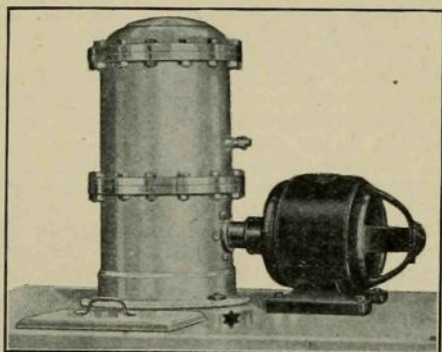
### USEFUL APPLIANCES

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

#### A Household Ice Plant.

SEVERAL innovations are contained in a household ice plant that the Montclair Refrigerating Co., Woolworth building, is just putting on the market, that make it appeal strongly to architects and to apartment house owners.

The device consists of a refrigerator, to all outward appearances identical with any that may be bought in the open market. Instead, however, of the usual ice box there is a brine tank fed by ethelchloride gas, instead of the usual ammonia, and an electric motor which circulates the gas and again vaporizes it after it has become condensed through the performance of its refrigerating work. All this is concentrated in a self-

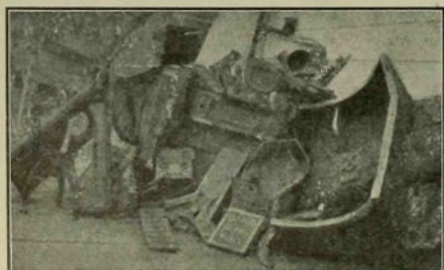


contained cylinder and motor which is attached to the top of the refrigerator, where it works silently, and only so long as the predetermined temperature controlled by a thermostat is being maintained. In ordinary operation the motor will operate about one hour to give a refrigerating temperature, which may go as low as 18 degrees below zero for several hours.

In addition to these features there is an ice-making chamber in which cubes of ice, suitable for use in tumblers, are always on hand. This is accomplished at a cost for current of 17 cents, sometimes less, according to the manufacturers, depending upon the local rate for electricity. Machines having a refrigerating capacity equal to a thousand pounds of ice are being made, as well as machines small enough to be purchased in quantity by apartment house owners and leased to tenants at a rate low enough to afford them a saving in their ordinary ice bills. The device requires a gas pressure of only 10 pounds, thus avoiding danger of explosion, and it is operated without cranks, valves or springs.

#### What Lack of Caution Did.

TOO much care cannot be exercised by rent payers in starting fires in ranges, which have been exposed to cold weather, says the "Plumbers' Trade Journal," which proves the assertion by the accompanying photograph. The



tangled mass of iron shows the result of starting a fire in a stove, in which the waterback had become frozen. The fire was kindled and the servant stepped out of the room. Had she not done so she probably would have been killed, for in less than five minutes steam had been generated under excessive pres-

sure in the frozen heater and an explosion followed. The range was lifted from its foundation, the side of the house was blown out and part of the stove and debris were carried one hundred feet away from the building. Waterbacks do not freeze at this time of the year, but it might be well next autumn to recall the experience of the family whose stove is shown in the accompanying illustration.

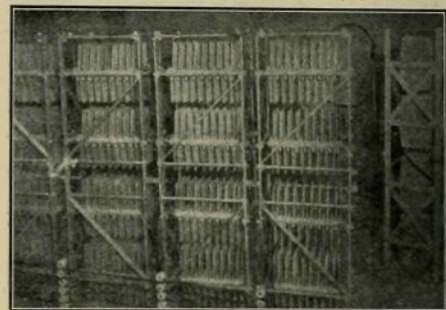
#### Electric Heater for School.

OPERATING on a flat rate of \$1 per kilowatt a month for electricity generated from a government power plant situated fourteen miles away, it is said that the new high school at Rupert, Ohio, is demonstrating the practicability of heating its entire building by electricity at a cost considerably less than that ultimately chargeable to coal or oil when cost of delivery, handling, ash removal and cleaning are eliminated.

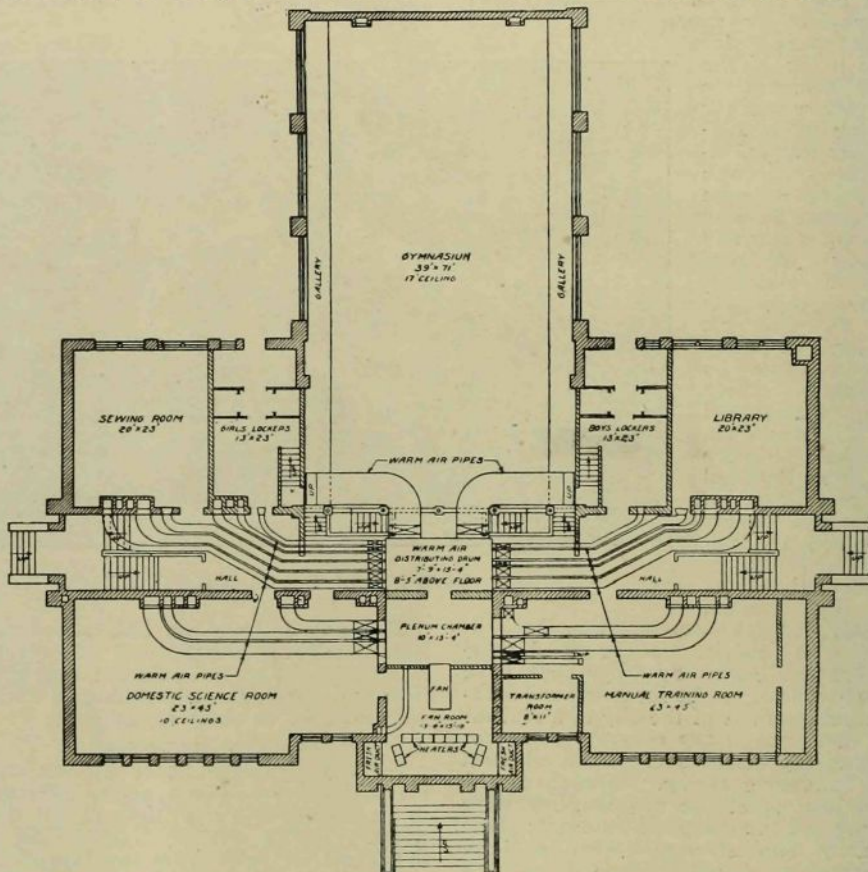
Of course, the success of electrical heating depends entirely upon the rate procurable from distributing power stations and in this case the power is derived from a government-owned hydraulic plant. In New York where electricity is generated from coal hauled great distances from mines, hoisted to hoppers from barges and automatically fed, where franchise rights and maintenance costs are heavy, the rate of 10 cents per kilowatt, regardless of the amount of current used, must necessarily be beyond fair comparison with the case cited, but it demonstrates to architects and builders the economic possibilities of electric heating if the rate can, by some means, be brought to a workable

having a total capacity of 400 k.w., which allows for an overload of 100 k.w. These units are connected in pairs vertically, each pair being under the control of a separate switchboard in the principal's office. Each pair can be switched to a 220-volt circuit or a 440-volt circuit, thus giving 9 or 36 k.w. for each pair. Different degrees of temperature may be obtained by this system. The sketch shows the layout of this most unusual heating plant, and also gives a partial idea of the character of the heating problem that confronted the contractors.

The cost of the heating system is estimated by experts to be \$3,000 less



than the cost of any system using coal as the source of heat. The total cost of current for heating purposes for a school season, it is contended, will not exceed \$1,500. In addition much room has been saved for school purposes that otherwise would have been used for boiler, heater and fuel rooms. The basis of compensation for the current has been worked out so that the school pays for the maximum amount used for four



level. At any rate, a description of the size of the building thus heated may be of interest.

The accompanying illustrations published by courtesy of the Heating and Ventilating Magazine, gives a good idea of the heat-generating equipment and distributing system of the building. The high school is built of repressed brick and stone trim, three stories high, 65 x 111 feet with a rear extension 43 x 47 feet. Its cubical contents totals 300,000 feet. It has been called the most perfectly fire-resistive high school in the country. No fire is used anywhere within its walls. The transformer and heater room is a ventilated brick and concrete vault, yet the structure is provided with standpipes reaching every office and room and fire-fighting equipment is stationed within reach on all floors.

The heating system employed is that of the hot blast composed of 18 units,

months and for each of the remaining months the school is charged for the maximum amount used at any time that month.

#### Checking Up Elevator Mileage.

A DEVICE is being put on the market by the Chicago Elevator Mileage Co. that checks up the mileage of elevators. It operates somewhat on the order of the speedometer on an automobile wheel. Its value lies in its capacity for determining just when to expect evidences of wear on cables and incidentally gives an accurate record daily of the performance of each car. It has, however, a much more important virtue than that. Renting agents use it to convince prospective tenants that the building is not only well occupied, but that it is a well-frequented structure. Busy elevators mean busy tenants and busy tenants are good drawing cards.

## CURRENT BUILDING OPERATIONS

### Several Large Improvements in Course of Construction in the New Midtown Printing Center—Model Structures Being Erected

THE printing and lithographing and kindred trades are rapidly moving away from the section near the New York terminal of the Brooklyn Bridge, where they have conducted business for many years past. They have migrated, for the most part, into the territory bounded by 30th to 40th streets, Seventh and Tenth avenues. This district within the last few years has become the new home of many of the largest publishing houses in the city, and shows every indication of becoming the center for many years in the future of the printing and allied trades in general.

A number of the larger of these concerns have erected for themselves, or are leasing on long terms, buildings designed with a special regard to the nature of their particular business. Simultaneously with the completion of the new building for the Hill Publishing Company, at the corner of 36th street and Tenth avenue, comes the announcement of another projected building at 440 to 448 West 37th street. This will be 13 stories in height, covering a plot 125x100 feet, and will be erected from plans and specifications prepared by Hill and Stout, architects, 299 Madison avenue.

This building is to be erected for H. I. Underhill of South Orange, N. J., owner, who intends to lease it for printing, lithographing and general publishing purposes. The contract for the construction of this building has been awarded to the Whitney Company, 1 Liberty street, New York City. A peculiar coincidence in connection with the award of this contract is the fact that the first building erected for publishing purposes in this district, i. e., the David Williams Company building, at 239 West 39th street, was built in 1906 by A. R. Whitney, Jr., Company, which firm was the forerunner of the Whitney Company.

During the last week ground was broken for another building to be erected in this section. It will be at 406 to 426 West 31st street, opposite the open cut of the Pennsylvania Railroad Company. This building has also been designed exclusively for occupancy by the printing industry. The architect is Edward L. Larkin, who prepared the plans and specifications for the McKeon Realty Company, 80 Maiden lane, owners and builders.

This building will be the largest of its kind in New York City, having a frontage of 250 feet, and a depth of 103 feet on the easterly line and 85 feet on the westerly line, with a floor area of 20,200 square feet. The building will be 15 stories in height, with basement and sub-basement, and will have a total floor area of approximately 325,000 square feet. On account of the extreme height of the individual floors, the building will have a total height of nearly 240 feet from curb to cornice. An estimate of the size of this project may be gained when it is known that its cubical contents will amount to approximately 4,350,000 cubic feet.

In the layout of the floors, particular attention has been devoted to planning in regard to efficiency of light and the future placement of presses and machinery. The columns have been placed about 15 feet apart, and particularly high and wide windows have been provided

to permit the maximum of natural light. There will be nine electric elevators, arranged in banks of three cars each—one bank on the easterly side, one in the central portion, and one on the extreme westerly side of the building. Some of these elevators are to be used for passenger traffic exclusively, while others have been designed as combination freight and passenger cars, and will have a lifting capacity of four tons each. This building will represent an outlay of about \$1,100,000, exclusive of the cost of land.

The American Book Bindery, for a number of years past located at Cherry and Rutgers streets, has leased from the plans the store, basement and first four lofts for a term of 15 years, and the rest of the lofts will be rented wholly or in part to concerns doing business in the printing line.

A third project planned for this section will be located at 344 to 348 West 38th street. This will be a modern loft structure, 13 stories in height, on a plot approximately 75x98 feet, which, from

thick and is trowelled to a smooth and better finish. About twenty-four hours is required for the composition to set into a monolithic mass.

While in a semi-hard condition the composition may be scored or marked to represent tiles, bricks, or marble slabs, and may be laid in colors or combinations of colors varying from almost pure white to jet black. Patterns, panels, monograms and other designs may be worked out in the floor. A sanitary cove base may be installed with composition and run into the main floor without joints or breaks. Some concerns have gone so far as to construct wainscoting and partition work with this material.

#### Discovered in 1853.

Composition was first discovered in 1853 by Stanislaus Sorel, a French chemist. Later a number of promoters took out patents upon certain products whose basic ingredients were the bonding materials of present-day composition, and endeavored to market the goods for exterior building construction. It was found, however, that these products had not wear-resisting properties essential for this purpose. Even today it has been found impractical to use composition for stucco work, building blocks, roofs or tanks. Germans were the first to perceive the advantages of composition for floor purposes, and the Americans followed in their footsteps. In America, until about the middle of the nineteenth century, wood formed the standard building material, and it was thought that no finer floor surface could be obtained than from tongued and grooved matched maple or oak. Even today these floors are perhaps the best obtainable for residences. City codes and insurance regulations have eliminated one after another the classes of buildings in which wooden floors might be used, and owners of large structures in many instances insist on having sanitary and fireproof flooring.

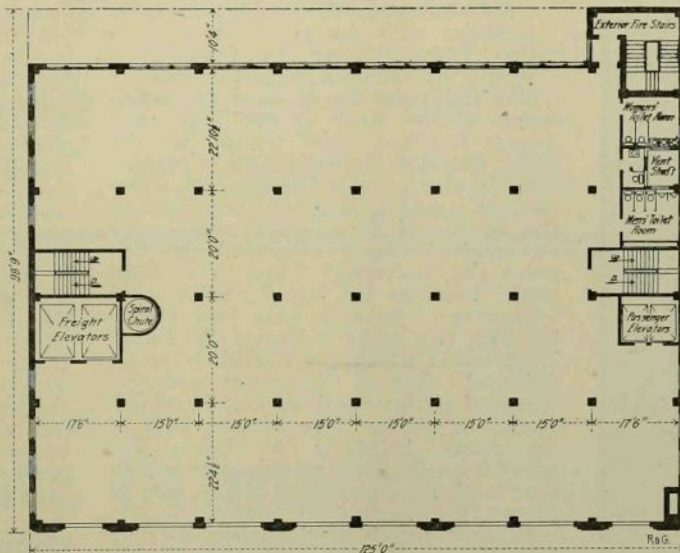
From timber, architects and builders turned to mosaic and encaustic tile; but here it was found that the floor was hard, slippery and difficult to install, especially over an old wooden foundation. Terrazzo was next offered, but objections in some instances were found to this material.

#### Battleship Linoleum.

Next followed battleship linoleum, and this formed the real advancement toward a solution of the problem for floors of this material, easily installed, which were resilient, water-repelling and non-slippery. Marble, cork, tile, and many other similar materials have been used; but in many instances objections have been found.

Much of the composition flooring on the market is of a cheap calibre, and it is not contended for a moment that every floor laid is a success. It can be said that this material cannot be properly installed by mechanics who have not had at least several months' experience in laying composition; in fact, most reliable firms will not ship their materials to outside contractors but will maintain their own force of experts to install floors of their own manufacture.

Some concerns lay their material in a single operation, while others install it in two or more layers. The under



Hill and Stout, Architects

PLAN OF NEW UNDERHILL BUILDING.

the very nature of its environment, will no doubt be tenanted by concerns in the publishing line, although no especial effort toward this end has been made in its design. The building has been planned by Edward L. Larkin, architect, 80 Maiden lane, for George Kern, owner, 496 Ninth avenue, and it will cost about \$275,000.

With the completion of these contemplated structures the future of this section, which has already become known as the publishing district, seems assured for many years to come.

#### COMPOSITION FLOORING.

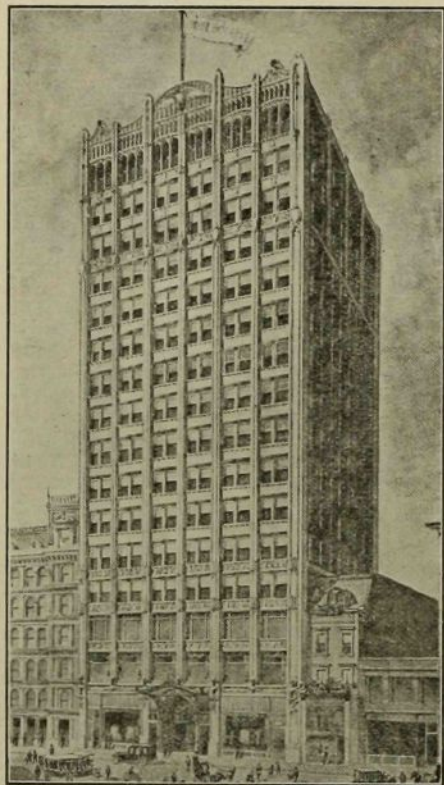
With the dawn of the twentieth century new and better flooring material was introduced into the building trade of this country. Not until recent years, however, has the manufacture and laying of this material attained that degree of perfection where it can be considered a real success among leading architects and builders.

Composition flooring, as manufactured and installed today is a light weight, resilient, non-slipping, water-repelling, fire and germ-proof covering. It is laid in a plastic state in one or several colors and bonds directly to wood, metal or concrete. The material is easily installed about one-half inch

sections in the latter instance consist of binding ingredients and fillers, while the top section only contains the better ingredients. Some composition flooring companies also lay their material over metal lath to obtain reinforcement and to hold the composition for the foundation. The method of the Troegerlith Tile Company consists of driving zinc floor nails into a wooden foundation, about six inches apart, leaving the heads protrude about one-half an inch. Composition bonds readily to wood, and it is contended by this company that the metal lath breaks rather than assists this bond, while, if zinc nails are used, the material may be grouted over the nails and into the wood. Moreover, it is a known fact that the acids in the composition have a tendency to corrode the metal lath, while they do not affect zinc nails.

#### New Loft in Fourth Avenue Section.

The contract was awarded last week for the erection of a new 16-story store and loft building at 30 to 38 East 33d street, from plans by M. E. Rountree, architect, of 3 East 44th street. The structure will immediately adjoin the Park Avenue Hotel and will cover a plot approximately 85 x 100 feet. The building will be fireproof in the most modern sense of the term, constructed of brick with hollow tile partitions,



M. E. Rountree, Architect.

with a front of white glazed terra cotta of modified Gothic design.

The building will contain four electric passenger elevators and be equipped with a sprinkler system. The general design and layout of this building will permit of its being used for light manufacturing or office purposes, and it is so arranged that any tenant may have any desired amount of floor space. This operation, which will cost in the neighborhood of \$425,000, is to be built by the Altoria Realty & Construction Co., general contractors, 3 East 44th street, for George A. Wheelock, owner, 3 West 86th street, who has been in possession of this property for about twenty years.

—Concrete highways are giving a good account of themselves. The village of Saugerties, N. Y., built a mile of road four years ago, half of concrete and the balance macadam. At the end of two years' service the latter half was completely rebuilt. The concrete road remains in perfect condition.

—Considerable building is going on along the Sea Beach Line, in the Eastern Parkway section, and on Nostrand avenue between Eastern Parkway and Flatbush avenue.

### INTERPRETING LABOR LAWS.

#### The Industrial Board Makes Important Concession to Property Owners.

The Real Estate Board of New York, which has been persistently bringing to the attention of the State Labor Department such provisions of the labor laws affecting factories as it believes to be unreasonable, obtained this week an important interpretation of the law on a point which is of particular interest to owners of buildings.

The labor laws (section 79-e, sub-division 2) provides for occupancy of floors in factories. Occupancy is based on 14 persons to the floor for every 18 inches in width of stairway provided for such floor, and conforming to the requirements of a "required means of exit." Greater width than 18 inches allows a proportionate increase in occupancy. A building must have two required means of exit.

The Real Estate Board brought to the attention of the Industrial Board the point that when one of these required means of exit is a stairway and one a fire-escape, not only the stairway but the fire-escape should be included in computing the number of persons permitted to occupy a given floor. The board some weeks ago, through its counsel, George W. Olvany, asked for an interpretation from the Industrial Board and this week J. J. Flood, Chief Factory Inspector, replied as follows:

"In reply to the inquiry contained in your letter of the 13th inst., I would state that this department will be obliged to take into account the width of the fire-escape in computing the occupancy of any building, provided, however, that said fire-escape complies with the provisions of section 79-b, relating to fire-escapes, service as required means of exit."

The Industrial Board upon the solicitation of the Real Estate Board and Abram I. Elkus, chief counsel for the State Factory Investigating Commission, is also considering the order frequently issued to fireproof windows on the course of fire-escapes not serving as required means of exit. On this point the Industrial Board has fixed public hearings for July 7 and 8.

Owners of factories have been troubled with two other orders of the Labor Department which are not likely to be enforced. One of these is an order to fireproof windows within 8 feet in a horizontal or oblique line of any part of fire-escape, balconies or stairs. The other is to fireproof all windows within ten feet in a vertical line of any part of fire-escape balconies or stairs.

Diligent search of the labor laws by Mr. Olvany revealed no section or subdivision that required this, the only requirement being that "all windows opening upon the course of the fire-escape shall be fireproof windows" (section 79-b, subdivision 4).

Inquiry at the Industrial Board brought out the fact that no official ruling on these two points had been made, but that they were orders issued by the Labor Commissioner. The position taken by the Real Estate Board on these two points is that owners are to be held only to requirements of the labor law and rulings by the Industrial Board.

### STATE FACTORY INSPECTION.

#### More Hearings to be Held By the State Investigating Commission.

Public hearings on the proposed recodification of the Labor Law will be held at City Hall by the State Factory Investigating Commission during the week beginning June 22. The order in which subjects will be taken up follows:

Monday, June 22.—(1) Organization of the Department of Labor and its bureaus and divisions; (2) Industrial Board, its personnel, powers and duties; (3) employment agencies and immigrant lodging houses; (4) penalties for violations of Labor Law, summary powers of the Commissioner of Labor; (5) duplication of inspections by city and State departments.

Tuesday, June 23.—Factories; (1) defi-

nition of factory and factory buildings; (2) sanitation; (3) accident prevention—elevators; (4) fire hazard; (5) hours of labor of women and children; (6) duties of owners and occupiers.

Wednesday, June 24.—Mercantile establishments; (1) definition of mercantile establishment and mercantile building; (2) sanitation; (3) fire hazard; (4) hours of labor of women and children; (5) duties of owners and occupiers.

Thursday, June 25.—(1) Bakeries and manufacture of food products; (2) manufacturing in tenements; (3) hotel laundries; (4) child labor, generally; (5) offices and office buildings—extension of the provisions of the Mercantile Law.

Friday, June 26.—(1) Public works; (2) building construction and repair work; (3) mines, tunnels and quarries; (4) payment of wages (time and manner of); (5) hours of labor on railroads and railways.

While special days have been set aside for certain subjects, a person appearing on any one day may discuss questions relating to any matters covered in the proposed recodification.

#### Hon. Degree for Mr. Miller.

In recognition of his valuable public services as Superintendent of Buildings in New York, and in the preparation of its building laws, Columbia University, in celebration of the fiftieth anniversary of the founding of the School of Mines, has conferred upon Rudolph P. Miller, among others, the honorary degree of master of science.

#### Railroad Branch Y. M. C. A. Completed.

The new home of the Railroad Branch of the Y. M. C. A. was dedicated and formally opened last Thursday. This building, erected at a cost of nearly \$500,000, the funds for which were provided jointly by members of the Vanderbilt family, the New York Central and New York, New Haven and Hartford Railroads, is a model of construction and convenience. Among the speakers who participated in the dedication ceremonies were Rev. R. C. Morse, General secretary of the International Y. M. C. A.; A. T. Hardin, vice-president of the New York Central Railroad Co.; John F. Moore, senior railroad secretary of the International Committee of the association; Ward W. Adair, secretary of the railroad branch of the organization; John R. Mott, associate general secretary of the International Committee of the association, and G. A. Harwood, chief engineer of the electric zone improvements.

#### Women's Jail Plans Near Completion.

Griffin & Wynkoop, architects, 30 Church street, have nearly completed the plans for the new women's jail, court and detention house to be built in West 30th street, near Seventh avenue. The building is to be erected under the jurisdiction of the Department of Correction of the City of New York. Katherine B. Davis, Commissioner, at a cost of nearly \$500,000. The building will be sixteen stories in height and cover a plot 100 by 100 feet. It is expected that bids will be advertised for early during the coming fall.

#### New Home for Calumet Club.

McKim, Meade & White, architects, 101 Park avenue, have been retained to prepare plans for extensive alterations to the property at 12-14 West 56th street, for club purposes. The remodeled building will be the new home of the Calumet Club which has been forced to vacate its present home at the corner of 29th street and Fifth avenue on account of the recent sale of the premises. The old building will probably make way for a modern loft structure.

—Mayor Mitchel has just signed an ordinance passed by the Board of Aldermen, appropriating the sum of \$1,722,600 to develop Brooklyn's sources of water supply on Long Island, as well as the extension of the high-pressure system, which has proved so efficient in handling big conflagrations.

**NO ARCHITECTS SELECTED.**

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

**MANHATTAN.**—Dr. Chas. V. Paterno, care of Paterno Construction Co., 214 Cathedral Parkway, contemplates the erection of a 12 or 14-sty apartment at the northwest corner of Broadway and 84th st. No architect selected.

**WHITE PLAINS, N. Y.**—Coleman Clark, Prospect Park, White Plains, contemplates the erection of a residence on New York av. No architect selected.

**JAMESTOWN, N. Y.**—Swedish Brotherhood, Inc., Barret Block, contemplates the erection of a 2-sty brick store and club house in Pine st, between 2d and 3d sts, to cost about \$25,000. An architect will probably be selected by competition.

**ONEONTA, N. Y.**—D. J. Killkenny, 121 Main st, contemplates the erection of a residence at Oneonta Plains to cost about \$8,000. No architect selected.

**GLEN FALLS, N. Y.**—The Board of Education of Glen Falls, Dr. Fred G. Fielding, president, 72 Ridge st, contemplates the erection of a school to contain about 16 rooms. Architect and site have not been selected. A meeting will be held June 25. Cost, about \$60,000.

**NORWICH, N. Y.**—The Norwich Publishing Co., W. H. Clark, president, 31 Prospect st, Cortland, N. Y., contemplates the erection of a 3-sty brick, steel and stone printing and publishing building in the rear of Eagle Hotel. No architect selected.

**NORWICH, N. Y.**—The Beebe Estate, Mrs. Goodman, Norman Carr, 297 North Broad st, contemplates the erection of a 5-sty brick, stone and steel hotel on the site of the present Eagle Hotel to cost about \$75,000. F. S. Powell, Eagle Hotel, lessee. No architect retained.

**OSWEGO, N. Y.**—The Board of Education of Oswego, M. T. Crimmins, president, contemplates the erection of a high school here to cost about \$250,000. No architect selected.

**FULTON, N. Y.**—The Board of Education of Fulton, L. C. Foster, president, care of First National Bank of Fulton, contemplates the erection of a brick and steel high school here to cost between \$100,000 and \$125,000. No architect selected.

**POUGHKEEPSIE, N. Y.**—The City of Poughkeepsie, Board of Education, C. R. Gurney, president, is receiving competitive sketches for a school in Smith st, to cost about \$50,000. The competing architects are P. M. Lloyd, 1 Washington st, Edward C. Smith, 39 Market st, and DuBois Carpenter, 45 Market st, all of Poughkeepsie.

**PLANS FIGURING.****FACTORIES AND WAREHOUSES.**

**BROOKLYN.**—Bids will close July 8 at 12 M. for a 4-sty reinforced concrete, brick and concrete factory, 200x50 ft., at Locust and Liberty sts, for the American Vitagraph Co., 116 Nassau st, Manhattan. W. L. Stoddart, 30 West 38th st, Manhattan, architect.

**SCHOOLS AND COLLEGES.**

**FARMINGDALE, L. I.**—Bids will close June 13 at 12 m. for a 2-sty reinforced concrete, hollow tile and stucco horticulture building, about 36x100 ft., for the Board of Trustees of the New York State School of Agriculture on Long Island, to cost about \$40,000. Lewis F. Pilcher, Capitol, Albany, architect.

**MISCELLANEOUS.**

**PORT JERVIS, N. Y.**—The Port Jervis Light & Power Co., Edward E. Mandeville, president, Land Title Building, Philadelphia, Pa., and 126 Pike st, Port Jervis, is receiving bids for a 1-sty concrete block power plant, 69x87 ft., at the corner of Lumber and Water sts from plans by G. L. Jones, 1531 Realty Building, Philadelphia, Pa., engineer. Cost, about \$100,000.

**CONTEMPLATED CONSTRUCTION.****Manhattan.****APARTMENTS, FLATS AND TENTMENTS.**

**RIVERSIDE DRIVE.**—George F. Pelham, 30 East 42d st, has been commissioned to prepare plans for a 11-sty apartment, 100x150 ft., at the southeast corner of Riverside dr and 149th st for the West Side Construction Co., 322 West 100th st, Jacob Axelrod, president. Cost, about \$250,000.

**67TH ST.**—The Fullerton Weaver Realty Co., 1 Madison av, contemplates the erection of two 9-sty apartments in the north side of 67th st, 100 ft. west of Central Park West. Plans by owner.

**AUDUBON AV.**—George F. Pelham, 30 East 42d st, has nearly completed plans for two 6-sty apartment houses at the northeast corner of Audubon av and 170th st, for Aaron Goodman, 117 West 119th st, owner and builder.

**RIVERSIDE DRIVE.**—George F. Pelham, 30 East 42d st, has been commissioned to prepare plans for an 11-sty face brick apartment, 100x50 ft., at the southeast corner of Riverside drive and 149th st, for the West Side Construction Co., 322 West 100th st, Jacob Axelrod, president. Cost, about \$250,000.

**174TH ST.**—Gross & Kleinberger, Bible House, have completed plans for a 5-sty apartment, 50x87 ft., in the south side of 174th st, 100 ft. west

of Amsterdam av, for the J. B. B. Building Co., 147 East 125th st. Cost, about \$40,000.

**141ST ST.**—Gronenberg & Leuchtag, 303 5th av, have prepared plans for a 6-sty apartment in the north side of 141st st, 67.10 ft. east of St. Nicholas av, for the Williams Corp., 71 West 113th st. Cost, about \$40,000.

**BROADWAY.**—Chas. A. Platt, 11 East 24th st, have completed plans for a 13-sty apartment at 2420-34 Broadway, 208-12 West 90th st and 205-9 West 89th st, for Vincent Astor, 23 West 26th st. Cost, about \$1,000,000.

**ATTORNEY ST.**—Louis A. Sheinart, 194 Bowery, has prepared plans for alterations to the tenement at 97 Attorney st, for Nathan J. Grossman et al, 3219 3d av.

**GREENWICH ST.**—V. Hugo Koehler, 489 5th av, has completed plans for alterations to the 5-sty tenement at 218 Greenwich st and 23-5 Harrison st, for the N. Y. Life Ins. & Trust Co., et al, 52 Wall st.

**39TH ST.**—Rudolph Boehler, 195 Lexington av, has prepared plans for alterations to the 4-sty tenement at 340 West 39th st for Mrs. K. Schmuck, 340 West 39th st.

**73D ST.**—A. A. Zink, 219 East 73d st, has completed plans for alterations to the 5-sty tenement at 219 East 73d st for Augusta L. Jones, Tuxedo, N. Y.

**AV C.**—O. Reissmann, 30 1st st, has completed plans for alterations to two 5-sty tenements at 167-9 Av C, for Adele Backhaus, 152 East End av.

**LEXINGTON AV.**—Gross & Kleinberger, Bible House, have completed plans for alterations to two 5-sty tenements at 1275 Lexington av and 142 East 86th st for the Ande Realty Co., 2 Rector st.

**126TH ST.**—Louis Stockman, 257 Wyckoff av, Brooklyn, has had plans prepared by Harry Hurwitz, 270 Grand st, for alterations to the 5-sty tenement at 238 East 126th st.

**PARK AV.**—Denby & Nute, 333 4th av, have prepared plans for alterations to the 12-sty apartment at 515 Park av, for Freeman Estates, Inc., 30 East 42d st.

**CARMINE ST.**—Nicola Satriani, 65 Carmine st, has had plans prepared by John A. Rofrano, 110 West 34th st, for alterations to the 5-sty tenement at 65 Carmine st.

**181ST ST.**—Schwartz & Gross, 347 5th av, have completed plans for a 6-sty tenement, 162 x214 ft., at the northeast corner of 181st st and Riverside dr, for Miami Realty Co., Daniel W. O'Neil, president, 40 East 22d st. Cost, about \$210,000.

**HALLS AND CLUBS.**

**62D ST.**—Working plans are being prepared for the 6-sty club house, 100x125 ft., at the northwest corner of 62d st and Park av for the Colony Club, Madison av and 30th st, Delano & Aldrich, 4 East 39th st, architects. Engineer not selected. Cost, about \$450,000.

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**WASHINGTON AV.**—Gustave E. Steinback, 15 East 40th st, Manhattan, has been commissioned to prepare plans for a R. C. seminary for boys at the northeast corner of Washington and Atlantic avs. for the R. C. Diocese of Brooklyn, Bishop George W. Mundelein, 367 Clermont av.

**STABLES AND GARAGES.**

**CHURCH AV.**—Chas. Werner, 316 Flatbush av, is preparing plans for a 2-sty brick private garage, 45x50 ft., at Church av and Johnson st, for Robert A. Holveke, 47 Fulton st. Cost, about \$8,000.

**THEATRES.**

**HAMILTON AV.**—W. Haefeli, 245 West 55th st, Manhattan, has completed plans for a 1-sty brick theatre, 107x103 ft., on Hamilton av, corner of Hicks st, for the Westland Amusement Co., 60 Broad st, Manhattan. The Hasco Building Co., 245 West 55th st, Manhattan, general contractor. Cost, about \$25,000.

**Queens.**

**APARTMENTS, FLATS AND TENEMENTS.**

**LONG ISLAND CITY.**—Frank Chmelik, 796 2d av, has completed plans for two 4-sty tenements on the west side of 1st av, 117 ft. south of Washington av, for Al. L. Golsh, 174 East 71st st, Manhattan, owner. Cost, about \$40,000.

**RIDGEWOOD, L. I.**—John Boese, Queens Plaza Court, Long Island City, has completed plans for a 4-sty tenement, 50x88 ft., in the west side of Academy st, 50 ft. north of Beebee av, for W. E. Payntar, 171 Hunter av, Long Island City. Cost, about \$30,000.

**LONG ISLAND CITY.**—Valentine Schiller, 391 10th av, has completed plans for a 4-sty tenement, 30x20 ft., on the east side of 9th av, 525 ft. north of Vanderbilt av, for Arthur Mercer, 576 9th av, owner. Cost, about \$12,500.

**COLLEGE POINT, L. I.**—Harry T. Morris, Jr., 13th st, College Point, L. I., is preparing plans for a 2-sty apartment, 40x50 ft., in 14th st, between 5th and Louisa avs, for Thomas Muller, 237 13th st. Cost, about \$8,000.

**COLLEGE POINT, L. I.**—Harry T. Morris, Jr., this place, is preparing plans for a 3-sty tenement at 13th st near 8th av, for Mr. Mohrman, this place, owner. Cost, about \$12,000.

**DWELLINGS.**

**MASPETH, L. I.**—Peter M. Coco, 505 Sanford av, Flushing, L. I., is preparing plans for two 2-sty brick residences, 20x50 ft., to cost about \$10,000.

**LITTLE NECK, L. I.**—W. S. Moore, 30 East 42d st, Manhattan, has completed plans for five 1½-sty frame and stucco bungalows, 25x32 ft., at Little Neck Hills, for the Little Neck Bungalow Builders, Inc., 31 Nassau st, Manhattan. Cost, about \$15,000.

**JAMAICA, L. I.**—Otto Thomas, 354 Fulton st, has completed plans for four 2-sty residences, 20x35 ft., on the south side of Highland av, 100 ft. east of Flushing av, for Frank L. Ferguson, 354 Fulton st. Cost, about \$16,000.

**JAMAICA, L. I.**—Otto Thomas, 354 Fulton st, has completed plans for a 2½-sty frame and stucco residence at the corner of Clinton st and Glen av for Frank L. Ferguson, 354 Fulton st. Cost, about \$5,000.

**FOREST HILLS, L. I.**—The Sage Foundation Homes Co., 47 West 34th st, Manhattan, is preparing plans for a 2½-sty brick residence, 40x25 ft., at Slocum Crescent and Greenway South for Austin K. Hanks, Greenway North, owner. Cost, about \$12,000.

**LONG ISLAND CITY.**—Val Schiller, 391 10th av, Astoria, L. I., is preparing plans for a 2-sty brick residence, 22x55 ft., on the west side of 9th av, 200 ft. north of Grand av, for Julius J. Soos, 739 2d av, Manhattan. Cost, about \$6,000.

**FOREST HILLS, L. I.**—The Sage Foundations Homes Co., 47 West 34th st, Manhattan, is preparing plans for a 2½-sty concrete block and stucco residence, 30x38 ft., on Beechy av, near Puritan av, for George J. Simonds. Cost, about \$8,000.

**SCHOOLS AND COLLEGES.**

**WOODHAVEN, L. I.**—C. B. J. Snyder, Park av and 59th st, Manhattan, is preparing plans for a 4-sty public school at Ferry and Shipley sts for the Board of Education. Cost, about \$450,000.

**QUEENS.**—Bids were opened by the Board of Education June 1, for general construction of ice-making room, and for installing refrigerating apparatus in the New York Parental School. All bids were laid over.

**QUEENS.**—Bids were opened by the Board of Education June 1, for alterations and repairs to various schools. Margolin & Simerman were low bidders for P. S. 39, at \$575; P. S. 43, \$740; P. S. 44, \$420. Edward E. Stapleton, P. S. 40, \$291; P. S. 42, \$180; P. S. 45, \$195. P. S. 48, \$215. P. S. 57, \$355. P. S. 58, \$380; P. S. 66, \$570. William Youngs, P. S. 46, \$750. P. S. 90, \$1,090. Frank Kiebitz, P. S. 51, \$640. William Kreisberg, P. S. 53, \$450; P. S. 56, \$350. August Wille, Jr., P. S. 54, \$428; P. S. 82, \$228; Richmond Hill H. S., \$695. Doncourt Construction Co., P. S. 59, \$1,080. Edward Theriault, P. S. 62, \$1,358.

**QUEENS.**—The Board of Education opened bids June 1, for improving sanitary conditions to various schools. Samuel Gallucci was low bidder for P. S. 2, \$2,272; P. S. 20, \$209; Richmond Hill H. S., \$724. Joseph A. Graf, P. S. 51, \$149; P. S. 66, \$238; P. S. 75, \$1,218; Jamaica H. S., \$163. Thomas Ford, N. Y. Parental School, \$194.

**STORES, OFFICES AND LOFTS.**

**CALVARY CEMETERY, L. I.**—J. C. Lyons Sons Co., 30 East 42d st, Manhattan, has received the general contract to erect a 2-sty office building on Greenpoint av, for the Calvary Cemetery, St. Agnes Division, on premises.

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5th st. for Turkish bath purposes, for Abraham Landberg, 109 West 26th st. Jacob Fisher, 25 Av A, architect. Cost, about \$15,000.

BRONX.—C. T. Wills, Inc., 286 5th av, has received the general contract to erect a 1-sty marble and bronze mausoleum, 50x50 ft., at Woodlawn Cemetery, Webster av and 23d st, for the W. B. Leeds Estate, 527 5th av. Cost, about \$50,000.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**Manhattan.**

APARTMENTS, FLATS AND TENEMENTS.  
86TH ST, 124-126, 6-sty fireproof brick tenement, 25x31; cost, \$50,000; owner, The Corn Exchange Bank, 13 William st; architect, Harrie T. Lindeberg, 2 West 47th st. Plan No. 207.

HALLS AND CLUBS.  
WADSWORTH AV, 124-28, 1-sty brick dance hall, 71x100; cost, \$6,000; owner, Aldorf Construction Co., Max Leibskind, Pres., 3785 Broadway; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 200.

HOSPITALS AND ASYLUMS.  
16TH ST, s s, 570 e Av C, 7-sty brick fireproof hospital dormitory, 100x82; cost, \$250,000; owner, The City of New York, Dept. of Health, s w cor. Centre and Walker sts; architect, William E. Austin, 46 West 24th st. Plan No. 203.

STABLES AND GARAGES.  
64TH ST, 201-203 West, 2-sty brick fireproof garage, 49x100; cost, \$23,000; owner, Clara C. Moore, 311 West 90th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 206.

STORES, OFFICES AND LOFTS.  
LAFAYETTE ST, 88, 2-sty brick store and lofts, 21x61; cost, \$15,000; owner, Palacio Co., 177 Broadway; architects, Shampam & Shampam, 772 Broadway, Brooklyn. Plan No. 202.

STORES AND TENEMENTS.  
181ST ST, n e cor Riverside Drive, 6-sty brick tenement house, 162x214; cost, \$210,000; owner, Miami Realty Co., 40 East 22d st, Daniel W. O'Neil, Pres.; architects, Schwartz & Gross, 347 5th av. Plan No. 201.

AMSTERDAM AV, 100-2-4-6, 1-sty brick store building, 100x50; cost, \$17,000; owner, Clara C. Moore, 311 West 90th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 205.

MISCELLANEOUS.  
28TH ST, 539-43 West, 1-sty brick coal yard, 70x98; cost, \$500; owner, Henry Hencken, 539 West 28th st; architect, Henry Hencken, 539 West 28th st. Plan No. 204.

**Bronx.**

STORES AND TENEMENTS.  
FOX ST, s s, 180 e Av St John, two 5-sty brick tenements, slag roof, 40x88; cost, \$70,000; owner, Mack Const. Co., Dudley Macdonald, 957 Hoe av, Pres.; architect, Kreymsborg Archtl. Co., 1029 East 163d st. Plan No. 276.

BENSON AV, w s, from Walker to McClay av, 5-sty brick tenement, tin roof, 95.01x88.4; cost, \$60,000; owner, Wm. D. Howall Co., Wm. D. Howall, 1541 Overing st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 277.

SCHOOLS AND COLLEGES.  
ST. PAUL'S PL, s s, from Wasington to Park avs, 5-sty brick school, tile roof, 200x94; cost, \$310,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 279.

STORES AND TENEMENTS.  
PARK AV, e s, 102.2 n 167th st, 5-sty brick tenements, plastic slate roof, 38.80x84.4; cost, \$30,000; owner, Malcke Bldg. Co., Frank F. Malcke, 1493 West Farms rd, Pres.; architect, Fred. Hammond, 391 East 149th st. Plan No. 278.

CONCORD AV, e s, 238 s 149th st, three 5-sty brick tenements, slag roof, 39.6x88; cost, \$120,000; owner, Wilmae Eldg. Co., Wm. McManus, 515 Tinton av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 280.

SHERMAN AV, w s, 207.6 n 163d st, two 5-sty brick tenements, slag roof, 45x88; cost, \$90,000; owner, Kovacs Const. Co., Julius Kovacs, 293 Alexander av, Pres.; architects, Koppe & Moore, 830 Westchester av. Plan No. 281.

MISCELLANEOUS.  
PARK AV, e s, 150 n 151st st, 1-sty frame shed, 54x14; cost, \$150; owner, estate of Wm. Nelson, 150 Nassau st; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 275.

**Brooklyn.**

CHURCHES.  
BERGEN ST, n s, 200 e Nevins st, 2-sty brick church, 42.8x82.2, slag roof cost, \$10,000; owner, Bethel Baptist Church, 511 Bergen st; architect, R. Irving Dodge, 233 Broadway, Manhattan. Plan No. 3675.

DWELLINGS.  
WARWICK ST, e s, 130 s Arlington av, 2-sty brick dwelling, 20x54, shingle roof, 2 families; cost, \$3,500; owner, Geo. Schmitt, 6 Winton pl, Union Course, L. I.; architect, Wm. C. Winters, 106 Van Sielen av. Plan No. 3615.

MERMAID AV, s w cor West 25th st, 2-sty frame dwelling, 21x35, shingle roof, 2 families; cost, \$3,000; owner, Fred Stehman, West 24th st, near Surf av; architect, Wm. Richter, 4411 18th av. Plan No. 3652.

RAILROAD AV, w s, 180 s Stanley av, 2-sty frame dwelling, 17x27, tin roof, 1 family; cost, \$2,500; owner, Chas. Klassert, 508 East 83d st, Manhattan; architect, Morris Whinston, 459 Stone av. Plan No. 3645.

SNEDIKER AV, e s, 100 n Riverdale av, ten 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, \$30,000; owner, Meyer Chizner, 458 Snediker av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3655.

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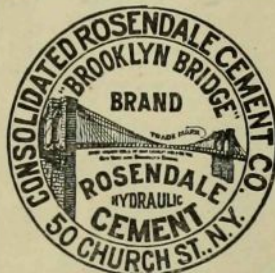


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000; owner, Carl Brandt, 5th av, Rockaway Park; architect, Francis H. Cruess, Everett Building, Manhattan. Plan No. 1692.

**BROOKLYN HILLS.**—Park av, n e cor Brandon st, five 2-sty frame dwellings, 16x34, shingle roof, 1 family; cost, \$11,000; owner, Harry E. Wade, 460 Guion pl, Jamaica; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos 1713 to 1717.

**CORONA.**—Stevenson st, n s, 125 w Lent st, two 2-sty frame dwellings, 17x35, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Frank Mangelletti, Ridgewood; architect, K. W. Johnson, 60 Grove st, Corona. Plan Nos. 1711-12.

**ELMHURST.**—Evergreen av, n s, 300 e Chicago av, seven 2½-sty frame dwellings, 18x31, shingle roof, 1 family; cost, \$21,000; owner and architect, John Simkin, 51 East Grand av, Corona. Plan Nos. 1685 to 1691.

**ELMHURST.**—Evergreen av, n s, 325 e Chicago av, 2½-sty brick dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$4,000; owner and architect, John Simkin, 51 East Grand av, Corona. Plan No. 1675.

**FOREST HILLS.**—Slocum Crescent, w s, 83 s Greenway South, 2½-sty brick dwelling, 41x25, tile roof, 1 family, steam heat; cost, \$9,500; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 1680.

**JAMAICA.**—Dewey av, s w cor Theodore st, two 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Martin Moran, 57 Manheim st, Elmhurst; architect, H. T. Jeffreys, Lefferts av, Richmond Hill. Plan Nos. 1682-83.

**JAMAICA.**—State st, s s, 100 e Norris av, two 1-sty brick dwellings, 20x36, shingle roof, 1 family; cost, \$2,400; owner, Wm. F. BeBall, Fulton st, Jamaica; architect, J. F. D. BeBall, Fulton st, Jamaica. Plans Nos. 1700-1702.

**JAMAICA.**—Humboldt bld, s s, 100 e Baltic st, 2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$1,600; owner, Frank Barnboro, 3 Twombly pl, Jamaica; architect, J. F. D. BeBall, Fulton st, Jamaica. Plan No. 1701.

**JAMAICA.**—State st, s s, 125 e Norris av, 2-sty brick dwelling, 18x46, slag roof, 2 families; cost, \$1,950; owner, Wm. BeBall, Fulton st, Jamaica; architect, J. F. D. BeBall, Fulton st, Jamaica. Plan No. 1706.

**KEW.**—Quentin st, s w cor Austin st, 2-sty frame dwelling, 35x31, shingle roof, 1 family, steam heat; cost, \$8,000; and Onslow pl, s s, 274 e Austin st, 2-sty frame dwelling, 32x32, shingle roof, 1 family, steam heat; cost, \$8,000; owner, John F. Kendall, 1023 Beverly rd, Brooklyn; architect, N. M. Woods, 47 West 34th st, Manhattan. Plans Nos. 1673-74.

**LITTLE NECK.**—Browvale drive s w cor Iowa rd, 2-sty frame dwelling, 25x32, shingle roof, 1 family, steam heat; cost, \$3,500; owner, J. C. Stewart, 1319 70th st, Brooklyn; architect, W. S. Moore, 30 East 42d st, Manhattan. Plan No. 1670.

**LITTLE NECK.**—Browvale drive, e s, 157 n Abingdon rd, two 2-sty frame dwellings, 25x32, shingle roof, 1 family; cost, \$7,000; owner, J. C. Stewart, 1319 70th st, Brooklyn; architect, W. S. Moore, 30 East 42d st, Manhattan. Plans Nos. 1671-72.

**L. I. CITY.**—Herold av, s s, 175 e Greenpoint av, 2-sty brick dwelling, 20x61, tar and gravel roof, 1 family; cost, \$5,000; owner John Opitz, 183 East 6th st, Manhattan; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1693.

**SPRINGFIELD.**—Bayview av, e s, 50 s Broad st, 1½-sty frame dwelling, 22x26, shingle roof, 1 family; cost, \$1,200; owner, Frank Guise, Mathias st, near New York av Jamaica; architect, J. F. D. BeBall, Fulton st, Jamaica. Plan No. 1699.

**WHITESTONE.**—7th st, s s, 260 e 7th av, five 2-sty frame dwellings, 16x35, shingle roof, 1 family, steam heat; cost, \$22,500; owner, D. Nutman & Co., 531 Franklin av, Brooklyn; architect, S. Millman & Son, 1750 Pitkin av, Brooklyn. Plans Nos. 1665 to 1669.

**WOODHAVEN.**—Ocean View av, w s, 707 n Jamaica av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$4,400; owner Frank Gload, 21 Rugby rd, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plans Nos. 1718-19.

**WOODHAVEN.**—Ferry st, e s, 280 s. Fulton st, five 2-sty brk dwgs, 18x6, slag roof, 1 fam-

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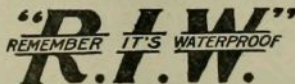
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JAMAICA.—State st, s s, 125 e Norris av, 1-sty tile barn, 13x14; cost, \$200; owner, Wm. F. BeBall, Fulton st, Jamaica. Plan No. 1703.

RAMBLERSVILLE.—Canal av, e s, 180 s Arthur av, 2-sty frame boat house, 18x25, shingle roof; cost, \$500; owner, Sophie Weiss, 1016 Grant av, Richmond Hill; architect, E. E. Paraguay, 34 Greenwood av, Richmond Hill. Plan No. 1681.

QUEENS.—Creed pl, n w cor Williams pl, new stone foundation; cost, \$300; owner, G. Fox, Queens. Plan No. 1679.

L. I. CITY.—8th st, n s, 150 e West av, 1-sty frame shed, gravel roof; cost, \$300; owner, Toch Bros., premises. Plan No. 1720.

#### MISCELLANEOUS.

FLUSHING.—Lawrence st, w s, 250 n Hempstead turnpike, 1-sty frame coop, 28x20, tin roof; cost, \$200; owner, W. Bowne, premises. Plan No. 1748.

HOOK CREEK.—1st st, w s, 100 s 3d st, 1-sty frame boat house, 24x39, tin roof; cost, \$600; owner, C. Meyer, Box 40, Jamaica. Plan No. 1735.

CORONA.—Railroad av, s s, 200 e Sycamore av, 1-sty frame barn, 14x12, tin roof; cost, \$300; owner, Savorese Bros., 74 Railroad av, Corona. Plan No. 1773.

#### Richmond.

##### DWELLINGS.

MAPLE ST, s s, 120 e Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x20; cost, \$395; owner, G. Kripela, 1434 Av A, Manhattan; architect and builder, Aug. Mathon, Grant City. Plan No. 434.

NEPTUNE ST, s s, 60 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x29; cost, \$300; owner, Mrs. Frank Herman, 246 Smith st, Brooklyn; builder, F. H. Merry, 969 Franklin av, Brooklyn. Plan No. 436.

NEPTUNE ST, s s, 400 e Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 12x26; cost, \$270; owner, Mrs. Mitchell, Bronx, N. Y.; architect and builder, H. M. Rae, New Dorp. Plan No. 425.

SYLVAN LANE, n s, 225 e Public rd, Pleasant Plain, 1-sty frame bungalow, 12x18; cost, \$150; owner, S. G. Pallis, 123 East 25th st, Manhattan; builder, C. H. Koenig, Pleasant Plains. Plan No. 433.

WATERSIDE ST, s s, 280 w Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x30; cost, \$500; owner, J. Temple, 200 3d av, Manhattan; architect and builder, Adam Marks, Jr., Dongan Hills. Plan No. 443.

1ST ST, w s, 50 n Elm av, Dongan Hills, 1-sty frame bungalow, 10x20; cost, \$100; owner and builder, Frank Troost, Midland P. O. Plan No. 445.

8TH ST, e s, 160 n Midland av, Midland Beach, 1-sty frame bungalow, 14x16; cost, \$300; owner, J. Saltzman, 1263 5th av, Manhattan; architect and builder, J. Keegan, Concord. Plan No. 441.

9TH ST, e s, 100 n Midland av, Midland Beach, 1-sty frame bungalow, 14x24; cost, \$300; owner, Mrs. Fairclough, 526 Hudson st, Manhattan; architect and builder, J. Keegan, Concord. Plan No. 442.

9TH ST, e s, 280 n Midland av, Midland Beach, 1-sty frame bungalow, 12x16; cost, \$265; owner, Mrs. C. Jenner, Richmond Hill; architect and builder, J. Keegan, Concord. Plan No. 440.

13TH ST, w s, 140 s Lincoln av, Woodland Terrace, 1-sty frame bungalow, 34x20; cost, \$300; owner, Frank Dalton, 391 Bleecker st, Manhattan; architect and builder, W. S. Boyd, 203 West 14th st, Manhattan. Plan No. 417.

BAYVIEW AV, e s, 500 n Findley av, Princess Bay, 1-sty frame bungalow, 25x28; cost, \$500; owner, Helen Nelson, Princess Bay; architect and builder, C. J. Nelson, Princess Bay. Plan No. 426.

BURGER AV, n s, 275 w Remsen st, Dongan Hills, 2-sty frame dwelling, 20x26; cost, \$2,200; owner, D. Tiscornia, Rosebank; builder, A. Raggi, Rosebank. Plan No. 421.

CAREY AV & CAROLINE ST, n w cor, West New Brighton, 2½-sty frame dwelling, 22x30; cost, \$2,000; owner, A. Schleminger, West New Brighton; architect, John Davies, Tompkinsville. Plan No. 415.

ELM AV, e s, 55 s 3d st, Midland Beach, 1-sty frame bungalow, 14x14; cost, \$100; owner, G. Coche, 305 West 48th st, Manhattan; builder, H. Hollister, 98A Orient av, Jersey City. Plan No. 418.

MIDLAND AV, n s, 100 w 4th st, Beach Park, 1-sty frame bungalow, 12x22; cost, \$150; owner, S. Goucharon, Midland Beach; builder, M. Goucharon, Midland Beach. Plan No. 422.

MORNINGSTAR RD, e s, 400 s Richmond terrace, Elm Park, 2-sty frame dwelling, 17x40; cost, \$2,000; owner, L. Ringel, Elm Park; architect, T. C. Larsen, Elm Park; builder, John Larsen, Port Richmond. Plan No. 413.

OCEAN BOULEVARD, s s, 200 e Glenwood av, South Beach, 1-sty frame bungalow, 19x20; cost, \$125; owner and builder, A. J. Andrien, 433 Washington st, Manhattan. Plan No. 423.

OLD TOWN RD & RICHMOND RD, s w cor, South Beach, 1½-sty frame dwelling, 40x30; cost, \$2,500; owner and builder, Chas. Whitaker, Rosebank; architect, Jas. E. Grunert, New Dorp. Plan No. 429.

PUBLIC RD, e s, 120 s Van Beuren lane, Pleasant Plains, 1-sty frame bungalow, 18x22; cost, \$100; owner, Miss A. Lockwood, Pleasant Plains; builder, C. H. Koenig, Pleasant Plains. Plan No. 432.

PUBLIC RD, e s, 170 s Van Beuren lane, Pleasant Plains, 1-sty frame bungalow, 12x18; cost, \$75; owner, Miss A. Lockwood, Pleasant Plains; builder, C. H. Koenig, Pleasant Plains. Plan No. 431.

RIDGE AV, w s, 381 n Vista av, Stapleton, 2-sty frame dwelling, 32x23; cost, \$3,500; owner, Florence Swaine, Rosebank; architect, Jas.

E. Grunert, New Dorp; builder, Geo. R. Wort, Rossville. Plan No. 416.

ROMA AV, s s, and Beacon av, s w cor, New Dorp Beach, 1-sty brick dwelling, 18x32; cost, \$1,000; owner, A. Costellno, 153 Bleecker st, Manhattan; architect, Jas. E. Grunert, New Dorp; builder, C. Benedetti, New Dorp. Plan No. 420.

SURF AV & SEASIDE BOULEVARD, cor, South Beach, 1-sty frame bungalow, 14x20; cost, \$200; owner, W. Nunley, Stapleton; architect and builder, Thos. Cummings, Jr., Stapleton. Plan No. 427.

VISTA AV, s e cor, and Magnolia st, Midland Heights, 1-sty frame dwelling, 36x35; cost, \$4,500; owner, Chas. J. Hubert, 149 Fulton st, Manhattan; architect, Byron C. Brennan, Midland Heights; builder, G. H. Carlson, Edgewater, N. J. Plan No. 419.

WINAN AV, w s, 1,500 s Southfield boulevard, Great Kills, 1-sty frame bungalow, 12x20; cost, \$150; owner, J. W. Glover, Great Kills; builder, G. Ross, Great Kills. Plan No. 435.

200 E OCEAN AV, 600 s Seaside boulevard, South Beach, 1-sty frame bungalow, 18x24; cost, \$250; owner and builder, C. L. Blanchard, 69 4th st, Newark, N. J. Plan No. 437.

200 E OCEAN AV, 600 s Seaside boulevard, South Beach, 1-sty frame bungalow, 14x18; cost, \$150; owner and builder, T. J. Short, 79 Orchard st, Newark, N. J. Plan No. 438.

#### STABLES AND GARAGES.

JERSEY ST & 4TH AV, s e cor, New Brighton, 1-sty frame stable, 17x20; cost, \$200; owner, M. Levinson, New Brighton; architect, John Davies, Tompkinsville; builder, M. Siguler, New Brighton. Plan No. 424.

3D ST, n s, 233 Beach av, New Dorp, 1-sty frame garage, 18x18; cost, \$250; owner, W. Merchenmoser, New Dorp; architect and builder, J. S. Coleman, New Dorp. Plan No. 414.

#### STORES AND DWELLINGS.

JEWETT AV, e s, 460 n Fossa st, West New Brighton, 2-sty frame store and dwelling, 22x30; cost, \$2,400; owner, W. Zelluff, Stapleton; architect, W. Sample, Stapleton; builder, H. J. Langworthy, Stapleton. Plan No. 444.

#### PLANS FILED FOR ALTERATIONS.

##### Manhattan.

BARROW ST, 46, new partitions and plumbing to 3-sty brick dwelling; cost, \$200; owner, Adeline Thompson, 172 Van Sicklen st, Gravesend, Brooklyn; architect, Otto Reissmann, 30 1st st, Plan No. 2102.

BAXTER ST, 81, new store front to 5-sty brick stores and tenement; cost, \$250; owner, Paul Cresti, 81 Baxter st; architect, Otto Reissmann, 30 1st st, Plan No. 2024.

BEDFORD ST, 102, plumbing to 3-sty brick storage house and dwelling; cost, \$250; owner,

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and treasurer. Mr. Mills has had lengthy experience with several of the large contracting companies and was late with the Peele Door Co. Mr. Johnson has been sales agent for the Schalkenbach Co. and for the Larsen Ventilator Co.

GANO DUNN, president of the J. G. White Engineering Corporation, has been honored by the Columbia University School of Mines, with the honorary degree of master of science, at the celebration of the fiftieth anniversary of the founding of the school. The degree is conferred in recognition of Mr. Dunn's accomplishments and distinction in science and electrical engineering. Mr. Dunn is president of the United Engineering Society and a former president of the American Institute of Electrical Engineers and the New York Electrical Society. He is a member of the British Institution of Electrical Engineers, the International Electrotechnical Commission, the American Society of Mechanical Engineers and other scientific and engineering bodies.

**OBITUARY**

GEORGE WRENN, architect, died at his home in Ripon, Wis., Tuesday, May 27. He was born in England in 1833 and came to America in 1856 and settled in Ripon, where he has since lived.

JOHN DUKES, carpenter and general contractor, died at his home, 104 Concord street, Brooklyn, Saturday, May 30. He was born in Pennsylvania and had been a resident of Brooklyn for forty years.

HUBERT P. DE MUTH, civil engineer, died at his home, 202 Lexington avenue, Passaic, N. J., Tuesday, June 2. Mr. De Muth was twenty-eight years of age and was engaged in work in connection with the Passaic Valley trunk sewers.

WINTHROP A. WELCH, of the firm of Cook & Welch, architects, 3 West 29th st, died suddenly of heart disease at his home on Central Drive, Douglaston, L. I., Wednesday, June 3. Mr. Welch was born in Greene County, N. Y., forty-two years ago and has practiced his profession in this city for a number of years. He is survived by his widow and two sons.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

AMERICAN SOCIETY OF MECHANICAL ENGINEERS.—Spring meeting at St. Paul, Minn., June 16-19. Calvin W. Rice, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS.—Mid-summer meeting at Cleveland, Ohio, July 9-11. Headquarters at the Hotel Statler.

NATIONAL ASSOCIATION of Sheet Metal Contractors.—Annual convention at Cincinnati, Ohio, June 16-19. Headquarters at the Hotel Gibson.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS.—Thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Du'uth, July 14 to 17.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION.—Annual convention at the Cadillac Hotel, Detroit, Mich., June 15-18.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Atlantic City, N. J., June 16-18. Headquarters at Hotel Rudolf.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION.—Annual convention at the Hotel Rudolf, Atlantic City, N. J., June 15.

NATIONAL HARDWARE ASSOCIATION meets at Hotel Statler, Buffalo, Thursday, June 18.

AMERICAN INSTITUTE OF CONSULTING ENGINEERS will hold a dinner meeting in New York City June 11.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore.

THE UNITED STATES CIVIL SERVICE COMMISSION announces an open competitive examination until June 29, for senior highway engineer and highway engineer, for men only. From the register of eligibles resulting from this examination certification will be made to fill a large number of vacancies in these positions in the Office of Public Roads, Department of Agriculture, and vacancies as they may occur. Eligibles resulting from this examination will be divided into two grades. The first grade will be designated senior highway engineer, with salaries ranging from \$2,220 to \$3,000 a year. The second grade will be designated highway engineer, with salaries ranging from \$1,800 to \$2,100 a year. Persons who desire this examination should at once apply for Form 1312 to the United States Civil Service Commission, Washington, D. C., or the Custom House, New York.

MASTER STEAM AND HOT WATER FITTERS' ASSOCIATION will hold its annual convention at Atlantic City, N. J., June 10-13. Headquarters at the St. Charles Hotel.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m. Secretary, J. R. Wemlinger, 11 Broadway, New York.

NEW YORK CHAPTER OF THE NATIONAL FIRE PROTECTION ASSOCIATION will hold its second stated meeting at the City Club, 55 West 41th st, Monday, June 8, at 8.30 p. m. The speakers of the evening will be W. H. Merrill, manager Underwriters Laboratories, Inc., and F. H. Wentworth, secretary National Fire Protection Association. The subject to be discussed at this meeting is "The Methods of Reducing Fire Waste."

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will meet in annual convention at Detroit, Mich., July 15-18. Headquarters at the Cadillac Hotel. Secretary, G. H. Duffield, 40 Martin st, Utica, N. Y.

THE TELEPHONE SOCIETY of New York held its annual meeting May 26, at which the following officers were elected: President, F. B. Jewett, of the Western Electric Co.; vice-president, H. C. Carpenter, of the New York Telephone Co.; secretary-treasurer, R. S. Scarborough, of the New York Telephone Co. Executive Committee: P. O. Coffin, R. Gordon, L. R. Jenney, L. P. Morehouse, I. J. Thorp and G. L. Yates. The subject for discussion at the meeting was "The Operation of the Greatest Long-Distance Telephone Central Office in the World."

**RECENT INCORPORATIONS.**

JOHN H. CARL & SONS is a \$10,000 corporation, chartered to do a general contracting, cabinet work, deal in stone, hardware, building materials, etc., with offices in Manhattan. The directors are John H. Carl, Wm. P. Carl and John M. Carl, Jr., all of Baldwins, N. Y. Edward Michling, 258 Broadway, attorney.

HEMESTEAD PROPERTY CORPORATION, realty and construction, is a \$30,000 company chartered with offices in Manhattan, with Wm. M. Jackson, Max Leff, Wm. A. Ihne, all of 391 Fulton st, Brooklyn, and two others. Hirsh & Newman, 391 Fulton st, Brooklyn, attorneys.

LEVIN BROS. CO. has been chartered to do a general contracting and construction business with offices in Manhattan with a capitalization of \$10,000. Warren McConihe, 42 Broadway, Morris Levin, 2 Pinehurst av, and Jacob Levin, 1431 Madison av, are the directors. Warren McConihe, 42 Broadway, attorney.

SCHWARTZ MARBLE CO. has been chartered to manufacture and deal in marble, tile, slate wares, articles, etc., with offices in Manhattan. The directors are Mendel Schwartz, 81 East 3d st, Jacob Grossman, 47 Delancey st, and Abraham Kramer, 2140 Atlantic av, Brooklyn. Morris Leibowitz, 30 Delancey st, is attorney.

VALLEY STREAM AND ROCKVILLE CENTRE REALTY CORPORATION is a \$25,000 company, chartered to do a realty and construction business with offices in Manhattan. The directors are Wm. R. Jackson, Max Leff and Wm. A. Ihne, 391 Fulton st, Brooklyn, and two others. Hirsh & Newman, 391 Fulton st, Brooklyn, attorneys.

MIDCITY REALTY CORPORATION is a \$350,000 company, with offices in Manhattan, chartered to do a realty, contracting and construction business. The incorporators are Henry G. Barbey, 15 West 38th st, Alfred Beton, 153 Broadway, and Leon C. Bonnard, 36 Wall st. Bowers & Sands, 46 Cedar st, attorneys.

THE 2929-2933 THIRD AVENUE CO. has been chartered with \$40,000 capital stock to do a realty, construction, etc., business with offices in The Bronx. Alice M. Johnston, Edw. F. Sweeney and Geo. F. Moody, all of 524 Willis av, directors. H. I. Morris, 32 Liberty st, attorney.

LINBROOK REALTY CORPORATION has been incorporated with \$40,000 capital stock with offices in Manhattan to do a realty and construction business. The papers were filed by Alfonse F. Spiegel, 2 Rector st, Manhattan, T. Garnett Tabs, Richmond, Va., and Ralph J. Liebenderfer, 2 Rector st, Manhattan, as directors. Ralph J. Liebenderfer, 2 Rector st, attorney.

THEINE COMPANY OF AMERICA has filed incorporation papers with \$2,500,000 capital stock to manufacture and deal in plastic flooring, "Tileine" and similar materials, general construction, contracting and realty, with offices in Manhattan. The directors are Chas. W. Hermann, Kingston, Pa., Wm. H. Miller, Greenwich, Conn., Geo. H. Savage, 300 West 186th st, Manhattan, and ten others. Spooner & Cotton, 14 Wall st, attorneys.

MONTE BLANCA REAL ESTATE CORPORATION is a \$500,000 company chartered to do a real estate and construction business with offices in Manhattan. The directors are R. W. Crawford, C. W. Cuthell, and J. E. McLaughlin.

GUANAJUATO REAL ESTATE CORPORATION has been chartered with \$30,000 capital stock to do a real estate and construction business with offices in Manhattan. The incorporators are J. L. Clark, R. W. Crawford and B. B. James.

PROPERTY OWNERS' IMPROVEMENT CORPORATION, realty, building, etc., has filed papers at Albany to do business with a capitalization of \$100,000 with offices in Manhattan. The directors are F. A. Shaw, R. F. Wilcox and H. D. Cochrane.

EDWARD W. BERGER & BRO. have filed incorporation papers with offices at Weehawken, N. J., to deal in shelf hardware, mill and factory supplies, etc., with a capitalization of \$125,000. The incorporators are C. Neuberger, Weehawken, J. Kane and G. A. Enright, Hoboken.

**SUBWAY PROGRESS.**

**Contracts About to Be Let—Tracks for Fourth Avenue Line.**

Bids have been opened for the work of installing the tracks in the Fourth avenue subway in Brooklyn. The contract calls for the laying of tracks from the Manhattan Bridge, along Flatbush avenue extension, as a four and eight-track railroad, to a point near Wiloughby street; thence as a four-track railroad along Flatbush avenue extension, Fulton street and Ashland place to Fourth avenue; thence as a four-track railroad along Fourth avenue to a point near 65th street; thence as a two-track railroad along Fourth avenue to a point near 86th street; including all turn-outs and junctions within these limits. The city will furnish rails, splice bars, spikes, tie plates, ballast, etc., and the contractor will be required to install the same, but will not furnish electrical or signal material or apparatus. On the official totals the Thomas Crimmins Contracting Company was the lowest bidder, at \$212,880.

The form of contract for the construction of Section No. 1 of Route No. 12 has been approved and bids will be opened Tuesday, June 16, at 12:15 o'clock. Route No. 12 is the Eastern Parkway subway, and Section No. 1 begins at the present terminus of the existing subway, at Atlantic and Flatbush avenues, Brooklyn, and runs thence under Flatbush avenue to a point about 274 feet southeast of St. Marks avenue, where it joins Section No. 1A, the contract for which has already been awarded.

The Public Service Commission has adopted the form of contract for the construction of Section No. 7 of Route No. 5, the Lexington avenue subway in Manhattan, and authorized the chairman and secretary to advertise for bids thereunder, to be opened Friday, June 12, at 12:15 o'clock. Section No. 7 begins near the southerly line of 43d street and extends northerly under Lexington avenue to a point about 50 feet north of the center line of 53d street. North of the latter point the Lexington avenue subway is entirely under contract.

Bids for the construction of the proposed crosstown subway in Canal street are under consideration by the Public Service Commission. This is known as Section No. 2 of Route No. 20. The plans call for a two-track subway from the Manhattan end of the Manhattan Bridge through Canal street to a junction with the Broadway subway. This line will pass under the existing subway and the Centre street loop subway, and will have a deep station running from Centre street almost to Broadway. It will be operated by the New York Municipal Railway Corporation and used to bring the trains coming over the Manhattan Bridge into the Broadway subway. This will be a difficult piece of work, and will take about 32 months to complete. On account of the swampy character of the ground the commission asked for bids on two different kinds of plans—one according to the usual method of excavating and building the subway structure in the cut, and the other by providing cast iron tunnels for a portion of the route. The lowest bidder for the usual method of construction was the Underpinning & Foundation Company, at \$1,822,994.25, while the Degnon Contracting Company was the lowest bidder for the method including iron tunnels, at \$2,438,258.

Bids for the construction of Section No. A1 of Route Nos. 4 and 38, the Seventh avenue subway in Manhattan, will be opened by the Public Service Commission on June 9 at 12:15 o'clock. This section covers the connection between the new Seventh avenue subway and the existing subway at the Battery. It will involve work similar to that to be done at the Times Square junction, although, on account of the difference in location and the fact that an open park covers the subway at the Battery, the difficulty will not be as great. The work involves the building of a new station opposite the present station at South Ferry.

# BUILDING MATERIALS AND SUPPLIES

INDEX FIGURE FOR LEADING BUILDING MATERIALS SHOWS SLIGHT GAIN OVER PRECEDING MONTH—IRON FIRM.

Monthly Price Table Shows Few Changes—General Outlook

JUNE opens with building materials in a stronger position, generally speaking, than they have been at any time so far this year. Based upon the current prices of the sixteen basic building materials approved by the Bureau of Buildings in the metropolitan district, the index number for the 1st of June shows a gain of .811 over that of May 1, when the index number figured out to 3.515. On June 1, 1913, the index number worked out to 5.001, which, when compared with 4.326 for the first of the current month, shows that the state of the building materials market is only .675 below that of last June, which was a month showing an increase in basic building material requirements of 5 per cent. above a ten-year normal.

The weak departments in the current building material situation are Portland cement, certain grades of building lumber, structural steel and petroleum products entering the manufacture of paints. In each case cited, however, there is a strengthening tone. Shading is not being resorted to so extensively. Especially is this so in structural steel. The stiffening in the demand for basic pig iron is having its effect upon current steel orders calling for late summer and early fall delivery. Common brick, terra cotta fireproofing and facade materials, building stone, linseed oil, plaster, lime, sand, crushed stone, timber, pig iron and flashing material all are firming and are getting back nearer to list quotations, which is the best possible indication that there is a slight change for the better actually under way.

It is not such a far cry from June to harvesting time, when the moving of crops means a heavy demand upon the freight car reserves of the country. The producer of building materials knows that the dealers have been working along on hand-to-mouth supplies, and soon will be forced to replenish in order to be able to insure prompt shipments to his contractor. If a car shortage develops within the next sixty days it is natural to ask how the dealer is going to deliver on time, and so, being in a little more independent position, the distributor is not inclined to share his profits to induce the dealer to come into the market early as he was a month ago.

Manufacturers' outputs will not be large this year in any department. A survey of producers of basic building materials coming into this market shows that in no case is production running beyond 60 per cent. of full time capacity. Apparently other lines are taking their cue from that of steel, which is operating on a 60 per cent. basis. At the recent meeting of the National Manufacturers' Association here it was openly stated that it was the generally accepted policy of practically all lines to keep their production down to actual market requirements—at least until business picks up sufficiently to warrant a change in policy.

New building plan filings for the five boroughs in the week closing Thursday, June 4, show a slight decrease in totals and values over those of last week:

	Week Ending			
	No.	May 28	No.	June 4
Manhattan	17	\$2,453,100	8	\$71,000
Bronx	22	491,500	8	680,150
Brooklyn	166	3,387,675	108	1,229,200
Queens	115	844,240	144	679,250
Richmond	42	88,480	33	25,342
Totals	362	\$7,264,995	301	\$3,184,942

## COMMON BRICK.

Holiday and Rainy Thursday Bring the Totals Down.

A HOLIDAY and a steady downpour of rain on Thursday combined to bring the brick transactions down to a level below that of last week. The state of the market, however, generally is strong. The first of the 1914 burn of Hudson brick is expected in the market toward the end of this week.

Official transactions for Hudson common brick covering the week ending Thursday, June 4, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.		1913.	
	Arrived.		Sold.
Left over, May 29—26.			
Friday, May 29	5	5	6
Saturday, May 30	10	5	5
Monday, June 1	16	18	18
Tuesday, June 2	0	5	4
Wednesday, June 3	9	4	5
Thursday, June 4	8	4	4
Total	48	42	42

Reported en route, Friday A. M., June 5-6. Condition of market firmer. Prices: Hudson, \$5.60 to \$5.87½, special grades higher; Raritan—to (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$7.25 to \$7.50 (yard). Firmer. Left over Friday A. M., June 5—32.

HUDSON BRICK UNLOADED. (Current and last week compared.)

May 22	1,436,500	May 29	1,101,500
May 23	885,500	May 30	Holiday
May 25	1,467,650	June 1	1,401,500
May 26	1,475,600	June 2	1,492,000
May 27	1,509,500	June 3	1,357,500
May 28	1,478,000	June 4 (rain)	127,500
Total	8,252,750	Total	5,480,000

NOTE.—These figures represent only brick unloaded from barges consigned to Greater New York Brick Company and cover about 60 per cent. of all the Hudson brick used in this market. They reveal the fluctuations in current building requirements.

1913.

Left over, Friday A. M., May 30—30.		Arrived.	Sold.
Friday, May 30	7	4	4
Saturday, May 31	11	4	4
Monday, June 2	18	12	12
Tuesday, June 3	1	4	4
Wednesday, June 4	3	4	4
Thursday, June 5	8	12	12
Total	48	45	45

Condition of market easier. Prices: Hudsons, \$6.75 to \$7.25; Raritan, \$6.62½ to \$7.12½; Newark, yard, \$8.25. Left over Friday A. M., June 5—33.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 4, 1914	551
Total No. bargeloads sold Jan. 1 to June 4, 1914	519
Total No. bargeloads left over June 5, 1914	32
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived including left over Jan. 1 to June 5, 1913	738
Total No. bargeloads sold Jan. 1 to June 5, 1913	705
Total No. bargeloads left over June 6, 1913	33

## IRON AND STEEL.

General Improvement in This Line Continues.

ADVICES from steel and iron centers in New York indicate no change from the trend of improvement that has recently come into this department. Basic pig iron is still attracting a number of purchases, there being about 22,000 tons on inquiry this week for this district, making the total tonnage pending in the territory east of Buffalo about 40,000 tons, namely for shipment over the second half of the year. In the New York metropolitan district contracts for buildings pending call for about 8,000 tons of steel. Conspicuous among these, as reported by fabricators, is 350 tons for the Astor apartments at 305-317 West 45th street; about 350 tons for a factory building at 240 West 53d street; about 3,000 tons for the Alan Realty Co.'s 12-story loft building at 134-142 West 37th street. About 2,400 tons for the new Astor apartment at 89th and 90th streets and Broadway went to the Hinkle Iron Works, instead of to the Hay Foundry & Iron Works, as incorrectly reported last week. In this case the steel is about to be delivered.

## PORTLAND CEMENT.

Much Shading of Prices—Yard Business Slightly Better.

YARD business in the Portland cement market promises to give the month of June a better record, so far as quantity is concerned, than was accorded to May, or, in fact, to any month so far this year. The gradual improvement in building activity has prompted dealers to replenish stocks, which they have kept low pending an improvement in demand, but undoubtedly price shading has encouraged it.

## CURRENT WHOLESALE PRICES.

CURRENT wholesale prices prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows: In each case the quotations given below were those prevailing up to noon, June 6, 1914.

BRICK—  
Hudson common .....\$5.60@5.87½  
Raritan common ..... 5.75@  
2d hand common ..... 3.00@ 3.50  
2d hand com. (truck load of 1,500) 4.50@  
Front or face ..... 18.00@36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):  
Domestic Portland .....\$1.58@ nom  
Cons. Rosendale Nat. .... .90@ nom  
Alsen's German ..... 2.10@ 2.15  
Dyckerhoff German ..... 2.10@ 2.15

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):  
Trap rock, 1½ in. .... \$1.10  
Trap rock, ¾ in. .... 1.20  
Bluestone, 1½ in. .... 1.05  
Bluestone, ¾ in. .... 1.15@ 1.30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):  
1½ in. .... \$0.90  
¾ in. .... 1.00

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):  
Exterior—  
4x12x12 in. .... \$0.06  
6x12x12 in. .... .084  
8x12x12 in. .... .102  
10x12x12 in. .... .12  
12x12x12 in. .... .15

Interior—  
2x12x12 in. .... \$0.048  
3x12x12 in. .... .048  
4x12x12 in. .... .054  
6x12x12 in. .... .072  
8x12x12 in. .... .096

LIME (Standard 300 lb. bbls. wholesale, select finishing):  
Farnham Cheshire, finishing .....\$1.55@  
Eastern, common ..... 1.25@

LINSEED OIL—  
American Seed City Raw .....\$0.54@0.55  
American Seed City Boiled ..... .53@ .54

LUBRICANTS (Mineral):  
Black, refined, summer ..... 13 @13½  
Black, reduced, 27 gravity, 35@30  
c. t. .... 13½@14  
Black, reduced, 30 gravity, 15 cold  
test ..... 14½@15  
Cylinder, light, filtered ..... 21½@23  
Dark, steam, refined ..... 15½@25  
Paraffin, high, viscosity ..... 19 @26  
23½@24 gravity ..... 15 @15½  
28 gravity ..... 13 @13½  
Wax, crude ..... per lb. 3¼@ 3¾  
Refined, 120 m. p. .... per lb. 4¼@ 5  
Refined, 125 m. p. .... per lb. 4¼@  
Refined, 150 m. p. .... per lb. 5¼@ 5½

LUMBER (Wholesale prices, New York City):  
Yellow pine (merchable 1905, f. o. b. N. Y.)  
8 to 12 in. ....\$22.00@\$26.00  
14 to 16 in. .... 28.00@ 32.00  
Heart face siding 4-4 & 5-4. .... 29.00@ 31.00  
Flooring, 13-16x2½ & 3 ins. .... 15.50@ 20.00  
Heart face siding 4-4 & 5-4. .... 29.00@ 31.00  
Hemlock, Pa., f. o. b. N. Y. base  
price per M. .... 22.50@ 24.50  
Hemlock, W. Va., base price per M. .... @ 24.50  
Hemlock, Eastern mixed cargoes. .... 20.00@22.00  
(To mixed cargo price add freight, \$1.50.)  
Spruce (W. Va., f. o. b. N. Y., lighterage limits)  
2x4, 18 and 20 ft. .... \$28.50  
2x6, 10 and 14 ft. .... 23.00  
2x8, 12 and 14 ft. .... 24.00  
2x10, 3x10, 10 to 16 ft. .... 29.00  
8x8 and under, 16 ft. and under. .... 25.00  
9 in., 16 ft. and under. .... 30.00  
4x10 to 10x10, 16 ft. and under. .... 29.00  
2x12 and 3x12, 16 ft. and under. .... 30.00  
12 in., 18 and 20 ft. .... 30.00  
Add \$1.00 per M. for each inch over 12 ins.  
Add \$1.00 per M. for every 2 ft over 20 ft in length.

1x2 shingling lath, rough or dressed one side .....\$27.00  
4-4x8" merchantable quality ..... 27.00  
4-4x8" merchantable ..... 25.00  
4-4x10" merchantable ..... 28.00  
4-4x12" merchantable quality ..... 31.50

LATH (Eastern spruce f. o. b. N. Y.):  
1½ in. round wood .....@  
1½ in. slab .....\$3.85@\$4.00

PLASTER—(Basic dealer prices, at yard, Manhattan):  
Masons finishing in 100 lb. bags, per ton. ....\$10.50

BLOCKS:  
2 in. (solid) per sq. ft. .... .06  
3 in. (hollow) ..... .06½  
4 in. (hollow) ..... .07½  
Boards ½ in. thick, per sq. yd. .... .16

SAND:  
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale .....\$0.50

SLATE (Per Square, N. Y.):  
Penn. Bangor ribbon .....\$4.10@\$4.75  
Munson, Maine No. 1. .... 5.50@ 7.75  
Munson, Maine No. 2. .... 4.50@ 6.75  
No. 1 red. .... 10.00@12.00  
Unfading green ..... 4.00@ 6.00  
Genuine Bangor ..... 4.75@ 6.75  
Pen Argyle ..... 4.00@ 6.00  
Vermont, sea green. .... 3.00@ 4.20

STRUCTURAL STEEL (tidewater) Spot.  
Beams and channels up to 14 in. ....\$1.26@\$1.31  
Beams and channels over 14 in. .... 1.26@ 1.31  
Angles 3x2 up to 6x8. .... 1.26@ 1.31  
Zeas and tees ..... 1.26@ 1.31  
Steel bars, half extras. .... 1.26@ 1.31

WHITE LEAD: Per lb.  
American, dry, car lots. ....\$0.07½  
In oil, in 100, 250 and 500-lb kegs. .... 0.09½

On lots of 500 pounds or more a discount of ¼c per pound is allowed.  
Red Lead and Litherage—  
In 100-lb. kegs .....\$0.08

On lots of 500 pounds or more a discount of ¼c per pound is allowed.