

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, AUGUST 29, 1914

PORT ORGANIZATION A PRESSING NEED

Its Importance Far in Advance of Anything We Have to Do For the Future of New York—Would Help Business More Than New Subways Will.

THE outbreak of war on three continents, involving the principal exporting nations, is regarded in real estate councils as another notice to the City of New York to get ready for a larger oversea trade. The port should be reorganized in order that the railroad and steamship terminals may be properly connected together and administered under uniform public control.

Writing to the Record and Guide, a prominent member of the Real Estate Board says the importance of this subject is far in advance of anything that we have to do for the future of New York. He says further:

"As a broad proposition, the three hundred million dollars spent on subways would be giving a far better return to the city if the money had been appropriated for dock improvements.

"The history of the city indicates through its statistics for fifty years that New York grows exactly in the same proportion as her commerce grows.

"Every deepening of her waterways is a direct addition to her commercial power and activity. And every absorption of her waterfront by private parties, every filling-in of water area (like the new Shore Road at Bay Ridge) is a blow to her supremacy. Private interests would long ago have destroyed much of the value of the port of New York had it not been for the Federal Government."

What Needs to Be Done.

The foregoing indicates the feeling with which port improvements, planned or contemplated, are now regarded by the substantial interests of Manhattan Borough. The subways were a necessary social reform. They will greatly benefit the outer zones of the city. But it is beginning to be realized that the city has become so very large that the suburbs may be very busy with building operations without the older sections of the city getting much benefit from it. An enlarged commerce induced by adequate facilities would, on the other hand, give new strength to the heart action of the whole city.

An eminent authority on port organization who has favored the Record and Guide with his counsel but wishes to remain in the background, says the city should promptly adopt a comprehensive plan for the organization of the port as other cities and ports have done. At present, New York is drifting without any public policy, which is most detrimental to its interests. Piecemeal consideration of parts of plans will result in complicated and expensive reorganization problems later on. Both at South Brooklyn and on the west side of Manhattan, the unfortunate delay in adopting a policy, which has continued for so many years, should be terminated. Going into particulars, the authority referred to advises:

Marginal Railroads.

"1. Marginal railroads behind the dock fronts should be public roads always under full municipal control, even if private railroad operation shall be per-



HON. R. A. C. SMITH,
Commissioner Docks and Ferries.

mitted. The city cannot maintain control over these lines if it permits the railroads to build them, or if it permits long leases to the roads.

"2. Railroad transportation over these marginal roads back of the dock should be as public and unobstructed as water transportation in front of the docks.

Treat All Railroads Alike.

"3. The public marginal road on the west side of Manhattan should be constructed with the intention of serving the needs of all the railroads, including those now terminating in New Jersey as well as the New York Central. Some people think this road should be a subway; others, that it should be an elevated road. Commercial opinion of the city and of the Dock Department favors an elevated structure. If, however, a subway is convenient and practicable, then a subway freight line should be constructed.

"It is purely a question of railroad engineering and one which cannot be decided in an offhand, cocksure way during a political campaign. The main point is that such a marginal road should be promptly planned and built. In no other way can the disgraceful and expensive congestion along the Hudson River docks be terminated, or the surface truck nuisance of the New York Central abated, or room provided for ships instead of railroad car floats at the waterfront.

"4. Since the great public terminals at South Brooklyn and West Manhattan will be profitable enterprises, there is no excuse for permitting them to be privately exploited. Sufficient profit can be extracted from their operation to pay interest and amortization charges; and New York, like all other seaports, should at the outset plan for public terminals such as already exist

at San Francisco, New Orleans and Montreal.

Adds to Food Costs.

"5. The inefficiency of present terminals at New York adds enormously to the cost of food, and one of the imperative city needs is wholesale railroad terminal markets with public cold storage attachments where the food supplies of the city will be received and distributed to the retailers. The present terminal system is wasteful and facilitates conspiracies in restraint of trade among the jobbers and retailers to the disadvantage of the farmers on the one hand and city consumers on the other."

The New Long Piers.

In carrying out the task set before the City of New York to supply facilities for the maritime commerce of the world requiring facilities at Manhattan Island, the Department of Docks and Ferries is building two remarkable piers between 44th and 48th streets, North River.

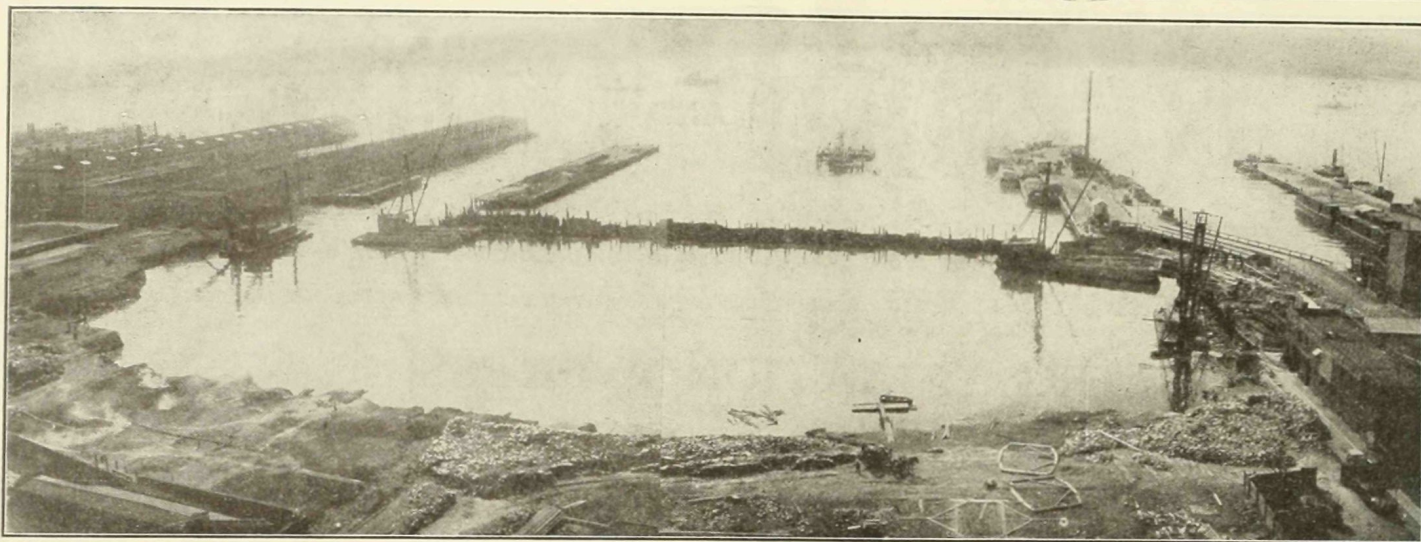
The plan in course of execution will provide one entire pier in the line of West 46th street and a half pier in the line of 44th street, which can readily be converted into one entire pier by going back into the land south of 44th street. These structures will be 1,050 feet in length and 150 feet in width, with slips between them of 360 feet in width. The slips will be dredged and excavated to a depth of 44 feet below mean low water, allowing ample accommodation for the longest and deepest steamships now entering the port or likely to arrive here for a number of years to come. The pier and a half will furnish three berths which will be sufficient for some time to take care of all the largest passenger steamships.

Commissioner R. A. C. Smith has said that the terminal when completed will provide the finest and most accessible wharfage accommodations to be found in any harbor in the world. It will mean that passengers will be landed from the largest liners at a point of unrivaled accessibility to the center of the city with its largest hotels and railroad depots only a few minutes from the terminal.

Unusual Engineering.

The construction of these piers has involved unique engineering problems. The site selected is located over a shelving rock ledge 20 feet below mean low water at the inshore end and from 44 to 50 feet below mean low water at a point approximately 220 feet from the present shore line. In order to remove this sub-aqueous rock it is necessary to uncover it by holding back the waters of the Hudson River by means of a temporary dam and by blasting it out in the dry. This method is not only considerably cheaper than its removal by blasting under water, but makes it possible to complete the work in a much more satisfactory manner.

As a preliminary to the construction of the temporary dam a contract was let for the dredging away of all soft material covering the rock. The



IMPROVING NEW YORK'S DOCK FACILITIES.

This picture shows the present condition of work at the foot of West 44th to 48th Street.

first contract for this dredging has been satisfactorily completed. A recent modification of the plan to include the construction of a half pier on the line of 44th street has necessitated the extension of the dredging to include the entire area between 46th and 44th streets. This supplementary dredging is now proceeding satisfactorily.

Meanwhile a contract has been let for the construction of the temporary dam and the rock excavation. This work was estimated by the engineers to cost \$497,500. The contract was awarded to Holbrook, Cabot & Rollins, the low bidder. Work has been proceeding rapidly under this contract. It calls for the construction of a coffer-dam built with interlocking steel piles. These piles are 70 feet and over in length and are driven to bedrock in two parallel rows, forming a succession of pockets approximately

16 feet in width and 24 feet in length. These pockets are filled with material dredged from the bottom of the river. When the dam is finished it will be approximately 800 feet in length and will hold back a head of water estimated at 68 feet. The pressure of this enormous mass of water is so great that it will be necessary to sustain the steel piles by a bank of riprap on the inshore side approximately 70 feet in width at the base and reaching to an elevation of about 6 feet above mean low water. On the outshore side the dam will be supported by a similar embankment of clay. When the dam is completed the water between it and the shore, amounting to approximately 55,000,000 gallons, will be pumped out. It is expected that this operation will take three or four days to accomplish. It will leave a dry area 800 feet in length

by approximately 300 feet in width. Then this area, which is estimated at 76,500 cubic yards of solid rock, will have to be blasted out to make the necessary slip room.

Largest Work of Its Kind.

This coffer-dam is by far the largest work of its nature ever attempted by the engineering profession. The only works where a similar type of structure has been used are by the United States government at Black Rock in the Niagara River and at Havana Harbor in raising the wreck of the battleship "Maine." These operations, however, were insignificant in comparison with the present project. At the present time the work of driving the steel piles is almost completed. The work is being delayed somewhat by the dredging necessary to build the 44th Street slip.

NEW SYSTEM OF BUILDING INSPECTION

State Commission Will Recommend to Legislature the Erection of a New Department to Include all Present Inspection Bureaus

THE inevitable consolidation of departments and bureaus having to do with the inspection of buildings in this city will be brought about through the instrumentality of the State Factory Investigating Commission. An intimation of what is forthcoming was given by Counselor Abram I. Elkus, of the commission, some weeks ago through the Record and Guide, and this week a formal announcement was made by the commission in a published pamphlet.

This action anticipates conclusions which the Charter Revision Committee of the Board of Estimate was expected to reach in due time by a slower process. The State commission is in a position to give immediate attention to preparing the necessary legislation. Its recent investigations with a view to recodifying the State Labor law brought forcibly to the attention of the commissioners the injustice that is being imposed upon owners and tenants through the over-inspection of buildings.

The intended legislation will not only revise the State Labor Law but the City Charter as well. As the Legislature is responsible for the creation of the inspection bureaus now deemed superfluous, it is considered quite in order that it should undertake, through its Investigating Commission, to cure the resulting evils.

Only Tentative Plans As Yet.

The plan is tentative merely, and has not been put into anything like final form. It is issued solely for criticism and suggestions from those interested. These should be presented in writing to the commission on or before October 15, 1914. The pronouncement of the commission reads as follows:

BILLS will be reported to the next Legislature that will, when enacted, combine into one general Department of Buildings a number of the separate state and city departments and bureaus now having jurisdiction over the construction and maintenance of buildings in this city. There will be but one inspection department instead of many. Landlords and tenants will be saved infinite annoyance, and the city a large annual sum now needlessly expended. It will then be possible for an owner or tenant to get a clean bill of safety and be relieved of further expense for structural alterations.

"TENTATIVE PLAN submitted by the New York State Factory Investigating Commission with reference to the inspection of buildings in New York City by different city and State departments:

"Create a new department for the City of New York, to be known as the Department of Buildings, the head of which shall be the Commissioner of Buildings, who shall be appointed by the Mayor. The jurisdiction of the department shall extend over the entire city.

"The Department of Buildings shall have sole and exclusive jurisdiction over the construction and alteration of all buildings and structural changes therein (including factories and mercantile establishments).

"There shall also be concentrated in

this department, so far as practicable, jurisdiction over matters relating to the proper maintenance of these buildings.

"This will involve the consolidation of the following departments and bureaus, and the transfer of their entire jurisdiction to the new Department of Buildings:

"1. The Bureau of Buildings of each borough.

"2. The Tenement House Department.

"3. Bureau of Fire Prevention of the Fire Department.

"4. Bureau of Boiler Inspection of the Police Department.

"There shall also be transferred to this new Department of Buildings the jurisdiction now exercised by different city and State departments as follows:

"5. State Department of Labor—in so far as it relates to the construction and alteration of factory buildings and mercantile establishments and any structural changes therein.

"6. Health Department of New York City—in so far as it relates to structural changes in bakeries and food product manufactories.

"7. Department of Water Supply, Gas and Electricity—in so far as it relates to the inspection of electrical wiring and equipment in buildings.

"This proposed plan concentrates in one department control over all matters relating to the construction of new buildings and alterations of existing buildings and does away with needless multiplicity of inspections so far as the maintenance of those buildings is concerned.

"It covers all buildings and industrial establishments, including factories, mercantile establishments, tenement houses, etc. Plans for construction and alteration of buildings need be filed with this

(Continued on page 349.)

MARGINAL ROAD WILL REVIVE DISTRICT

Local Freight Stations, Private Sidings and Tracks into Warehouses Will Do Wonders for Realty on Lower West Side.

THE filing of plans by the trustees of the Sailors' Snug Harbor this week for a four-story loft building at 743 and 745 Broadway, opposite Astor place, following the recent court decision which permits them to improve their extensive holdings by virtue of a more liberal interpretation of the original Randall will, serves to attract attention once more to the old wholesale district.

That entire section of the city has suffered heaviest by the uptown trade movement which began in 1904. A great many reasons have been given to explain the abandonment of this desirable section for locations farther north. Blame has been laid upon property owners, and upon the lack of modern buildings. Another reason that has been given is the tendency which business centers have of shifting nearer a radial zone, but no effort will be made at this time to go into this phase of the situation, which has been the subject of a great deal of comment within recent years.

Policy of Snug Harbor Trustees.

S. F. Carstein, who has charge of the real estate of the trustees of Sailors' Snug Harbor, in discussing this new improvement said:

be rapidly absorbed by the better class of manufacturers and merchants.

"While we are not actually going ahead with new buildings, we are prepared to receive offers from firms who desire buildings for their own occupancy, and have several plots available for improvement at this time. For the present the above mentioned building operation indicates the probable future policy of the trustees."

Modern Terminals Needed.

In line with the advantages enumerated by Mr. Carstein it might also be said that the section offers at present numerous other benefits. A number of railroads and steamship lines have terminals or docks along the waterfront and the haulage and cartage of outgoing merchandise does not cover so large an area. The great need of the section, however, is the replacing of the present old structures by thoroughly modern new buildings.

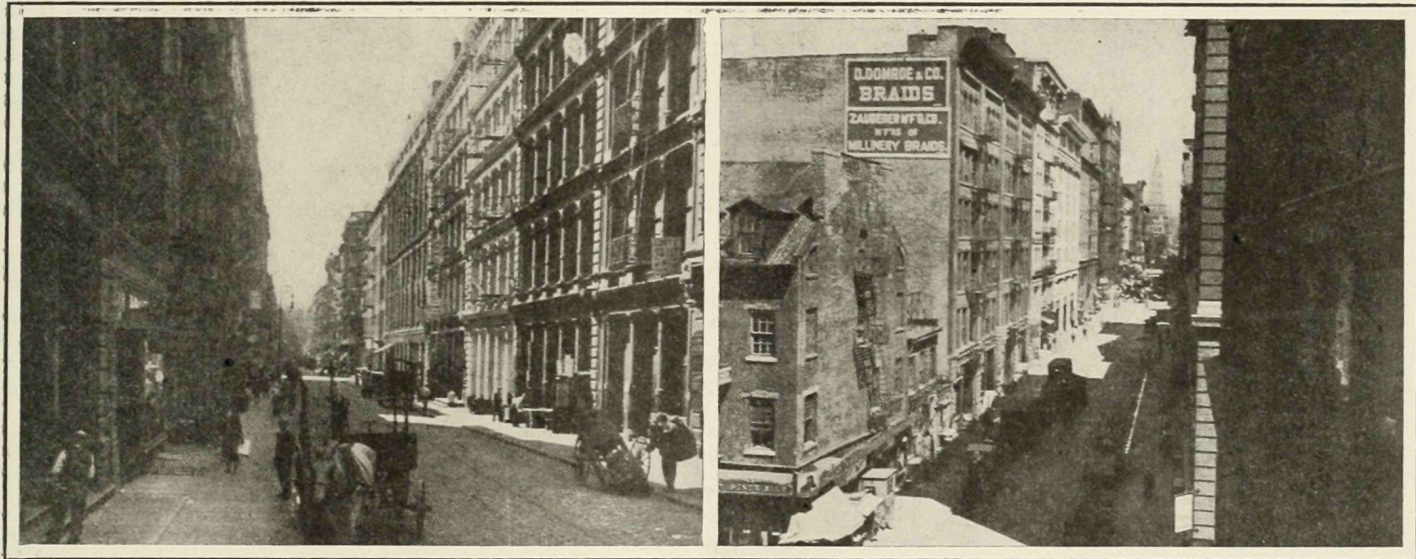
Discussing this phase of the situation Aaron Rabinowitz, president of Spear & Company, said: "The construction of such buildings is needed for a complete rehabilitation of the district and should be the means of restoring property values and the reviving of interest in the section among mercantile concerns.

ants resembles in many ways the present condition of West 36th street which was described in the Record and Guide of August 22.

Shipping Facilities.

The adequate handling of the freight of manufacturers who ship to all parts of the country will also play an important part in the rehabilitation of the old wholesale district. When merchants and manufacturers in the district will be able to send their truck loads of merchandise to adjacent freight receiving platforms without delay the effect will be like "bringing new blood into a withered limb," as Hon. Cyrus C. Miller has expressed it.

The problem of better trade handling facilities not only for this particular section, but also for the entire West Side of the city below 23d street, has been the subject of an exhaustive investigation by the Committee on Terminal Improvements of the Board of Estimate. Following long negotiations with the New York Central, which involved the greater portion of the West Side, an agreement was reached. With reference to the portion south of 30th street the committee sought a solution that would not alone end surface operation by the New York Central upon the city's



GREENE STREET, SOUTH FROM SPRING.

WOOSTER STREET, NORTH FROM WEST HOUSTON.

"We believe that by improving our property in that section we can offer all the facilities that merchants and manufacturers are able to obtain farther uptown and at the same time give them as good, if not better, light. All our buildings are being improved with a hundred per cent. sprinkler plants, which will mean the lowest possible insurance rates. The entire district enjoys unusually fine transit facilities, and more improvements of this nature are assured—notably the Seventh avenue subway, which will extend from a connection of the existing subway at the Battery to another connection of the present subway at Times Square, and also the Broadway subway. These lines are under contract for the entire distance, and work is going on at various points along the proposed routes.

"Our building policy will probably be not the erection of eighteen or twenty-story buildings with their resultant congestion, but rather the five to eight-story modern building type, similar to the one we contemplate on Broadway near Astor place. Our properties improved along these lines will probably

"We have had no difficulty in renting properties that are well kept, properly lighted, and have all of the up-to-date improvements which the present-day tenant deems a necessity. While there are still vacancies to be found, these are generally justified by the condition of the premises, which reveal a failure to provide these modern conveniences. The district has everything in its favor and will hold its own if the old structures are modernized to meet the demand."

Section Still Active.

In spite of vacancies in a number of the buildings throughout the section, the streets still show considerable business activity. Heavily laden trucks may be seen passing back and forth constantly, and the sidewalks are piled high with cases of merchandise. Nearly every branch of mercantile and manufacturing activity may be observed, including novelty concerns, paper warehouses, leather goods firms, clothing manufacturers and other factories and establishments, too numerous to mention. No particular class of business predominates. The great variety of ten-

streets, but would at the same time result in the reorganization of the terminal facilities of all the Jersey roads by bringing them into the use of a marginal terminal freight railway. The committee in its report, is of the opinion that an advantageous and desirable solution of this problem was obtained by the consent of the company to construct at its own expense a two-track subway southward from 30th street under the bed of Tenth avenue and finally entering the yards at St. Johns Park.

Private Track Facilities.

The plans include proper connections to freight stations which the railroad company may acquire and also such industries, warehouses, etc., doing an amount of business which will justify a siding or private tracks with facilities to the use of the New York Central and all other roads upon equal terms.

If these facilities shall be afforded to merchants and manufacturers in the old wholesale district there will be a wonderful revival of interest in real estate there. As things are the district already has special advantages.

PRIVATE HOUSE SITUATION ON WEST SIDE

Investment Buying Slack, Though Builders Are Assembling Plots for Improvement—Business Firms Are Invading Certain Thoroughfares

WEST SIDE real estate brokers discussed this week the private house situation in its various phases, including the renting and selling markets and the tendency to convert these residential properties into business buildings. A consideration of this branch of the real estate market is timely because the apartment house renting season is just commencing, and the cry is heard from many quarters that the private dwelling is being abandoned for the apartment suite.

Sales and Renting Conditions.

While it is generally agreed that the sales market in this section is quiet, it is regarded as a reflection of general real estate conditions throughout the city. Regarding renting conditions, however, there is a decided difference of opinion, some agents viewing it with optimism and others with pessimism. The demand by private families for dwellings in some blocks is reported to be good; in others owners are leasing to boarding-house people in order to derive all possible income. One broker declares that the business, to his knowledge, concerns principally such tenants and involves such moderate rentals that in several instances property values have declined from 25 to 35 per cent.

Other real estate men report a substantial demand for dwellings having up-to-date improvements, and assert that the tenants are mainly private families.

Three-Year Leases Usual.

The average term of lease is three years, although there are occasionally five-year transactions. In the great majority of cases, however, owners are apparently unwilling to tie up their property for more than three years, while the same length of term is usually satisfactory to the tenant. In the case of boarding houses, however, nearly all the leases contain a cancellation clause compelling vacation of the premises in from thirty to sixty days. A private family seldom leases under such terms.

All brokers, however, regardless of their views on the market, agree that the west side of the city, with its exceptional transit facilities, its proximity to Central Park and the Hudson River, offers unusual advantages to the home seeker who desires a residence in quiet and beautiful surroundings.

Renting Market Better.

Slawson & Hobbs said "The renting season which concerns houses leased from October 1, is better than it has been for the last five years, and curiously, a great many of the clients who have leased residences through our office are coming from apartments. The outlook for an unusually successful year appeared very promising until the outbreak of European hostilities; what the future holds in store is, of course, a problem. The demand is for dwellings without any discrimination as to the number of stories, but rather for houses in good condition, regardless of the height. If the owners of such property would put them in good condition, so that they could favorably compare with a modern apartment, the number of vacancies would be materially lessened."

William R. Ware also reported a good demand for private houses. He said: "Already the number of rentals closed for this year involving residential property is in excess of last year's record for the corresponding period of time. This situation may be attributed to one or all of several reasons. In this section private houses are less expensive than apartments. A good four-story

building, with all modern improvements, can be rented for prices ranging from \$2,200 to \$2,400 a year, while an apartment containing the same number of rooms in the immediate neighborhood will cost from \$3,000 to \$4,000. The houses with all improvements installed are in most demand, people taking them for that reason."

Apartment House Construction.

While apartment house construction has been noticeable of late, there are still a number of blocks which maintain their character as private dwelling sections. A plot to be utilized for apartment house purposes should be not less than 65 feet in width, which means at least three private houses combined. Most of the multi-family structures which are superseding private residences are built on such sites, although there have been exceptions, notably the Selkirk in West 82d street and the three new apartment hotels now being erected in West 72d and West 73d streets by Edward W. Browning.

Earle & Calhoun said: "Investors are beginning to realize that the West Side has become a big apartment house center and are buying private house sites for improvement with such structures. They are also purchasing here and there keys to plottage. One unfortunate part of it is that little value is allowed for the building, but the enhancement of the ground within recent years more than makes up for this phase of the situation.

"The scarcity of sales to buyers for occupancy cannot be attributed to a lack of interest in such holdings, but rather to the apparent general unwillingness of investors to purchase at this time. While there have not been very many sales recently, the same state of affairs exists in other and similar sections of the city."

Altering Buildings.

E. K. Van Winkle, manager of Pease & Elliman's West Side office, discussed the private house situation from the point of view of altering for business purposes. He said: "The only street which shows such development to any marked degree is 72d street, and it is noticeable particularly between Columbus avenue and Broadway. It may extend eventually to West End avenue, since the private house holdings of the Lincoln Trust Co., adjoining its property at Broadway and 72d street, may be altered for business purposes.

"While this phase of the private house situation, namely its conversion into a business building with stores on the ground floor and bachelor apartments upstairs, is temporarily halted, the general improvement of business conditions will probably effect a restoration of activity along these lines. The demand for bachelor apartments on the upper floors of these remodelled residences has been unusually good. There is a demand for suites of from two to six rooms at moderate rentals, constant calls coming in for four and six room apartments at a maximum rental of \$60, which cannot, of course, be met in this section at the present time."

Changes in 72d Street.

There are various reasons advanced for the changes in West 72d street. It is believed that the business will become more strongly established by the transfer of the street from the jurisdiction of the Park Department to that of the Department of Highways, which would permit business traffic at all hours of the day, whereas formerly it was allowed only before twelve o'clock.

The erection of nine and twelve story apartment houses in the other side streets will result, it is believed, in additional traffic, and high class retail establishments will be attracted to 72d street on account of its width and the character of the businesses already located there. The other streets which are adapted for business purposes, namely, 79th and 86th streets, are still under the control of the Department of Parks, and trade probably will find it difficult to make headway in either of these streets. While one dressmaker has become established in West 86th street, the location is near Columbus avenue. It is doubtful whether business will be able to penetrate permanently into the street.

Seventy-ninth street is perpetually restricted, and one owner can single-handedly restrain the installation of business in that street. As far as the other streets of the West Side are concerned trade may become established in those dwellings which will be purchased to protect the light and air of newly erected apartment houses.

Examples of Architecture.

While the architecture of New York City is of a nondescript character in the main our city has the distinction of including nine of the twenty foremost examples of architecture in the United States. The American Federation of Arts sometime ago undertook to ascertain what were really the most satisfactory examples of architecture in the public buildings of this country.

With this end in view the Federation invited an expression of opinion from a selected list of prominent architects, artists, sculptors, and others having a reputation for knowledge of architecture and an appreciation of it. A final result of the canvass was as follows: Boston Public Library, National Capital, Washington, D. C.; New York Public Library, Pennsylvania Railroad Station, New York; Trinity Church, Boston, Mass.; Library, Columbia University, New York; Congressional Library, Washington, D. C.; J. P. Morgan's Art Museum, New York; Minnesota State House, Madison Square Garden, New York; St. Patrick's Cathedral, New York; Cathedral of St. John the Divine, New York; West Point Military Academy, West Point, N. Y.; White House, Washington, D. C.; New York City Hall, New York; University of Virginia, Toledo Art Museum, Union Station, Washington, D. C.; W. K. Vanderbilt's Residence, New York, and the Pan-American Building, Washington, D. C.

Following the initial twenty is placed the Metropolitan Tower, the University Club and Trinity Church in New York City and the Museum of Fine Arts in Boston.

Zoning the City.

The Committee on City Plan of the Board of Estimate, has evolved an extensive program with a view to zoning the city. This requires the collection of a mass of data as to transportation facilities past and present and estimates for the future, and on land values past, present and future. The committee will also need detailed information as to the amount of floor space and land area devoted to office use, to trade and commercial purposes and to residential purposes. The committee has been authorized to employ a statistician, an engineering instructor and a draughtsman at \$1,500 each, a second draughtsman at \$1,200, and a clerk at \$420. The investigations are now in progress.

THE UTILIZATION OF ROOFS

Much Valuable Space Will be Reclaimed if Borough President Marks's Campaign Is Successful—What Architects Say About It

BOROUGH PRESIDENT MARKS, who has been carrying on a determined propaganda for the utilization of roofs for purposes of recreation and pleasure, is receiving the warmest commendation from leading architects in the city. With almost perfect unanimity he is being supported by representative architects and organizations devoted to interests of the architectural field. The New York Chapter of the American Institute of Architects has appointed a committee to co-operate with the Borough President along the same lines. It comprises J. H. Freedlander, chairman; Bertram G. Goodhue, Kenneth M. Murchison, William Emerson and John R. Rockart. It is hoped that the active interest of architects who come intimately in contact with owners of property will tend to decrease the great economic waste caused by reason of the non-utilization of roof space.

Roofs as Playgrounds.

Agitation has been going on for some time which has for its purpose the education of tenants and owners as to the desirability of roof space for playground and resting places, particularly during the summer season of the year. The numerous advantages of this scheme have been described at great length. Theoretically, it is undoubtedly an excellent idea, since it tends to the improvement of the health and morals of the people. For the attainment of this end, Borough President Marks has received in addition to hearty promises of co-operation and support many practical suggestions from architects which outline plans whereby its urgency and desirability may be more forcibly brought home to owners who are not in sympathy with or are indifferent to the movement.

One Architect's Vision.

Frank H. Quinby, architect, 99 Nassau street, describes in detail its practicability from the point of view of fire protection. He says, "There are many advantages, particularly where it is possible to communicate from one building to another by means of the roof in the event of a fire occurring while a large number of persons are on the roof. It would afford a better means of egress from the premises than through the smoke-filled halls or elevators, thus minimizing the panic hazard in congested buildings. The people would thus escape from a burning building through an adjoining structure and not hamper the operations of firemen.

"If we ever come to a practical working out of the zone system of arranging our city, it would be a simple matter to combine a whole block in one community roof with fire drills, to teach all of the people in the block to escape from the fire either up or down, as the case might be, and those going to the roof could reach the street, if need be, upon the opposite side of the block."

Using Roof on Dwelling.

Robert W. Gardner, architect, 84 William street, submits interesting data concerning the construction of a playground which he is superintending on the roof of a private residence. He says: "The usual objection to the use of roofs is the danger of leakage from possible damage. It seems that the difference in price between the grade of tin roof and the permanent wear and leak-proof roof is about 50 per cent. On the face of it this difference looks large, but actually in a dwelling house measuring 20x50 feet it only amounts to \$40. That is to say, \$80 for tin and \$120 for a six-ply tar and felt roof with flat slate tile embedded in asphalt for wearing surface,

"The freedom from periodical repairs and painting quickly counterbalance the difference in first cost. The above roof is of the ordinary spruce beam construction. And the slates which are only 3-16 of an inch in thickness add very little to the weight. There are concrete tiles which can be made by any roofer and these may be used on the tar and felt roof as a wearing surface which will decrease the cost. The brick parapet has been carried higher than usual."

Dangers Can Be Avoided.

Eli Benedict, architect, 1947 Broadway, writes: "Among the great obstacles to this development is the unsuitability of the flat roof covering to the added wear and tear necessarily involved. Another is the lack of safety in the matter of lack of coping, proximity to air-shafts, etc. These things, however, can be taken care of by suitable planning of the roof and it is very evident that a roof planned for the contemplated uses would necessarily be better constructed than a roof planned for weather resisting qualities."

E. S. Child, architect, 29 Broadway, suggested that if the Building Department would allow the erection of light-framed screens on the roofs it would be an advantage, and these would so be designed that they would not interfere with the fire protection.

Atop an Apartment Hotel.

Max G. Heidelberg, architect, 12 West 31st street, has planned, especially for the benefit of women, a co-operative apartment house. The entire roof of the building will be utilized for the children during the day. In pleasant weather they may be out doors all day; in inclement weather a portion of the roof will be enclosed by means of a system of disappearing windows, such as are used in many tuberculosis sanitarium. The floor is to be of a sanitary material which will stand all weather conditions. The roof will be sub-divided into various sections, each one devoted to a specific purpose such as a nursery, a kindergarten and small gardening plots.

LABOR LAWS ABROAD.

Inspectors' Occupation Is Classed as a Profession in Some Countries.

Recognition of the fact that the administration and enforcement of labor laws involve much more than a mere system of detecting violations of law is becoming more and more apparent in efforts for the protection of the working classes. The establishment of definite rules and standards for the safety and health of workers, higher specialization of the functions of inspectors, and the creation in a number of States of industrial commissions with large powers, are indications of the progress made. In view of the attention the subject is receiving in our own country, the experience of foreign countries in the administration of labor laws and factory inspection is of peculiar interest, and a report on this subject, covering Great Britain, Germany, France, Austria, Switzerland and Belgium, has just been published by the United States Bureau of Labor Statistics of the Department of Labor.

In the countries named labor laws date back to the beginning of the 19th century, but the first measures for their enforcement were not passed until 1833, when factory inspection was established in England, while similar action was not taken elsewhere until 1874, when France created a labor inspection department, followed by Switzerland in 1877, Germany in 1878, Austria in 1883, and Belgium in 1888.

While experience has shown that labor laws without provisions for enforcement are practically futile as protective measures, emphasis must also be placed upon the importance of efficiency in the administrative machinery, its scope and functions, its methods of work, the character of its personnel, and the provision of definite standards as to safety and sanitation. In only one of these phases of administrative work was marked superiority found in the countries visited as compared with the United States. This was in the training and character of the inspectorial force.

Professional Inspectors.

In Europe the position of factory inspector can be secured only after long technical training and severe tests. The occupation is classed as a profession ranking with law, medicine and engineering. Tenure of office is secure and pensions are given for long service and old age. Men who seek these positions are of exceptional character and attainments, and their work is correspondingly efficient.

In France and Belgium the whole work of labor-law enforcement is centered in the labor inspection departments, but in England the local authorities have jurisdiction over the enforcement of all sanitary provisions in workshops. In Germany the factory laws are administered by the industrial inspectors, inspectors of insurance associations, and police authorities, and in Austria by the industrial inspectors and the local industrial authorities. In Switzerland there is division of jurisdiction between the Federal factory inspectors and the cantonal inspectors, while the enforcement of the laws is entirely in the hands of the local police and the cantonal authorities.

Medical factory inspection is still an undeveloped field, England and Belgium being the only countries having separate medical divisions, and even there the number of physicians is small.

Women Inspectors.

Women inspectors number 20 in England, where they occupy the unique position of being practically independent in their work and functions. France has 18 women inspectors, Austria 5, Belgium 1, Prussia and Switzerland none, and the German States but few. Outside of England the work of women inspectors is limited to small shops where women and children are employed.

There is great demand among the laboring classes for workmen inspectors. This has met with considerable opposition from some of the governments as well as from regular inspectors. England has 55 workmen inspectors, but their functions are limited, their salaries low, and their status entirely different from that of regular inspectors. Prussia, France and Switzerland have no such inspectors as yet and there are only a few in Austria, Belgium, and some of the German States.

Two extremes of organization are found, the highly centralized and the decentralized. England furnishes an example of the former, with a chief inspector, division inspectors, district inspectors, and the lower grades of inspectors. In England is also found much specialization of functions among medical inspectors, dangerous-trades inspectors, electrical inspectors, etc. In the inspection departments of Prussia and Switzerland, which are examples of the decentralized type, there are no chief inspectors, each district inspector having the whole field of industrial inspection under his jurisdiction. Austria has a central industrial inspector, but his supervision does not extend as far as that of the chief inspector in England. In France there is practically no head to the inspection department, the division inspectors being charged with much of the inspectorial work.

Little progress in scientific standardization of safety and sanitation has been made in Europe and labor laws in many instances fail to give exact standards for the guidance of inspectors and for the use of manufacturers and employees. Inspection to detect violations of law is still the method used by most inspectors, and most European inspection departments are far behind the more progressive departments in this country,

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as
second-class matter."

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Many of the men who do things in New York real estate affairs are arriving home, after being stormstaid in European countries. There will be action from now on.

The hotels were never before so crowded as at this time, principally with buyers. Many of them would have gone to Paris but for the war, and now New York will have to supply them. Which is just one of the signs of better times.

European countries are saying that the United States owes them several hundred million dollars of a balance for securities which they recently sent back. It will not take us long to make up that balance with the food and materials they will have to take from this side.

If the Workmen's Compensation Commission has no present power to remedy the wrong that some say is being committed against married men, in their being discriminated against by employers, then the commission should be quickly invested with power by the Legislature, or else the entire law itself should be repealed.

A sprinkler-head, capable of turning itself off automatically when the fire has been put out, would save \$75,000,000 annually paid for losses by insurance companies. It is reported in insurance circles that the problem has at last been effectually solved by an invention of a thermostatic head which will not only open when the temperature of a room rises to a predetermined point, but close when the temperature falls, after the flames have been extinguished. With the sprinkler heads now in use great damage may possibly be done to a building and its contents by the continued flow of water until discovered and shut off by human agency.

New York City and the World-Wide War.

The war news of the past week has made it more and more probable that the contest will be longer than was hoped in the beginning. It is difficult to anticipate any probable series of events which will result in its early termination. The Germans have developed such emphatic strength that even if they are checked in their present offensive campaign, they will evidently be capable of putting up an indefinitely prolonged resistance to any counter-offensive on the part of allies. On the other hand, the Germans have before them an equally difficult if not impossible task. They may well succeed in breaking through the present line of the allies and compelling them to retire to a line nearer Paris. They may also succeed by a great sacrifice of life in forcing the still stronger line of defences, which the French have constructed in the neighborhood of Rheims, and in besieging Paris. But even then their difficulties would be only beginning.

Paris is capable of holding out for many months, and will require an enormous army for its complete investment—an army probably of 400,000 men. In the meantime they will have to keep open a long line of communications through a hostile country; they will have to deal with the formidable remnants of the French army, which will preserve its organization intact and which from its strong position behind the Loire will be able to keep a large part of the German army occupied; they will have to reckon also with the reinforcements which Great Britain will be sending to France in increasing numbers; and finally they will be obliged eventually to concentrate a much larger proportion of their forces on the eastern frontier to check the Russian invasion. Such being the general situation, the task which Germany has undertaken may strain to the breaking point the huge military resources and the superb military organization of that country. Neither party to the contest seems to be capable of converting military success into a victory so overwhelming and decisive as to force its opponents to sue for peace.

Assuming, then, that the war will not be finished this fall, and may well last over the winter and through the following spring and summer, it is evident that American business will have to be readjusted to something more than a temporary emergency. The conditions brought about by the war will endure for a long time and may well have important effects upon the distribution of the world's trade after the war has ceased. American manufacturers instead of concentrating their attention on the home market will have to devote their energies to satisfying an imperative foreign demand. It is by satisfying the needs of the belligerent powers and by supplying the demands of the former customers of the belligerents in South America and the Orient that the largest profits will be made. The United States will have a great opportunity to build up its export trade, and, of course, the city in the country which ought to benefit most from the building up of the export trade is New York City.

New York will suffer in certain respects from the results of the war. The complete stopping of operations on the Stock Exchange has already brought deprivation to many thousand people. But when a balance comes to be made of profit and loss, it is probable that New York will have gained more from the results of the war than it will have lost. New York City has always been the great gateway of communication between the United States and foreign countries, and as the relation between the United States and foreign countries becomes for any reason more important, that city is bound to obtain a substantial proportion of the resulting benefit. The fact that it is the largest manufacturing city in the Union, and that it is dominant in American finance has obscured the fact that the foundation of New York's prosperity was laid, not by bankers or manufacturers, but

by merchants. If this country is again to have a merchant marine, and if a larger proportion of its energies is to be devoted to supplying the demands of foreign countries, much of the new American tonnage and of the increased volume of foreign sales will be financed, sold and shipped from New York City.

It is not to be expected that either New York or the United States will be able to keep after the restoration of peace the whole of its temporary gains, but it should be able to keep a certain proportion of them. All the belligerents will be very much exhausted by the results of war and will not be able to devote their usual energies to the recovery or development of their trade. Germany will be particularly hampered in regaining its lost ground, because its merchant marine will have been largely destroyed or have passed out of the possession of German citizens. On the other hand, American merchants will have built up an organization for handling export trade and will have learned the needs and customs of foreign purchasers. They will be able to fight hard for the share of the business which they have succeeded in capturing. But whatever the eventual results, the next six months will offer one of the most extraordinary opportunities to American business men for constructional commercial enterprise, which the history of this or any other country has ever offered.

Give It Support.

It is a most encouraging fact that the New York State Factory Investigating Commission has recommended the creation of a central city department which would have charge of inspecting all the buildings of New York City. The commission proposes that the new department be headed by a Commissioner of Buildings to be appointed by the Mayor. Thus the Factory Investigating Commission sustains the demands made by the real estate interests of New York for consolidation and economy of supervision; and the real estate and building and manufacturing interests should combine for the purpose of seeing that the recommendation is adopted. It will be bitterly opposed both by the officials, whose jobs are placed in jeopardy by the proposed reorganization and by other local and special interests. It will hardly pass the Legislature unless it is strongly supported and the organization of this support should be commenced immediately. Much of the resistance will come from the local politicians, and it is of the utmost importance that public interest on behalf of the reform should be built up in the outlying boroughs.

A Suggestion for the Building Bureaus.

Editor of the RECORD AND GUIDE:

It is a pleasure to note that your valuable paper has been directing its attention toward having the complex City Department situation simplified.

To have the issuing of building permits and the obtaining of necessary information from the various departments expedited promptly should be the wish of every taxpayer and business man in this city. New York can hope to keep her place in the forefront only by being responsive to the needs of business men and manufacturers. Many of them are thinking of moving into New Jersey and elsewhere to avoid the ceaseless red tape of permits, inspections, violation notices and multitudinous annoyances so prevalent in the city's administration of affairs.

Why is it that so many of the city employes lack responsiveness to the public needs? I believe the present Building Department administration is better in many respects than it has ever been before in the history of New York City, and yet is there not a danger of it becoming top heavy?

For instance, sometimes a dozen or more men are compelled to wait for an hour or more for an interview on a question which could be answered by one of the heads of the department in about one minute. It would greatly sim-

ply the system if ready access were granted to the intelligent heads of departments who are familiar with the regulations and requirements.

Let us hope that the various building departments will soon be under one Superintendent of Buildings and that the "suffering public" can quickly approach some intelligent person at the head of each bureau, such as Construction, Plumbing, Tenement, Fire and Factory, and obtain the desired information, and then go about his business. As things are now, a large renting space is required to accommodate the waiting public.

To improve these conditions should be the earnest endeavor of intelligent journals like the Record and Guide, as in the long run such papers will do more than any other influence for the individual, as well as taxpayers, investors and business men generally.

WILLIAM J. DILTHEY.

1 Union square, August 21.

Conflict Between Departments.

Editor of the RECORD AND GUIDE:

Noting Mr. Murphy's letter in your issue of Aug. 22, in which he requests a specific case of "conflict" between the various Bureaus of Buildings and the Tenement House Department, I beg to advise you of a case in which Mr. Murphy is now the aggressor.

The so-called bungalow apartments at Coney Island, an account of which with illustration appeared in your issue of April 18 was designed as two rows of two-story frame dwellings, and were approved as such by the Bureau of Buildings of the Borough of Brooklyn. The buildings were practically finished and a large proportion of them leased for the summer, when the Tenement House Department undertook to overrule the decision of the Bureau of Buildings and classified them as tenements, after which it issued a violation against the occupancy of same, and it is now defending an injunction suit to restrain its order to vacate.

That such a situation as this could develop is an unreasonable hardship on an owner of property, and it could not exist without that conflict of authority which Mr. Murphy denies.

HERBERT E. DAVIS.

175 Fifth avenue, Aug. 24.

Port Development on the East Side.

Editor of the RECORD AND GUIDE:

I have read with great pleasure and much interest the article of Mr. Miller on the "Municipal Union Freight Terminal," in the "Record and Guide." The subject is one which deeply interests and concerns all owners of Manhattan property as well, of course, as all those interested in the city's welfare and probity. With the greatest port in the world, New York has had, perhaps, the least port development among the large cities of any seaboard and in this matter "go East" as Mr. Miller suggests, is certainly a wiser policy than "keep on the West Side" which has been the rule for many years.

ERNEST HARVIER.

1193 Broadway, Aug. 22.

Present Opportunities.

A letter from J. Edgar Leaycraft at Waterville, Me., says:

"War is a disturber of all credits and investments. Real estate, well located, has suffered less under present conditions than other kinds of securities. While there has not been a demand to purchase, real estate has, however, retained its intrinsic value as an investment proposition, owing to its income producing ability.

"There may be at times, under peculiar conditions, a depreciation in value, but New York real estate is sure to recover and always many opportunities today for individuals to purchase to good advantage and secure a large return on the capital invested."

Tax Experts to Meet.

The annual meeting of the National Tax Association, of which Professor Edwin R. A. Seligman, of Columbia University, is president, will be held from September 8 to 11 at Denver.

BUILDING CODE REVISION.

Suggestions Concerning General Fireproofing Requirements and Hollow Blocks.

Some of the recommendations which Supt. Miller receives in the course of his work of revising the Building Code are of more than ordinary interest. The general requirements for fireproof buildings, as contained in section 103 of the existing code, are a never-ending subject of controversy. A fireproofing concern has submitted the following suggestions:

"That wood treated by a process to make the same fireproof may be used in buildings over 150 feet high for floors, underfloors, sleepers, grounds bucks, nailing blocks, doors and windows, and their frames, and the trim, casings and interior finish, when filled solid at the back with fireproof material, provided that the fireproof wood shall be subject to approval by the Bureau of Buildings, after having been tested, inspected and marked as may be required by the bureau. Also that:

"Partitions of wood or wood and glass may be used in subdividing rooms or lofts in fireproof buildings less than 150 ft. in height, provided that no floor area in excess of 750 sq. ft. shall be so subdivided.

"Permanent partitions as specified in paragraph No. 106 shall be used for all toilet and other public rooms, for separating the space occupied by one tenant from that of another and for subdividing the floor space into units not to exceed 750 sq. ft.

"In buildings 150 ft. or over in height wood, if used for the purposes specified in this paragraph, shall be treated as specified in paragraph No. 5 of this section."

Hollow Blocks.

A dealer in building materials has called Mr. Miller's attention to the wording of paragraph 3, section 106, of the proposed code, and the possibility of various interpretations of the same. The particular sentence referred to says: "The thickness of shells and webs (of) partition blocks shall be not less than five-eighths inch." He calls attention to the fact that in the manufacture of hollow composition blocks the cores used in the machine for making blocks are necessarily tapered, so that the shell at one end of the block would be thicker than at the other. The question of whether this five-eighths inch refers to the average thickness of the shell or whether it would mean the minimum thickness."

Mr. Miller's correspondent is of the opinion that five-eighths inch thickness of shell is more than is necessary in the case of round cores. For square holes he doesn't consider five-eighths inch too severe.

He believes there is no necessity for specific thickness of shells; that commercial considerations will limit this. The blocks must be made strong enough so that they can be handled.

In paragraph 3, section 106, the provision that "concrete used in partitions shall be as required in section 108" may be construed to mean that no other mixture of concrete can be used in partitions, even though it may meet all the requirements of the tests prescribed in section 107.

The correspondent points out that in section 56, paragraph 2, provision is made for a minimum thickness of shells and webs of terra cotta or concrete blocks in non-bearing partitions. This is a duplication of the provision already made in section 106, paragraph 3.

North Side Board Urges Peace Conference.

For the purpose of initiating a movement among the civic, religious and commercial organizations throughout the country, in order to determine upon a possible plan for shortening or terminating the European war, the North Side Board of Trade held a special meeting on Wednesday evening in its rooms at Third avenue and 138th street. Resolutions were adopted urging all associations to unite in petitioning the President and Congress of the United

States to call a peace conference with delegates from all the neutral nations.

While the members of the Board realized that their efforts as an individual organization in this direction could have little effect, yet they felt that as a commercial institution it was their duty to take some action, which might mean the beginning of a nation-wide movement to end a struggle brought on principally, in their opinion, by the pressure of commercial interests.

President W. W. Niles presided and brief addresses in support of the resolutions were made by Messrs. James L. Wells, Edward B. Boynton, Albert E. Davis, Francis H. Weeks, Charles Ullman and M. F. Westergren.

FINANCIAL DISTRICT.

Property Values in Broad Street and Exchange Place in Their Residential Days.

In the beginning of the seventeenth century the southwest corner of Broad way and Wall street was owned by William Smith, a leading merchant of the city. This son, William Pear-tree Smith, sold the property in 1759 to Nathaniel McKinley for £200 and the heirs of the latter transferred it to the city in 1796 for £800, or \$2,000, according to the value of the pound in those days. The plot was 15 feet 4 inches wide, and 27 feet 6 inches long.

Nos. 4 and 6 were sold by the heirs of George Walgrove to Christopher Heiser in 1825 for \$12,100, the frontage being 42 feet 5 inches. The adjoining No. 8 was sold by Anthony La Tour, hairdresser, in 1800, to John Shatzel for \$2,950. In 1791, Thomas Barrow, limner, sold the two houses 10 and 12 to Dr. James Tillary, Robert Lenox, James Renwick, Rev. John Mason, D. D., and ten others. No. 10 extended to New street. The purchasers were all of Scotch ancestry and the organizers of the St. Andrew's Society. These sold the double property in 1794 to George Douglass, Jr., for £2,700, or \$6,750.

A small house at No. 14 was sold by David Sandford, cordwainer, to David Coutant, turner, in 1773, for £350. Ownership of No. 16 passed from John Morrin Scott to John King in 1760, and the latter sold it in 1793 to James Stewart for £700.

Of the 13 houses on the block from Wall street to Exchange place on Broad street, in 1796, Luke John Kierstede had sold No. 18 in 1793 to Le Montes Noe for £1,175.—Wall Street Journal.

Year's Fire Insurance Premiums.

The fire insurance premiums collected in the City of New York during the first half of 1914 aggregated \$12,560,591.01, as compared with \$13,751,690.29 for the first six months of 1913, a decrease of \$1,191,099.28. These figures are the combined returns of the individual companies reporting to the New York Board of Fire Underwriters on their business in Manhattan and the Bronx and to the Fire Insurance Salvage Corps on their Brooklyn business. The following table gives a comparison of the premium returns by classes of companies:

MANHATTAN AND THE BRONX.		
	First six months—	
	1914.	1913.
Local companies...	\$3,140,392.91	\$3,568,751.86
Foreign companies..	3,284,905.66	3,502,775.62
Agencies companies.	3,618,130.78	3,996,451.81
Automobile companies	38,805.00	47,901.55
Total	\$10,082,234.35	\$11,115,880.84
BROOKLYN.		
Local companies....	\$741,714.01	\$874,158.43
Foreign companies..	712,101.94	739,539.89
Agency companies..	1,021,202.28	1,019,495.48
Automobile companies	3,338.43	2,615.65
Total	\$2,478,356.66	\$2,635,809.45

Chance to Get a Dwelling Cheap.

The four-story and basement dwelling at 328 Convent avenue can be purchased at a bargain. It is owned by an up-State savings bank that is willing to dispose of the property at a sacrifice. They say "it is up to you" if you want it. The property is assessed at \$30,000. Further particulars will be found in an advertisement in another part of this paper.

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A BUSINESS CHANGE.

Goodale, Perry & Dwight's Purchase of Gibbs & Kirby's Uptown Office.

Goodale, Perry & Dwight have purchased the uptown branch of the real estate business of Gibbs & Kirby, at Broadway and 103d street, where the latter firm has been established for twenty years. The office will be maintained as the uptown branch of the business at 1133 Broadway. Among the properties which will pass into the management of Goodale, Perry & Dwight, will be the "Clearfield" at 103d street and Riverside Drive, the "Allerton" at Broadway and 113th street and the apartment houses occupying the block front on the west side of Broadway, between 103d and 104th streets, which include the "Friesland."

Goodale, Perry & Dwight have been identified chiefly with centrally located properties, although they have managed holdings in nearly all sections of the city. Their sales department has been particularly prominent and active within the last ten years. The increase of their apartment house management business necessitates the establishment of an uptown branch and this fact, coupled with the desire of Gibbs & Kirby to confine their activities to mortgage loans and sales led to the present transaction.

The firm was founded in 1866 by S. B. Goodale, who still takes an interest in its affairs. The first office was located in the Fifth Avenue Hotel at Fifth avenue and 23d street. In 1895, John B. Perry became associated with the concern, and Henry R. Dwight merged his business with S. B. Goodale & Perry in 1912.

Protest Against Fire-Escape Order.

The Ridgewood Heights Improvement Association held an important meeting in their headquarters at Onderdonk avenue and Bleecker street, Ridgewood, L. I., Tuesday evening, August 25. The meeting was called as a protest against the recent order of the Tenement House Department that fire-escapes be placed on all houses more than one-story in height, housing three or more families. Herman Gohlinghorst, president of the association, presided and addressed the meeting.

Tenement House Commissioner John J. Murphy attended the meeting, and after listening to the debate and the complaints of the various property owners stated that all he could do was to enforce the law as he had found it. He admitted that the arguments of the property owners to have rescinded the new order making these fire-escapes mandatory, seemed reasonable and agreed with the president of the association that the present time was a poor one in which to saddle additional burdens on the property owning public.

The Ridgewood Heights Improvement Association, which has a membership of about 700, is planning to put the matter up to the Allied Civic Association of Queens Borough with the idea of taking up this matter in court if necessary.

Memorial Playground Under Way.

The Board of Estimate on Thursday adopted the report of the Chief Engineer relative to vesting title to the Betsy Head Memorial Playground, comprising the area within the block bounded by Blake avenue, Bristol street, Dumont avenue and Hopkinson avenue, and

three blocks bounded by Dumont avenue, Hopkinson avenue, Livonia avenue, and Douglass street, Borough of Brooklyn. Title will be vested in the city on September 1 and bids for the construction of the necessary work were opened yesterday. The proceeding was authorized on July 31, 1913, and the oaths of the commissioners were filed on April 21, 1914. The plans and specifications for the improvement were approved by the board on July 2, 1914, at which time the work was estimated to cost \$175,748.

ASSESSMENT NOTICES.

Owners Will Be Informed by the City When Taxes Are Falling Due.

The Department of Finance has undertaken recently the new work of notifying all property owners of special assessments and certain other obligations to the city.

Comptroller Prendergast says the purpose behind this plan is twofold. It has been found that many owners of property do not know when their real estate has been assessed for improvements. The result is that they are charged with interest at 7 per cent. for a considerable length of time when it would have been to their advantage—and when they would have been able—to pay immediately. One of the reasons why this notification will be sent is to save owners this unnecessary excess charge.

The other reason, according to the Comptroller, is that unpaid assessments tend to prohibit further municipal improvements. The borrowing power of the city is very limited, because of the large subway and dock improvements now under way. Outlays for assessment work are charges against the city's borrowing power in just the same way as subway construction. New sewers and new streets cannot be laid, despite imperative need, except as the property owners reduce such of the city's debt as was incurred for local improvements.

Long Island Real Estate Market.

The Long Island suburban real estate market during the last week displayed a capacity to take care of itself. While there was a slight abridgement of the activity that prevailed throughout an unusually active summer, the reduction in the number of sales made was not sufficient to affect the strong undertone that characterizes property in this residential area that is so close to New York.

"Nassau County is focusing the real estate activity just now so far as Long Island is concerned," said D. Maujer McLaughlin, president of the Windsor Land and Improvement Company, "because stretching, as it does from the city line at Queens eastward for a distance of twenty miles, it is practically the only suburban county on Long Island. I am not unmindful of Queens County, which, while it contains some handsome suburban home colonies, is, nevertheless, as an entity becoming an integral part of the solidly built part of the greater city.

"This is shown by the large new public school buildings that have been built, by others in course of construction there, and by the thousands of attached houses built and being built in sections of the borough that only a few years ago were intended for suburban homes.

"It demonstrates the ceaseless growing of the City of New York whose area is ample for the purpose and whose

geographical situation makes growth imperative. The constant extension of the residential outposts eastward on Long Island is the complete explanation of the increase of fee values there; and, these are accentuated by new trolley roads and the increased traffic on older lines.

"Nassau County is unique as a county suburban to New York inasmuch as it is connected directly by trolley and elevated railroad with Park Row, Manhattan; and the circumstances also has a strong bearing on its land values."

NEW SYSTEM OF BUILDING INSPECTION.

(Continued from page 342.)

department only. The separate building bureaus for each borough are to be consolidated into this one department to cover the entire city.

"No attempt has been made in this brief outline to describe with any detail, how the proposed Department of Buildings is to be organized. These details may be readily furnished as soon as the general plan has been decided upon.

"Note: This plan does not involve the creation of an additional city department. It simply provides for consolidating several existing departments and bureaus in one new department."

The members of the commission are Lieutenant-Governor Robert F. Wagner, Alfred E. Smith, Charles M. Hamilton, Edward D. Jackson, Cyrus W. Phillips, Samuel Gompers, Simon Brentano, Mary E. Dreier, Lawrence M. D. McGuire (a recent appointment).

Received With Approval.

Inasmuch as the consolidation of departments and bureaus into one responds directly to suggestions that have come to the Investigating Commission from many directions the tentative measure is meeting with general approval. Various details yet to be decided may be the subject of divided opinion. The desirability of the new Building Department taking over all the present duties of the Tenement House Department, including its welfare work and sanitary inspections, will doubtless be questioned in some quarters.

Supt. Rudolph P. Miller, of the Bureau of Buildings, while approving of the measure as far as it goes, more particularly favors a larger department, one in which all the police powers of the municipality would be combined, and which would be designated the "Department of Safety." It would include the police and fire departments as well as all the departments having jurisdiction over buildings.

A Big Thing for Real Estate Owners.

The tentative plan of the State Factory Investigating Commission to consolidate certain functions with regard to building inspection in one City Department is likely to secure enthusiastic support from real estate owners. The Real Estate Board of New York, which for months past has been giving close attention to this matter, and has been in communication with the State Factory Investigating Commission and various city departments on this and kindred subjects, is planning to lend its hearty co-operation to this proposed scheme.

Speaking of the plan in general and the Real Estate Board's attitude with regard to it, Laurence M. D. McGuire, president of the board, said:

"This is a very big thing for real estate owners of New York City. In fact, I do not know of any single thing that would bring greater relief and greater satisfaction to owners of buildings from the tallest skyscraper to the lowest factory building, than this contemplated plan of the State Factory Investigating Commission.

"For obvious reasons I do not care to go into details as to the plans of the commission. Indeed, the work of reducing the scheme to a practical working basis is yet to be done.

"But speaking for the Real Estate Board, which represents the great bulk of building ownership in New York City, I can say that if the State Factory Investigating Commission can work out a practical plan for consolidat-

in supervision of buildings under one head, and can carry this plan successfully through the legislature, it will have deserved the thanks of every building owner in this city.

"It has been for years obvious to real estate owners that the burden of duplication of inspection orders, was an unscientific and wasteful phase of our municipal administrative methods. The addition of the Labor Department's activity in the same direction has greatly complicated the situation.

"If now a practical scheme can be perfected, not only will an unscientific method be reformed, but a great deal of unnecessary expense will be saved, both to the taxpayers, in a reduced charge for inspection, and to owners of buildings through a more systematic plan of inspection.

"It goes without saying that every real estate owner should give close attention to the proposed plan, and all who can should make helpful suggestions to the Commission.

"I may add, as reflecting the Real Estate Board's interest in this subject, that the Board of Governors, as long ago as early in May of this year passed resolutions urging the necessity of reform in this matter, and forwarded copies to several City and State officials. In other ways it has steadily urged this reform. That this work is beginning to bear fruit is, of course, most gratifying."

Brooklyn Activity.

The record of conveyances and mortgages filed in Brooklyn for the current year is running at a very even pace with last year's filings. Building operations are 30 per cent. ahead of last year's work up to the corresponding date, and last year was close to a normal period in Brooklyn.

PRIVATE REALTY SALES.

REAL estate firms are anticipating an increase in the business of their renting departments as a result of the exodus of American residents from Europe. A number of families who have lived abroad all-the-year-round, or for a greater part of the year, have been compelled to return suddenly to this country. While this class of clients has not been particularly conspicuous in the business as yet, a canvass of a number of the offices shows that inquiries are being made for both private houses and apartment suites.

The steamers from Europe now arriving are bringing tourists only, who do not affect to any degree the local renting situation. The prolongation of the war, however, will mean the return of wealthy American families for the occupancy of the better class of residential properties.

In the opinion of a leading real estate man these people will settle down in New York City and Washington, preferably this city on account of its numerous social and other advantages. The significance of the influx of such a class of rentpayers is expected to strengthen local real estate conditions. For the present, while no activity along these lines is noticeable, some of the trans-Atlantic liners now on the high seas may be carrying over tenants for some of our new buildings who ordinarily would have been occupying expensive houses or suites in continental cities.

The River and Harbor bill now pending in Congress is in danger of failing passage on account of the possible lack of a quorum. Weariness from the almost continuous session during the last two years and many other reasons make legislators anxious to leave Washington as soon as the trust bills and emergency legislation are disposed of. Supporters of the bill are urging the pressure of public opinion to insure the maintenance of a quorum necessary for the passage of this important bill. The appropriations call for \$2,915,875 to be expended in New York State Improvements, including \$250,000 for the channels in the upper bay of New York harbor, \$300,000 for Gowanus Bay and \$125,000 for the Hudson River channel.

If the bill is passed \$100,000 will be spent on the Bronx River, \$20,000 on Eastchester Creek, \$36,500 on Westches-

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ter Creek, \$500,000 on the East River and Hell Gate, \$100,000 on the Harlem River and \$30,000 on Newtown Creek. These improvements, if undertaken, will probably react for the benefit of property owners with holdings in the neighborhood of the benefited areas. In the opinion of a great many the waterfront improvements take equal rank with the subway construction, in the present development of New York City.

The total number of sales reported and not recorded in Manhattan this week was 16 as against 12 last week and 15 a year ago.

The number of sales south of 59th street was 2 as compared with 6 last week and 3 a year ago.

The sales north of 59th street aggregated 14 as compared with 6 last week and 12 a year ago.

The total number of conveyances in Manhattan was 98, as against 117 last week, 12 having stated considerations totaling \$459,550. Mortgages recorded this week number 67, involving \$1,924,235, as against 59 last week, aggregating \$2,324,897.

From the Bronx 8 sales at private contract were recorded, as against 5 last week and 6 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$684,387, compared with \$573,190 last week, making a total since January 1 of \$29,154,390. The figures for the corresponding week last year were \$81,452, and the total from January 1, 1913, to August 30, 1913, was \$38,134,759.

Trustee Sells Apartments.

James N. Rosenberg, as trustee in bankruptcy of the New York Real Estate Security Co., sold, subject to the sanction of the United States District Court, to Mrs. Emily Loewy, Concord Hall, 3,132 and 3,134 Broadway, two five-story apartment houses on plot 65x75, and 509 East 138th street, a five-story flat on plot 37.6x100.1. As part of the deal Mrs. Loewy transfers to Mr. Rosenberg, as trustee, a mortgage of \$21,000, held by her on 468 Riverside drive, a nine-story fireproof building, at the southeast corner of 119th street, 100x100. Rice & Hill were the brokers, Weschler & Kohn representing Mr. Rosenberg, as trustee, and Arnstein & Levy acting for Mrs. Loewy.

House Sold from Plans.

William S. Baker and Henry J. Kantrowitz have sold the six-story apartment house to be erected by the 114th Street and Seventh Avenue Construction Co., Max Weinstein, at 125-35 West 111th street, on plot 105x100.11, near St. Nicholas avenue. At present the site is occupied by a row of six three-story private dwellings which will be demolished at once. The property was obtained by the sellers from the Surety Realty Co. several weeks ago. A loan of \$90,000 has been obtained to carry on the operation.

\$350,000 Apartment Sold.

The Croton Realty Co., Leslie R. Palmer, president, sold through Frederick Zittel & Sons and A. Strauss the Llewellyn Apartment House at 430 to 440 East 138th street, through to 431 to 441 East 137th street, on plot 150x200, a seven-story structure in 138th street and a six-story building in 137th street. It is one of the largest apartments in the Bronx, containing 720 rooms and eight stores and was held at \$350,000. The buyer gave in part payment a hotel at Ramsey, N. J.

"Somerset" in Deal.

B. W. R. Realties has sold through Sharp & Co. the "Somerset," a six-story apartment house, at 385 Colonial Parkway, on plot 100x100, which was held at \$200,000. It is arranged for forty-two families and was erected about six months ago by the Strathcona Construction Co.

The buyer is the Alpha Realty Co., Frank B. Keech, president, which gave in part payment the dwelling 190 Lenox avenue.

Manhattan—South of 59th St.

45TH ST.—Joseph P. Day sold for Lueder Bendix the 3-sty dwelling, 354 West 45th st, on lot 244x100.5.

49TH ST.—Isidor Furst sold through Daniel Casey, to Mary Schmid, the 3-sty dwelling, 256 East 49th st.

Manhattan—North of 59th St.

76TH ST.—Alexander Carmichael, Jr., brought through L. J. Phillips & Co., from Frederick J. Lisman, the 4-sty dwelling on lot 18x102.2, at 311 West 76th st. The seller has owned and occupied the house for 23 years.

98TH ST.—Phillip Goldrich contracted to sell for \$7,350 to From Katz 322 East 98th st, a 2-sty building, on lot 25x100.9. Mr. Katz later assigned a half interest in the contract to Esther Cukell.

106TH ST.—Henry Hornstein has purchased from Rebecca Lowenthal the 5-sty apartment house, 52 East 106th st, on a plot 25x100.11. Bernard Grossman and Leopold Oppenheimer were the brokers.

114TH ST.—A. N. Gitterman Corporation and Paul A. McGolrick sold for David Rieser 56 East 114th st, a 5-sty flat on lot 20x100, to Anna L. Garrabrant, who gave in part payment lots at Broadway, Flushing, L. I.

119TH ST.—Barnett & Co. sold for Mrs. Gertrude Foreman the 3-sty dwelling, 15x100, at 32 East 119th st.

120TH ST.—Richard Rauff sold to Lowenfeld & Prager 128 West 120th st, a 3-sty dwelling, on a lot 19x100.11.

122D ST.—Henry Silverstone has sold the 6-sty apartment house at 502 to 506 West 122d st, on a plot 50x95.11.

143D ST.—The Airmor Co. has resold 163-165 West 143d st, the 5-sty apartment house on plot 37.6x99.11, which it acquired several months ago from the Lawyers' Mortgage Co.

143D ST.—May C. Knowles of Ridgewood, N. J., has resold 122 and 124 West 143d st, a 6-sty apartment house, on plot 41.3x99.11.

PARK AV.—John J. Kavanagh has sold 1070 Park av, a 5-sty flat on lot 25x82.2.

Bronx.

BRISTOW ST.—A. L. Ernst has sold the 1-sty building, on plot 25x87, at the northwest corner of Bristow and Jennings sts. In part payment the buyer gave a 2-sty dwelling on Clay av, near 170th st.

227TH ST.—Mulvihill & Co. have sold for the estate of George W. Vanderbilt to Jennie Hughes 637 East 227th st.

BELMONT AV.—Dr. N. C. Clements has bought from the John W. Cornish Construction Co., 2322 Belmont av, a 4-sty house, on plot 50x100.

BYRON AV.—W. E. & W. I. Brown, Inc., have sold for Regina Holstrom the 1-fam. dwelling on a plot 50x100, on the west side of Byron av, 50 ft. north of 234th st.

JESSUP AV.—Nellie Wood has bought from the Margaret Corner estate the dwelling on the west side of Jessup av, 268 ft. west of Bosobel av, on plot 100x100. The corner family has owned it for 50 years.

PROSPECT AV.—Schwab & Company sold for Michelins S. Cullo 2132 Prospect av, a 5-sty new-law apartment house, size 50x94x106.

WASHINGTON AV.—Richard Dickson and K. M. Goldner have sold for Adalena Bachmann to the Northern Leasing and Realty Corporation 1461 Washington av, a 3-fam. house, on a lot 18.9x140.

Brooklyn.

LOMBARDY ST.—Charles Uhlinger sold 3 lots in Lombardy st, 200 ft. west of Morgan av for Ferdinand Fecher to Anthony P. Smith for about \$4,600, and the dwelling 57 Meeker av for Rankin & Rose to John Slattery, for about \$3,000.

4TH ST.—Jerome Property Corporation sold for A. Bruchhausen the 3-sty dwelling 364 4th st, on lot 18x100. In part payment was given a 4-sty business building in the north side of Bergen st, 18 ft. west of 6th av.

10TH ST.—James M. Hawley has sold for John C. Deitz the dwelling, 59 East 10th st, to R. A. Schlesing, and for John Hagedorn the dwelling 1363 Greene av to Joseph Armheims.

22D ST.—Parkin & Steiner, builders, purchased from the Manor Realty Co. the block front in East 22d st, between Avs M and N, for improvement. The same company sold to W. Borfield, builder, the block front in Av M, between 23d and 24th sts. The purchaser will erect dwellings on the property.

59TH ST.—Frank A. Seaver & Co. sold 2 lots in the south side of 59th st, 220 ft. west of 23d av, for Mary Hagar; also 1-fam. house, 240 90th st, for Imperial Building Co; 1-fam. brick house, 77 73d st, for M. Wolfe; 2 lots in the south side of 59th st, 80 ft. west of 20th av, for Ethel Norton; 2-fam. brick house, 960 71st st, for Charles Anderson.

5TH AV.—Samuel Galitzka Co. sold for the John E. Sullivan Co. 7503 5th av, a 3-sty flat, with stores, on lot 20x100.

5TH AV.—Tutino & Cerny have resold for John H. Bahrenburg 5718 5th av, a 3-sty store and apartment building on lot 16x100.

7TH AV.—G. A. Roberg, as broker, has sold the plot 100x100 at the northeast corner of 7th av and 41st st to a builder for improvement with two 4-sty apartment houses and has sold from the plans one of the proposed buildings to an investor.

Queens.

BAYSIDE.—William Dalton has purchased from Thomas Burton the dwelling on plot 75x100, in the west side of 5th st, between Lawrence boulevard and Broadway.

BAYSIDE.—Robert B. Bowler has purchased two lots on the west side of Woodhull av, between Palace and Lawrence boulevards, on which he will erect a dwelling.

BELLE HARBOR.—The Lewis H. May Co. has sold for J. & H. Holler a plot on the north-east corner of Oxford av and Bayside drive to J. & A. Rutledge; also a plot on the southeast corner of Henley av and Bayside drive to the same purchasers.

EDGEMERE CREST.—The Lewis H. May Co. sold for the S. Weiner Realty Co. two new stucco houses on the east side of Hudson av to the G. & L. Construction Co.

FAR ROCKAWAY.—Herman Frankfort sold for Samuel Weiner to Robert Smith the house, garage, and about 2 acres of ground on the southerly side of Mott av.

FLUSHING.—Willis Booker has sold to Paul A. McGolrick the 3-sty hotel building in Grove st, opposite the Long Island Railroad station. It was erected about 3 years ago.

ROSEDALE.—The New York Suburban Land Co. sold 40x100 on Union av and 80x100 in Dale pl to George R. McGhee; 40x100 in Dale pl to Samuel Blackstone; 20x100 on Park Blvd. to Arthur Blackstone.

Nearby Cities.

JERSEY CITY, N. J.—John F. Kelly Realty Co. sold for A. E. Reid to William McCue Kyle, 67 Van Reypen st, a 2-fam. house on lot 25x112.

Rural and Suburban.

BRIARCLIFF MANOR, N. Y.—Paul B. Boden has sold, through Fish & Marvin, his country estate at Briarcliff Manor to Harry H. Albright of the Woolworth Co. The property is adjacent to the Briarcliff Lodge and is near the estates of U. P. Hungerford, George McNair, V. Everit Macy, and Walter W. Law. It has been held at about \$60,000.

FLORAL PARK, L. I.—Windsor Land and Improvement Co. sold, to Martin Hehn and C. A. Berglund, each 50x100, on Geranium av, and to John Slavin 60x100 in Aspen st; at Ocean-side to A. B. Smith 40x100, on Yost Parkway.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Pine av to William A. Bell; 40x100 on Myrtle av to Walter H. Thorne, and 40x100 on Willow av to Miss Jennie Williamson.

GREENACRES, N. Y.—Angell & Co. have sold for Burton M. Hovey, his residence in Colvin pl to Mr. Savage of the American Arch Co., and J. F. Duffy bought, through the Reed & Clark Agency, a plot on Walworth av, for improvement with a residence.

MT. VERNON, N. Y.—Schwab & Company sold for Sophie Busath, 342 Fulton av, a 3-sty dwelling, on plot 50x100.

SHORT HILLS, N. J.—Edward P. Hamilton & Co. have sold for Charles W. L. Roche the property known as Druidream, comprising a modern residence and a garage, with about 3 acres of land, fronting on Hobart av, to Clarence Williams.

SOUTHAMPTON, L. I.—John B. Cauldwell has sold his country place, Darena, one of the largest estates at Southampton, L. I., to George Barton French of Manhattan.

LEASES.

Interesting Fifth Avenue Deal.

Peck & Peck, hosiery dealers, have leased through John N. Golding, the six-story building, 586 Fifth avenue, which is to be remodeled for their use. Peck & Peck have been on Fifth avenue for many years. Their first store was on the site of the Flatiron building. From there they moved to the Victoria Hotel. The removal of the old hotel forced the firm to move last February. In the meantime the business had been extended so that two other shops were opened, one at 481 Fifth avenue, and the other at 588 Fifth avenue, and when the plans were first made to build the Rogers Peet building on the 41st street site, still another shop was opened; at 448 Fifth avenue.

\$55,000 a year for Hotel Grand.

Manger Brothers, who five years ago bought the lease of the Hurlburt Grand Hotel Co., on the Grand Hotel at the southeast corner of Broadway and 31st street, have renewed their lease for an additional fifteen years from August 1 at a rental of \$55,000 per year, an increase of \$5,000 per year over the former rental. The property is owned by Josephine Brooks et al.

\$550,000 Lease of the "Leonari."

The Leonari, a thirteen-story apartment and hotel at the southeast corner of 63d street and Madison avenue, on plot 100.5x83.6, has been taken by the present tenant under a new lease for a term of ten years at a rental of about \$55,000. The property is owned by the Park Realty Co.

Wingood Realty Co. Leases.

Goodwin & Goodwin have leased for the De Peyster Realty Co. to the Wingood Realty Co. the Oxford and Cam-

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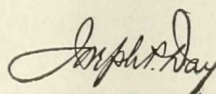
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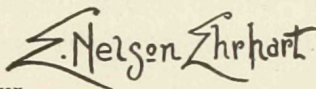
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bridge apartment houses, two seven-story structures, on plot 95x100, at 23-29 East 124th street. The rental aggregates about \$260,000.

Manhattan.

THE LOUIS BECKER CO. leased apartments in 469 West 157th st to Dr. H. Babitzky and Louis Barton.

THE DUROSS CO. leased the 3-sty dwelling at 129 West 13th st to Mrs. Hannah Burns for 3 years from Sept. 1, at an annual rental of about \$1,000.

DOUGLAS L. ELLIMAN & CO. leased apartments in 150 East 72d st for the E. A. L. Apartment Management Co. to Irving L. Tenney; for Pease & Elliman, agents, in 40 East 62d st to Wm. E. Hall, and for the Jackson Realty Co. an entire floor in 42 East 66th st to William P. Phillips.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. T. Chesley Richardson 54 East 56th st, a 4-sty dwelling on a lot 18.6x100 for the winter, furnished; a large apartment in 246 West End av to Marcus Loew, and an apartment in 34 East 58th st to Clyfford Trevor.

DOUGLAS L. ELLIMAN & CO. leased a large store in 426 Madison av to Alfred Kottmiller, florist, now at 346 Madison av.

DOUGLAS L. ELLIMAN & CO. leased apartments in 755 Park av to Mrs. Andrew Saks; in 116 East 63d st, in conjunction with Payson McL. Merrill Co., to Harry T. Lindeberg; an entire floor in the new apartment house at 640 Park av, for the Fullerton Weaver Realty Co., to Edwin Drexel Godfrey.

M. FORMAN & CO. leased for James A. Zobel the top loft in 13 and 15 West 24th st, containing 5,000 sq. ft., to Miller & Schadow, of 29 West 17th st.

FREDERICK FOX & CO. leased to Herman Moritz the 2d loft, containing 18,300 sq. ft., in the Cammeyer Building, southeast corner of 20th st and 6th av.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. leased to Samuel Floersheimer & Bro., 40,000 sq. ft. in the Waldorf Building, now under construction at 2 to 16 West 33d st and 5 to 7 and 15 West 32d st.

THE A. N. GITTERMAN CORPORATION leased in the Zinn Building, 11th av and 25th st, the 9th and 10th lofts and other space to the Pasbach-Voice Lithographing Co., a newly-organized concern, at an aggregate rental of about \$150,000. The necessary alterations and additions will be completed by December, when the new tenant will take possession.

GOODWIN & GOODWIN rented for Courtland de Peyster Field to Lillian Lapey the 3-sty dwelling at 7 West 123d st.

GOODWIN & GOODWIN rented for Edward Townsend to Elizabeth Kent the 4-sty dwelling at 130 West 121st st.

A. A. HAGEMAN leased the building at 820 6th av to the C. C. Bohm Electric Co.; to Mahler & Leitner the 1st loft in the building 626 6th av, 2d loft in the same building to Irene Brush and the top loft to Wilkins & Adler; the 1st loft in 641 6th av to Dr. Zachoras and the top loft to James Markrecoostas.

MORRIS C. HAMEL leased for the Oak Crest Realty Co. the corner store in 1919 Broadway, to W. B. Montgomery.

M. & L. HESS, INC., leased for E. T. Underhill from the plans the 13th floor of the building now in course of construction at 438 to 448 West 37th st, to the Moss Photo Engraving Co., of 297 Lafayette st. The Robert Hornby Electrotyping Co. will occupy part of this floor with the above tenant; for the American Press Association the 6th floor in 225 to 229 West 39th st to the Beaver Printing Co., of 52 East 59th st; for the Slevin Estate the south half of the 5th loft in 29 Murray st, through to 33 Warren st, to the Bishop Calculating & Recorder Co., of 82 Duane st.

EDWARD J. HOGAN leased in the Woolworth Building the store at 229 Broadway to the Hutcheson Shoe Co.

THE HOUGHTON CO. leased the 4-sty dwelling at 43 West 82d st for the Hennessy Realty Co. to Robert S. Streep.

THE HOUGHTON CO. AND RICE & HILL leased through Louis Kempner & Son an office in the Riverside Theatre building, at Broadway and 97th st, to Jacob Kenner for 5 years.

THE HOUGHTON CO. leased for Lizzie H. Dailey the 4-sty dwelling at 131 West 72d st to Bertha K. Williams.

A. KANE & CO. leased for Wm. H. Schmohl the dwelling at 238 West 123d st to Lena Holtzmann.

JOHN J. KAVANAGH leased for Mrs. Adrian Iselein the 3-sty dwelling at 79 East 91st st to E. P. Wilkins.

JOHN J. KAVANAGH leased apartments in 1190 to 1196 Madison av to F. Cronheim and Miss Alice M. Swift; apartments in 64 East 81st st to Mrs. McKim Pryor and in 133 East 73d st to Christopher H. Pope.

JAMES KYLE & SONS leased the 3-sty dwelling at 527 Lexington av for Charles S. L. Huston Co. to a Mrs. Corcoran, and 836 Lexington av for Mrs. Bertha Timm to Mrs. Martha E. Randle.

SAMUEL H. MARTIN leased for Henry L. Scheuerman the 4-sty dwelling 33 West 60th st to Evelyn A. Saffold.

SAMUEL H. MARTIN leased to the Louis Joseph Packing House Co. the store and basement at the southeast corner of Columbus av and 97th st.

THE PAYSON McL. MERRILL CO. leased the store in 1198 Park av to Charles A. Adam.

PEASE & ELLIMAN leased a store in 510 Park av to the Locust Farms Co.; apartments in 804 West 180th st to Wm. Masterson; in 135 West 79th st to Mrs. Frederick S. Coolidge; in 25 Ft. Washington av to H. L. Loomis; in 150

East 72d st to M. Zimmerman; in 36 West 11th st to W. F. Fauley; in 200 West 58th st to H. D. Lafferty; in 72 East 96th st to Isidor Schloss; in 150 East 72d st, to Theo. P. Dixon in 152 East 35th st, to A. E. Bond; in 24 West 59th st to Daniel P. Bradley of West Mahopac, N. J.; in 36 West 11th st to Dr. W. S. Graham; in 39 East 37th st to Dr. H. P. Howell; in 146 East 49th st to Willis Steel; in 116 East 76th st to Mrs. N. J. McCormack; in 157 East 81st st to Andrew Leffler; in 136 Madison av to Dr. M. Morrison; in 510 Park av to George L. Sargent; in 535 Park av to John W. Peale; in 607 West 136th st to L. J. Furer; in 804 West 180th st to H. C. Emmons; in 127 Riverside drive to Thos. F. Surry.

PEASE & ELLIMAN leased for C. E. Milmin the 4-sty dwelling at 319 West 82d st, 20x102.2, to F. W. Seybel; apartments in 723 St. Nicholas av to P. C. Lotze and Charles A. Cain; in the new 850 Park av to Mrs. Frederick S. Coolidge, of Pittsfield, Mass.; in 27 East 62d st to Charles P. Grimwood; in 150 East 72d st to Charles E. Bayne; in 200 West 58th st to Leila MacCrae; in 829 Park av to W. B. Symms; in 929 Park av to George R. Mosler; in 723 St. Nicholas av to J. Van Horn, in 25 Ft. Washington av to C. LeGendre; in 39 East 27th st to Albert Perrin; in 59 West 76th st to Miss C. A. Saver; in 804 West 180th st to Dorothy Weiller; in 723 St. Nicholas av to Stephen Roberts; and in 150 East 72d st to Henry S. Oakley.

L. J. PHILLIPS & CO. leased the following dwellings: for the Gramercy Investment Co., 8 East 72d st to George B. Vanderpoel; 43 West 70th st to William Hurdon; for M. Mendal, 13 West 82d st to Ida Curry; for Grace J. Bliss, 235 West 51st st to Mrs. Viau; for Amanda C. Biggan, 138 West 72d st to W. L. Rosenstein; for Anne Davis, 46 West 92d st to Anna Quence; for the Sterling Realty Co., 19 West 69th st to H. Cohen; for the estate of Thomas R. A. Hall, 3 West 73d st to Isaac Rosenfeld; for the Inner Circle Realty Co., 46 West 75th st to Anna Quence; for E. L. Satterlee, 64 West 69th st, to Joseph F. Cullman, Jr., and for Mrs. Eliza Griswold, 278 West 71st st to Sarah M. Appar.

DONATO PICULO leased for the Beverwyck Co. to John E. Liederman, of 489 5th av, the Beverwyck Hotel, at 39 to 41 West 27th st, for 10 years from October 1. The Beverwyck, which has been conducted as a family hotel for the last 20 years, will be continued on the same lines by the new lessee.

PORTER & CO. leased for Robert F. Hubbard to Johanna Herrstadt the 3-sty dwelling at 208 West 112th st.

PORTER & CO. rented for Gussie Cohn to William F. Plunkett the 3-sty dwelling at 357 West 120th st, and for Sarah L. Meller to John L. Blohm the 4-sty dwelling at 28 West 123d st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased apartments to Pierpont Davis at 772 Park av, to John C. McKeon at 56 West 58th st, to John R. DeWitt at 471 Park av, to William L. Bradley at 45 East 82d st, and to John C. Hobbs at 105 East 53d st.

THE GEORGE ROSENFELD CO., INC., leased apartments in 307 West 79th st to Isaac H. Weinberg and Mrs. S. W. Herman, in 249 West 107th st to George A. Reuter, Frank E. Sicher, Julius Hirschl, Mrs. Esther Frank and James E. Manheim, and in 567 West 149th st to Willard E. Graves, Benton, J. Asiel and Mrs. Nellie G. Fraser.

D. H. SCULLY & CO. leased 60 West 124th st for Thomas R. Ebert to Frank Schwarz; 23 East 129th st for the Manahan estate to H. Limbacher, 1988 Lexington av for B. F. Betts to Herman Gund, and 2001 Madison av for Clara Patterson to T. J. Amoury.

SHAW & CO. leased for Edward Goldschmidt the 3-sty dwelling at 20 East 127th st to Henry Riddle.

SHAW & CO. leased for the Eureka Automobile Station the store in 487 Central Park West to Isador Kaufman.

SHAW & CO. leased for John J. Spowers the parlor store in 278 Lenox av to Harry Turer.

SLAWSON & HOBBS leased the 4-sty dwelling at 271 West 73d st for Mrs. Thomas MacRae to Dr. R. W. Young, of Philadelphia, Pa.

WILLIAM SPERLING and Sarah Sperling have leased from the Hogue estate the five 6-sty buildings, 3,301 to 3,311 and 3,315 to 3,319 Broadway and 600 West 134th st, for 3 years, first year \$24,000, second year \$24,500, third year \$25,000, with the privilege of two additional years.

LUDWIG C. TRAUBE leased the stores in 1254 and 1256 Madison av and the store in 1687 3d av.

HENRY TRENKMANN leased the building at 301 Canal st to B. & H. Busy Bee for 5 years.

UNGER & WATSON, INC., leased for the Lauramac Realty Co. to Harry Jaffe, pharmacist, who formerly occupied store at 595 Lexington av, larger quarters at the southeast corner of 52d st and Lexington av for 10 years.

I. UNTERBERG leased to The National Cigar Stands Co. the 4th loft in 352 4th av and 53 to 59 East 25th st.

VAN NORDEN & WILSON leased for McCarthy & Fellows, agents, the easterly store 8 East 37th st to the One Dollar Shop, Inc., of 10 West 40th st.

WILLIAM R. WARE has leased for Dudley Field Malone the dwelling 272 West 73d st to May Potter; also for Catherine Lindemann 342 West 87th st to Homer Theocaridus; for the St. Johns Park Realty Co. 309 West 88th st to Elizabeth Mace; and for Thomas Ward and Edward Early 321 West 89th st to Franklin Howard.

WILLIAM R. WARE leased for the William L. Radford estate the dwelling at 11 West 95th st to Katherine Doyle, and the dwelling at 46 West 84th st for Mary A. and Elizabeth P. Keenan.

BENJAMIN YOAKUM has leased his 4-sty residence, furnished, at 16 East 67th st, to E. Huntington Hooker.

H. ZUCERMAN leased from the Julius Bachrach Co. the 6-sty flat at 326 East 65th st for 3 years at an aggregate rental of about \$10,500.

Bronx.

THE HERMAN KNEPPER CO. leased for Gustav Thomas two 5-sty tenements, at 4036 to 4038 3d av, and in conjunction with J. Clarence Davies, the store in 358 East 149th st to the Bronx Hungarian Restaurant Co.

Brooklyn.

BULKLEY & HORTON CO. leased 1515 Bedford av, at an aggregate rental of about \$6,000, to Louis J. Kaufman, for use as a gasoline station; also the 3-sty dwelling, 621 St. Marks av, to Catherine E. Driscoll.

BURRILL BROTHERS leased the following houses: 534 3d st for George Kenyon to W. H. Hallock; 59 Berkeley pl for Mrs. Charles Adams to A. R. Thompson; 292 6th av for M. H. Brinkerhoff to E. H. Hussey; 501 6th st for H. T. Faucet to J. H. Beer, and 509 8th av for J. H. Raper to J. T. Ryan.

HOWARD C. PYLE & CO. leased 48 Pierrepont st, a 4-sty brick dwelling, for the Realty Trust; 24A Garden pl, a 3-sty dwelling, to J. G. Hamilton; 95 Henry st, a 3-sty brick dwelling, for H. R. Planten; 24 Sidney pl, a 4-sty dwelling, to L. M. Bowden, for the Silver Estate; 140 Henry st, a 3-sty dwelling, to G. Reid for the Gale Estate; 147 State st, a 3-sty dwelling, to E. J. Kelly for Dr. Ostranda, and 362 Henry st, a 4-sty brick dwelling, for C. T. Stoeller.

Suburban.

FREDERICK P. COLLINS and Wendell & Treat leased to Charles Edgar, of Evanston, Ill., a dwelling in Essex Fells, with 3 acres and garage; a residence in Caldwell to James Baker, of Jersey City; a poultry farm of 48 acres to Harold A. Parkhurst for Anton A. Raven, in West Caldwell; a store in Bloomfield av, to A. Carozzo and E. G. Gagliano, and a farm of 6 acres at Livingston, to Alice M. Curnow, of Brooklyn, N. Y.

FEIST & FEIST leased for the John Sommer Faucet Co., of Newark and Washington, N. J., their 4-sty factory and building, on Central av, Morris av and Duryea st, 158x60, to Seidenberg & Co., Inc., of New York, manufacturers of cigars. The lease contains renewal clauses and the privilege for the erection of additional buildings and alterations.

S. S. WALSTRUM-GORDON & FORMAN leased for the W. L. Scott Lumber Co. the dwelling at 10 Lincoln av, Ridgewood, N. J., to Charles H. Woodman, and for Alonzo Devoe the dwelling at 16 Doremus av, Ridgewood, N. J., to William H. Haddon.

REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN. Conveyances.

	1914 Aug. 21 to 27	1913 Aug. 22 to 28
Total No.....	98	60
Assessed value.....	\$9,716,500	\$6,119,250
No. with consideration..	12	4
Consideration.....	\$459,550	\$147,375
Assessed value.....	\$534,000	\$114,000

Jan. 1 to Aug. 27 Jan. 1 to Aug. 22

Total No.....	4,953	5,424
Assessed value.....	\$338,971,708	\$328,662,722
No. with consideration..	534	785
Consideration.....	\$22,644,906	\$32,025,110
Assessed value.....	\$23,534,421	\$35,551,162

Mortgages.

	1914 Aug. 21 to 27	1913 Aug. 22 to 28
Total No.....	67	62
Amount.....	\$1,924,235	\$917,711
To Banks & Ins. Cos....	14	9
Amount.....	\$1,042,800	\$156,040
No. at 6%.....	30	33
Amount.....	\$1,118,483	\$474,461
No. at 5½%.....	1	2
Amount.....	\$2,000	\$77,500
No. at 5%.....	14	10
Amount.....	\$331,700	\$169,000
No. at 4½%.....	3
Amount.....	\$117,000
No. at 4%.....	1
Amount.....	\$2,500
Unusual rates.....
Amount.....
Interest not given.....	18	17
Amount.....	\$352,552	\$196,750

Jan. 1 to Aug. 27 Jan. 1 to Aug. 28

Total No.....	2,927	3,495
Amount.....	\$89,496,449	\$137,284,272
To Banks & Ins. Cos....	663	912
Amount.....	\$40,264,384	\$80,452,290

Mortgage Extensions.

	1914 Aug. 21 to 27	1913 Aug. 22 to 28
Total No.....	14	35
Amount.....	\$397,500	\$2,831,500
To Banks & Ins. Cos....	9	17
Amount.....	\$299,000	\$2,491,000

Jan. 1 to Aug. 27 Jan. 1 to Aug. 28

Total No.....	1,418	1,323
Amount.....	\$75,021,131	\$54,147,052
To Banks & Ins. Cos....	496	449
Amount.....	\$46,617,060	\$31,827,700

Building Permits.

	1914 Aug. 22 to 28	1913 Aug. 23 to 29
New buildings.....	4	6
Cost.....	\$140,200	\$82,000
Alterations.....	\$122,155	\$134,616

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AUCTION SALES OF WEEK.

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

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

The Auction Market.

Plaintiffs comprised nearly all of the buyers this week in the Manhattan and Bronx Exchange Salesrooms. In the more important transactions, Lester Florsheim became the owner of the apartment houses, 59-63 West 140th street, on a bid of \$72,000.

The two four-story buildings formerly occupied by the Mahler store at the southwest corner of Sixth avenue and 31st street, fronting 82.6 feet on the avenue and 100 feet on the street, were struck down to the plaintiff in the action, Robert McGill, on a bid of \$500 over and above prior mortgages amounting to \$293,572, together with accrued interest. The sale involved the fee on the immediate corner parcel and a lease on the adjoining building. The judgment against the property was \$23,223.41 and taxes of \$5,081.90. The premises were also sold subject to a judgment of foreclosure and sale of a prior mortgage of about \$56,000 on 517 and 519 Sixth avenue, brought by Joseph H. Strange and Emma Aaron and others. In the latter action the property was knocked down to B. J. Hoffacker for \$241,666.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 28, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

31ST st. 100-4 W, see 6th av, 513-9.
31ST st. 100-4 W, see 6th av, 517-9.
124TH st. 129 E, ns, 340 e Park av, 25x 100.11, 3-sty bk factory; adj Sept 29. —
129TH st. 239 W (*), ns, 368.9 e 8 av, 18.9x99.11, 3-sty & b stn dwg; due, \$10,- 207.82; T&c, \$225.40; Louise W Landeau. 8,500
6TH av. 513-9 (*), swe 31st (Nos 100-4), runs s82.5xw60.10xn5xw39.4xn86.4xe100 to beg, 4-sty bk str; due, \$23,223.41; T&c, \$5,- 081.90; Robt McGill. 296,072
6TH av. 517-9, swe 31st (Nos 100-4), 49.5x100, pt 4-sty bk str; due, \$57,059.35; T&c, \$3,597.70; sub mtg of \$200,000; P J Hoffacker. 241,666

BRYAN L. KENNELLY.

91ST st. 61 W (*), ns, 107 e Col av, 18x 100.8, 5-sty bk tnt; due, \$3,244.30; T&c, \$1,725.85; sub to 1st mtg \$15,000; Thos J. Caulfield. 17,508

SAMUEL MARX.

140TH st. 59-63 W (*), ns, 125 e Lenox av, 75x99.11, 2-6-sty bk tnts; due, \$5,- 038.96; T&c, \$—; sub to 2 mtgs aggregating \$71,000; Lester Florsheim. 72,000
 M. MORGENTHAU JR. CO.

27TH st. 153-9 W, ns, 106.3 e 7 av, 99.1 x98.9x97.3x99.9, 12-sty bk loft & str bldg; due, \$53,043.43; T&c, \$—; sub to pr mtg of \$300,000; adj Sept 9.

HENRY BRADY.

Dyckman st. 321, ns, 650 w Prescott av, 50x100, 2-sty & b fr dwg; to be readvertised for Sept 2.

Minetta la. 21, see Minetta st, 16-22.
Minetta st. 16-22 (*), nwc Minetta la (No 21), 80x75, 2-2 & 3-3-sty bk & fr tnts & str; due, \$8,172.68; T&c, \$963.50; Hannah Sullivan. 9,136.68

SAMUEL GOLDSTICKER.

16TH st. 31 W, ns, 575 w 5 av, 25x92, 4-sty & b bk dwg; due, \$34,272.46; T&c, \$1,- 624.72; Jno S Heep. 32,000

Total \$676,882
 Corresponding week 1913..... 81,452
 Jan 1, 1914 to date..... 24,602,544
 Corresponding period 1913..... 29,705,380

Bronx.

The following are the sales that have taken place during the week ending August 28, 1914, at the Bronx Salesrooms, 3208-10 3d av.

BRYAN L. KENNELLY.

143D st. 419 E (*), ns, 210.3 e Willis av, 14.9x100, 2-sty & b bk dwg; due, \$4,004.21; T&c, \$149.80; Annie G Gruner et al. 4,000

HENRY BRADY.

Quimby av. 2067 (*), ns, 130 w Olmstead av, 25x108; due, \$2,779.04; T&c, \$300; Sidney B Hickox. 400

JACOB H. MAYERS.

Van Buren st. 1614, es, 308.4 s Van Nest av, 41.8x100; due, \$2,806.82; T&c, \$68.08; Nicholas Cella. 3,105

Total \$7,505
 Corresponding week 1913.....
 Jan 1, 1914 to date..... 4,551,846
 Corresponding period 1913..... 4,208,057

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DOUGLASS ST., ss, 100.8 e Court, 15x96; withdrawn	—
GRAHAM ST., es, 132 s DeKalb av, 18x91.5; adj Sept 11.	—
MACON ST (*), ns, 300 w Reid av, 16.8x100; Williamsburgh Savgs Bank.	4,300.00
E 2D ST., es, 405 s Av J, 17x68.4; adj Sept 11.	—
10TH ST., ns, 195.4 e 8 av, 19.6x92.6; withdrawn	—
E 22D ST., ws, 210.4 n Foster av, 40x70.2 xirreg; also FLATBUSH AV., es, 83.6 s Farragut rd, 30x90; adj Sept 15	—
66TH ST (*), ss, 100 e 14 av, 20x100; Fredk W Sherman	3,700.00
72D ST., ns, 95.10 e 5 av, 30x118.4; withdrawn	—
BROOKLYN AV (*), es, 180 n Church av, 30x35.1; action 1, N Y Mtg & Security Co.	3,000.00
BROOKLYN AV (*), es, 210 n Church av, 30x35.10; action 2, N Y Mtg & Security Co.	3,000.00
NASSAU AV (*), ns, 64 e Kingsland av, 19x100; Jas W Conklin	3,600.00
WM. J. McPHILLIAMY & CO.	
CARROLL ST (*), ss, 230 w Clinton, 20x90; Lawyers Mtg Co.	5,200.00
PARK PL (*), ns, 162.6 w Utica av, 20x127.9; Jos O Laino.	5,700.00
PARK PL (*), ss, 350 e Brooklyn av, 70x255.7; Henry L C Wenk.	26,000.00
68TH ST., nes, intersec sec 15 av, —, to New Utrecht av; Helen T Warrington	32,000.00
71ST ST (*), nes, 144.1 se 18 av, 18.6x100; also 71ST ST., nes, 125.7 se 18 av, 18.6x100; Eva K Fischer.	6,150.00
71ST (*), nes, 384.7 se 18 av, 18.6x100; Annie E Stainton	3,000.00
AV Q, cl intersec es E 38th, runs w 23.7xsl643, 2xe1093, 10xn1364.3 xw 208.3 xn230.1 to beg; withdrawn	—
BEACH AV., sec Addison, runs s89xe125 xn80xw20xn21xw105 to beg; E K Jones	1,575.00
CONEY ISLAND AV., es, 460.5 n Av S, 20x100; action 1, Jason C. Cameron.	5,250.00
CONEY ISLAND AV., es, 480.5 n Av S, 20x100; action 2, Jason C. Cameron.	5,250.00
NOSTRAND AV., nwc Robinson, 22.6x92.6; withdrawn	—

JAMES L. BRUMLEY.

SCHERMERHORN ST (*), ss, 72.9 w Smith, 69x99; also PARCEL beg at point in cl of block bet Schermerhorn & State, 267.6 e Boreum pl, runs e20 xs20xw20xn20 to beg; also PARCEL of land bet at a point in cl of block bet Schermerhorn & State, 287.6 e Boreum pl, runs e18.6xs20xw18.6xn20 to beg; also SCHERMERHORN ST., ss, 238 e Boreum pl, 23x99.9; Edw M. Grout et al.	116,750.00
MONTAUK AV (*), ws, 390 s Blake av, 20x100; Fredk Meis	3,500.00
NATHANIEL SHUTER.	
BOND ST., swe Butler, 100x25; Max Goebel	3,900.00
WARWICK ST (*), es, 140 s Wortman av, 40x100; Matilda Sussman.	100.00
BEDFORD AV., es, 100 s Clarendon rd, 50x100; withdrawn	—
6TH AV (*), ws, 103.6 s Carroll, 19x96; Claus Hohorst	5,000.00
CHAUNCEY REAL ESTATE CO.	
3D ST., 397, ns, 337 e 5 av, 22x90; Lena S Cole	5,325.00
SHEPHERD AV (*), es, 319.10 s Ridgewood av, 16.7x101.9; Harold D Watson	2,000.00
Total	\$250,050.00
Corresponding week 1913.	69,249.00

VOLUNTARY AUCTION SALES.

Brooklyn.

SEPT. 3. CLERMONT AV., 217, es, 159.8 s Willoughby av, 22x200, to Vanderbilt av, 4-sty & b stn dwg (vol).	—
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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 Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

AUG. 29. No Legal Sales advertised for this day.	
AUG. 31. 96TH ST., 324 W, ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; Dora Schiffer—Sause Realty Co et al; Wolf & Kohn (A), 203 Bway; Jos N Tuttle (R); due, \$38,412.38; T&c, \$796.50; Joseph P Day.	
LENOX AV., 186, es, 108.2 s 120th, 18x85, 3-sty & b bk dwg; Mary W Scheper—Emily N R McLean et al; Wing & Russell (A), 14 Wall; Abt Blumenstiel (R), due, \$15,705.09; T&c, \$1,207.82; Henry Brady.	
SEPT. 1. 95TH ST., 63 W, ns, 191 e Col av, 20x100.8, 4-sty & b bk dwg; Jno A Stewart et al trstes—Ida L Ross et al; Beekman, Menken & Griscom (A), 52 William; Saml J Wagstaff (R); due, \$21,927.66; T&c, \$1,034.40; Joseph P Day.	
96TH ST., 15 W, ns, 240 w Central Park W, 20x100.11, 4-sty & b stn dwg; Frederic de P Foster et al trstes—Abbie S Ward, individ & extr; Frederic F de Rham (A), 44 Wall; Robt F Wagner (R); due, \$24,149.11; T&c, \$499.82; Henry Brady.	
108TH ST., 228 E, ss, 225 w 2 av, 25x100.11, 4-sty	

bk tnt & str; Jos Fritz et al—Luigi Pitilli et al; Amend & Amend (A), 119 Nassau; Denis O L Cohalan (R); due, \$13,031.79; T&c, \$1,758.08; Joseph P Day.	
SEPT. 2. DYCKMAN ST., 307, ns, 330 e Bolton rd, 50x100, 2-sty & b fr dwg; Susan McV Hemenway, extr—Geo B Hayes et al; Everett, Clarke & Benedict (A), 37 Wall; Maurice B Blumenthal (R); due, \$8,353.93; T&c, \$636.53; Henry Brady.	
102D ST., 211 E, ns, 180 e 3 av, 24.11x100.11, 5-sty bk tnt & str; Benj F Blair, trste—Barney Meyers et al; Fletcher, McCutcheon & Brown (A), 128 Bway; Denis O L Cohalan (R); due, \$19,040.34; T&c, \$806.77; Joseph P Day.	
127TH ST., 48 W, ss, 360 e Lenox av, 25x99.11, 2-sty & b fr dwg; Bank for Savgs in City N Y—Camilla M Patterson et al; Cadwalader, Wickersham & Taft (A), 40 Wall; J Cotter Connell (R); due, \$7,219.45; T&c, \$772.95 Henry Brady.	
184TH ST., 550 W, swe Audubon av (Nos 366-76), 35x99.11, 5-sty bk tnt & str; Susan Devin—Chas W Graham et al; Danl Daly (A), 40 Pine; Jno H Rogan (R); due, \$51,956.50; T&c, \$1,578.30; Joseph P Day.	
AUDUBON AV., 366-76; see 184th st, 550 W.	
3D AV., 2356, ws, 66.7 s 128th, 16.8x100, 3-sty bk tnt & str, 1-sty ext; Sheriff's sale of all right, title, &c, which Harold Thompson had on June 27, 1913, or since; Saml Bitterman (A) 309 Bway; Max S Grifenhagen, sheriff; Danl Greenwald.	
SEPT. 3. 131ST ST., 262 W, ss, 190 e 8 av, 15x99.11, 3-sty & b stn dwg; Iphigenia Z Place—Jas J Ryan et al; Wells & Snedeker (A), 34 Nassau; Henry C S Stimpson (R); due, \$6,334.59; T&c, \$259.30; Joseph P Day.	
BROADWAY, 2788, es, 77.10 s 108th, 25.7x88x25x93.9, 7-sty bk tnt & str; Helen D Clark et al admrs—Mary J Winfield et al; Herbert J Lyall (A), 31 Nassau; Wm T Quinn (R); due \$10,331.94; T&c, \$562.73; sub to a mtg of \$45,000; Henry Brady.	
SEPT. 4. 123D ST., 106 E, ss, 60.1 e Park av, 20x100.11, 4-sty stn tnt; Emigrant Industrial Savgs Bank—Conrad B Schmitt et al; R & E J O'Gorman (A), 51 Chambers; Saml J Wagstaff (R); due, \$9,750.68; T&c, \$357.50; Herbert A Sherman.	
133D ST., 63 W, ns, 185 e Lenox av, 25x99.11, 5-sty stn tnt; Wm C Bowers—Eva Kramer et al; Bowers & Sands (A), 46 Cedar; Jos V Mitchell (R); due, \$15,059.41; T&c, \$415.95; Henry Brady.	
SEPT. 5 & 7. No Legal Sales advertised for these days.	
Bronx.	
AUG. 29 & 31. No Legal Sales advertised for these days.	
SEPT. 1. 160TH ST., 819 E, ns, 86.8 e Union av, 20.5x77.4, 3-sty fr dwg; sheriff's sale of all right, title, &c, which Maurice Fitzgerald had on May 8, 1914, or since; Alison M Lederer (A), 32 Nassau; Jas F O'Brien, sheriff; Anthony V Caggiano.	
SEPT. 2. 180TH ST., 250 E; see Ryer av, 2076.	
RYER AV., 2076, see 180th (No 250), runs s 34.5xe65xne37.9xn25xw104.6 to beg, 5-sty bk tnt; Cornelia A Cardashian et al trstes—S A Whisten Constn Co et al; Geo H Corey (A), 59 Wall; Jos P McDonough (R); due, \$24,727.45; T&c, \$1,117.67; Joseph P Day.	
SEPT. 3. COSTER ST., 652, es, 240 s Spofford av, 20x100, 2-sty bk tnt; Henry H Glass—Edw D Fife, Jr, et al; Thos Gilleran (A), 51 Chambers; Richd H Clarke (R); due, \$6,467.03; T&c, \$201.54; Henry Brady.	
184TH ST., 514-20 E, swe Bathgate av (No 2309), 94.5x35; Henry C Wissemann et al—Arch Realty & Constn Co; Maurice Steiner (A), 35 Nassau; Jno Reilly (R); due, \$8,728.35; T&c, \$—; sub to first mtg of \$38,000; Joseph P Day.	
BATHGATE AV., 2309; see 184th st, 514-20 E.	
SEPT. 4. FREEMAN ST., 950, ss, 75 w Vyse av, 25x95, 1-sty bk str; Citizens Trust Co of Utica, N Y—Martha Perna et al; Dunmore & Ferris (A), Utica, N Y; Edw D Dowling (R); due, \$7,951.04; T&c, \$—; Joseph P Day.	
139TH ST., 605 E, ns, 475 e St Ann's av, 25x100, 4-sty bk tnt; Robt C Fulton et al exrs, trsts—Mary E Flynn et al; De La Mare & Morrison (A), 140 Nassau; Monroe Goldwater (R); due, \$3,397.29; T&c, \$80.85; Chas A Berrian.	
SEPT. 5 & 7. No Legal Sales advertised for these days.	
Brooklyn.	
AUG. 29 & 31. No Legal Sales advertised for these days.	
SEPT. 1. HART ST., nec Marcy av, 100x28; Paul Finkelstein—Louis Slutsky et al; Isidor F Greene (A), 44 Court; Jas E Finegan (A); Nathaniel Shuter.	
OAKLAND ST., es, 150 n Calver, 89.1x105.5; Peter Hull—Isabella C N Smith et al; Wm S Miller (A), 837 Manhattan av; Arnold M Schmidt (R); Wm P Rae.	
E 35TH ST., es, 418.6 n Church av, 19.9x99.3; N Y Mtg & Security Co—Hazel Constn Co et al; Henry M Bellinger, Jr (A), 135 Bway; Harry L Thompson (R); Wm J McPhilliamy & Co.	
58TH ST., ns, 126.8 w 4 av, 26.8x100; Henrietta Lemken—Jno E Sullivan Co et al; Hector McG Curren (A), 375 Fulton; Wm H Griffin (R); Fredk B Snow.	
12TH AV., sec 36th, 95.10x98.10; Robt A Lindsay—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Abner C Surpluss (R); Wm J McPhilliamy & Co.	
13TH AV., nws, 60 sw 75th, 40x160; Cynthia P Bradley—Farmers Realty Assoc Inc et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm J McPhilliamy & Co.	

SEPT. 2.
 UNION ST, nes, 523.6 nw Van Brunt, 21.3x 97.5x irreg; Frank W Eaton—Gustave Appleberg et al; Harry L Thompson (A), 175 Remsen; David Hirshfield (R); Nathaniel Shuter.
 ORIENTAL BLVD, nec Falmouth, 100x100; Manhattan Beach Estates—Margt E Murray et al; Robt D Murray (A), 5 Nassau, Manhattan; Alvah W Burlingame Jr (R); Wm P Rae.
 LOTS 34 & 35, blk 4750, Rugby E; Bryant C Preston—Geo A Preston et al; Geo S Ingraham (A), 44 Court; Saml Levy (R); Nathaniel Shuter.

SEPT. 3.
 48TH ST, 455, ns, 240 w 5 av, 30x100.2; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Louis J Carruthers (R); Thos Hovenden.
 49TH ST, ns, 500 w 6 av, 30x100; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Hugh A McTernan (R); Thos Hovenden.
 AV J, ns, 100 e Mansfield pl, 50x100; Nellie M Hageman, extrx—Clara H Roehr et al; Frank W Burr (A), 257 Bway, Manhattan; Wm P Pickett (R); Wm P Rae.

ATLANTIC AV, ns, 267.2 e Troy av, 16.8x99; Jno W Reid—Jos Gallagher et al; Conway, Williams & Kelly (A), 66 Bway, Manhattan; Jas A Blanchfield (R); Wm P Rae.
 DUMONT AV, nwc Thatford av, 25x100; Prudential Bond & Mtg Co—Abr Damsky et al; Jos Sapinsky (A), 35 Nassau, Manhattan; Wm R Murphy (R); Wm J McPhilliamy & Co.

HUDSON AV, es, 84.7 s DeKalb av, 25x75; Horace G Teele—Chas W Church, Jr, et al; Henry J Davenport (A), 375 Pearl; Edw Kelly (R); Wm J McPhilliamy & Co.
 HUDSON AV, es, 84.7 s DeKalb av, 25x75; Horace G Teele—Chas W Church, Jr, et al; Henry J Davenport (A), 375 Pearl; Edw Kelly (R); Wm J McPhilliamy & Co.
 LOTS 511 to 515, 523 to 547, 556 to 562 & 575 to 582, blk 10; Kath Gallagher—Wm Lehmkühl et al; Cino C Speranza (A), 40 Pine; Geo Eckstein (R); Nathaniel Shuter.

SEPT. 4.
 72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of the Presbyterian Church in the U S of America—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.

73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in the City of N Y—Margaret Sullivan et al; Harry L Thompson (A), 175 Remsen; Chas T Kunkel (R); Wm P Rae.
 74TH ST, ns, 395.11 e Stewart av, 140x100; Helene V Engel et al—Mafin Constn Co Inc et al; H S & C G Bachrach (A), 926 Bway; Oscar W Swift (R); Wm P Rae.

PITKIN AV, sec Doscher av, —x—; Herman Jeveshof—Frank Kuhn et al; Saml A Potter (A) 140 Nassau, Manhattan; Abr Feinstein (R), at County Court House at 12 o'clock noon; Abr Feinstein.

SEPT. 5 & 7.
 No Legal Sales advertised for these days.

FORECLOSURE SUITS.

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

Manhattan.

AUG. 22.
 55TH ST, 108 E; Park Av & 45th St Co—Stuyvesant Wainwright et al; E S Frith (A).
 118TH ST, 130 W; Isaac Metzger—Harry Schreier et al; H Swain (A).
AUG. 24.
 48TH ST, 61 W; Rose Rosenberg—Frederic H Coerr; B N Stern (A).
 106TH ST, 238 W; Jacob W Solomon—Raymore Realty Co et al; J S Rosalsky (A).
 7TH AV, es, 25 s 133d, 25x100; also 7TH AV, es, 50 s 133d, 25x100; two actions; Metropolitan Life Ins Co—E Diller et al; Woodford, Bovee & Butcher (A).

AUG. 25.
 ELDRIDGE ST, 113; Jeruchim H Simpson—Isaac Lipschitz et al; J A Michel (A).
 GREENE ST, 213; Greenwich Savgs Bank—Hermann Strauss et al; B A Sands (A).
 13TH ST, 510 E; Abel King—Polvick Realty Co et al; Lese & Connolly (A).
 48TH ST, ss, 100 w 1 av, 25x100; Elizabeth V Irwin—Louis Segelbohm et al; J V Irwin (A).
 122D ST, 359 W; Donald Robertson Co—Jno M Hogencamp et al; T J Meehan (A).
 131ST ST, ns, 174 e 7 av, 17x99.11; Chas Solomon—Lillie P. Lippmann et al; S Wechsler (A).
 PLEASANT AV, 440; Alice Van B Bailey—Alexander Landers et al; H Swain (A).
 BROADWAY, 598; Wm Zeigler, Jr—Thos A Howell et al; Swan & Moore (A).
 CENTRAL PARK WEST, ws, 25.2 s 99th, 55.6x 100; Union Dime Savgs Bank—Leon A Liebeskind et al; Woodford, Bovee & Butcher (A).

AUG. 26.
 CHRISTOPHER ST, 183; Emilia B Hendrickson—Jno M Williams et al; H Swain (A).
 MONTGOMERY ST, 29; Metropolitan Savgs Bank—Abr H Sarasohn et al; A S & W Hutchins (A).
 RUTGERS PL, 24; Emily M Wheeler—Jno A Anger et al; Mitchell & Mitchell (A).
 RUTGERS PL, 26-8; also CLINTON ST, 241; Anna S Wilson—Jno A Anger et al; Mitchell & Mitchell (A).
 45TH ST, 7-11 W; Empire City Iron Works—45th St Realty Co et al; Lewkowitz & Schaap (A).
 115TH ST, ss, 100 w 2 av, 35x100.11; Excelsior Savgs Bank of City of N Y—Ray Lefkowitz et al; Cary & Carroll (A).
 120TH ST, 239 E; Sadie Bernstein—Nicola Capozzolo et al; amended; J Haberman (A).
 124TH ST, es, 88 e Columbus av, 27.10x100.11; Alfd M Heinsheimer et al—Anthony Kappes et al; Cary & Carroll (A).

AUG. 27.
 GREENE ST, es, Lots 184 & 185, bet Spring & Broome, 50x100; Bank for Savgs in City of N Y—Henry L Herbert et al; Cadwalader, Wickersham & Taft (A).

10TH ST, 81 E; Otto Schmidt Sr—Abr Schwab et al; Appell & Taylor (A).
 13TH ST, 123-7 E; also 14TH ST, 126-30 E; also 34TH ST, 112 W; also 33D ST, 109-11 W; Abr L Erlanger—Patk H Sullivan et al; amended; M Fishel (A).
 53D ST, 437 W; Lembeck & Betz Eagle Brewing Co—Jacob F Goetz et al; Rose & Paskus (A).
 91ST ST, 61 W; Lawyers Mtg Co—Ida M Conklin et al; Cary & Carroll (A).
 130TH ST, ss, 118.6 e 8 av, 18.6x99.11; Lawyers Mtg Co—Kate Frank et al; Cary & Carroll (A).

AUG. 28.
 FRONT ST, ses, intersec nws De Peyster, 57x 81.5; Manhattan Life Ins Co—Harry J Gilbert et al; Sanford, Rapallo & Kennedy (A).
 RUTGERS PL, 24; Emily M Wheeler—Jno A Anger et al; Mitchell & Mitchell (A).
 38TH ST, ss, 121.6 w 3 av, 13x80; Langdon Gillet—Elmslie M Gillet et al; partition; Winthrop & Stimson (A).
 74TH ST, 218 E; Edw S Murphy—Jno J Keegan et al; Gillespie & O'Connor (A).
 135TH ST, 17 W; Clarence Tucker et al—Louis Rosner et al; C P & W W Budsley (A).
 5TH AV, 1361; Lena Holzwasser—Isaac Kutchoff et al; A Wielar (A).

Bronx.

AUG. 21.
 JEROME AV, nwc Clarke pl, 55.6x117.6; Wells Holding Co—Arline R Keirns et al; Wayland & Bernard (A).

AUG. 22.
 181ST ST, sec Bryant av, 35.1x100; Natalie Schwicardi—Johanna R Ernst et al; Spitz, Bromberger & Scheuer (A).
 TINTON AV, ws, 167.6 s 156th, 25x68.6; Robt Ruscher—Jas E J Martin et al; H G Freidman (A).
 LOT 245, map of Washingtonville; Francis U Johnstone—Cath N Baehrle et al; Reeves & Todd (A).
 LOT 58, on map of Van Nest Park; Bronx Borough Bank—Rose Maurer et al; B F Gerding (A).

AUG. 24.
 173D ST, ns, at intersec of Clay & Anthony avs, 26.7x195.2xirreg; Marie Sievers as admtrx—Mellwin Realty & Constn Co; Wesselman & Kraus (A).
 183D ST, 789 E; also SOUTHERN BLVD, 2321; Jacob Gancfried et al—Sida Constn Co; H Gottlieb (A).
 ST ANNS AV, es, 402.9 s Westchester av, 25x 117.9; Jno Bossong—Otto Ehrenhardt et al; Salter & Steinkamp (A).

AUG. 25.
 ST ANNS AV, 598; Emilie P Turner—Otto Ehrenhardt et al; W M Powell (A).
 WEBSTER AV, es, 513.2 s Bedford Park blvd, 15.2x64.7xirreg; City Real Estate Co—Thos H Roach et al; H Swain (A).

AUG. 26.
 OAK ST, nec Kingston av, 500x100; Delia A Holston—Geo E Conley et al; L Skidmore (A).
 CRESCENT AV, 616-8; Wm H Caldwell, Jr—Tesoro Constn Co et al; A Knox (A).
 HEATH AV, 2866; Francis L Scott—University Heights Realty Co et al; G B Class (A).
 HEATH AV, 2864; same—same et al; G B Class (A).
 MAPLE AV, ws, 100 s 1st, 25x100; also LOT 16, map of new village of Jerome; Anillo Castiello—Raffaele Salzano et al; J E Corn (A).

AUG. 27.
 HALL PL, ws, 124.4 s 157th, 25x103.4; Chas A Willetts—Nellie O'Connell et al; W C Roe (A).
 MORRIS AV, es, 50 n 153d, 50x100; Anna Geisler—Jas Cunningham et al; Simmons Harris & Rofrano (A).
 PROSPECT AV, es, 289 s 165th, 75x364.5; also 3D AV, swc 189th, 38.2x104.3; Nathan A Eisler—Geo Keller Constn Co et al; J J Baker (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

AUG. 20.
 AMSTERDAM AV, 2141; Danl K de Beixedon et al—Matilda H Deckler; Frederick F de Rham (A); Jno F O'Ryan (R); due12,551.53
AUG. 21 & 22.
 No Judgments in Foreclosure Suits filed these days.
AUG. 24.
 17TH ST, 16 E; Franklin Savgs Bank in the City of N Y—Chas D Haines; Wilson M Powell (A); Harry Bijur (R); due94,612.50
AUG. 25.
 111TH ST, ns, 100 e 3 av, 35x—; Geo Richards et al—Jos Gerhardt et al; Frank Sowers (A); Jno J Robinson (R); due31,679.18
 130TH ST, 502 W; Moses Esberg—Hugo D Rosenford; Kantrowitz & Esberg (A); Julius J Frank (R); due....15,429.16
AUG. 26.
 No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

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

Manhattan.

AUG. 22.
 66TH ST, 42 E; Jno H Parker Co—Jackson Realty Co et al; action to foreclose mechanics lien; H L Topplitz (A).
AUG. 24.
 No Lis Pendens filed this day.

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Lis Pendens—Manhattan—Continued.

AUG. 25.
30TH ST, 142 E; Abr L Martling—Stephen V Martling et al; partition; M S Borland (A).

AUG. 26.
35TH ST, 217-9 W; also STH AV, ws, 57.9 s 48th, 25.1x100; also 38TH ST, ss, 325 e 8 av, 25x98.9; also 9TH AV, sec 38th, 24.9x100; Helena M Richer—Kath F Lindemann et al; partition; F J Sullivan (A).

AUG. 27.
RIVINGTON ST, ns, bet Forsythe & Chrystie, Lot 38; Geo T Soper—Frank X Mulry et al; foreclosure of tax lien; W S Pettit (A).

PARK AV, ws, 50.8 s 87th, 25x80.11; Edw A Hannan—Clementine Metzger; action to establish lien; Stoddard & Mark (A).

5TH AV, nwc 38th, 149.1x260x 1reg; Epping-Carpenter Pump Co—Frank V Burton et al; action to foreclose mechanics lien; Gregg & McGovern (A).

AUG. 28.
94TH ST, 62 E; Dawson C Glover—Hugh O'Shaughnessy et al; A Handy (A).

Bronx.

AUG. 21.
LOT 1229, map of Wakefield on tax map; Jno D McCarthy—Lillian V Rourke et al; action to foreclose transfer of tax lien; Kramer & Bourke (A).

LOT 52, blk 3401, Sec 12; Mattie Hegt—Geo E Buckbee et al; action to foreclose transfer of tax lien; J J Hegt (A).

AUG. 22.
No Lis Pendens filed this day.

AUG. 24.
No Lis Pendens filed this day.

AUG. 25.
LOT 407-1, in 24th ward, map of Wakefield; Geo C Molloy—Mary F Wadick et al; action to foreclose tax lien; H Swain (A).

AUG. 26.
BAILEY AV, ws, adj land of Geo H Peck, —x—; also EXTERIOR ST, es, adj land of Spuyten Duyvil & Port Morris Railroad Co, —x—; also BAILEY AV, swc 230th, 107.6x 96.7; also BROADWAY, sec 230th, 42.5x334.1; also beg es BROADWAY, intersec ws Exterior, —x—; also ALBANY RD, swc 230th, 47.4x 676.6; also 230TH ST, ns, adj land of N Y & Putnam Railroad, —x—; also BROADWAY, nec 230th, 390.4x430.3; also KINGSBRIDGE AV, nec 230th, 587.6x565.1; also BROADWAY, sec 230th, 513.6x126.8; Emma L Moller—Emma L Moller et al; partition suit; Deering & Deering (A).

AUG. 27.
LOT 121, map of Associated Lace Makers Co; Adelaide A Wabst—Meyer Lipset et al; action to foreclose transfer of tax lien; Shaw & Linden (A).

Brooklyn.

AUG. 20.
BARBEY ST, es, 40 n Dumont av, 20x100; Morris Chamey—Morris Kimmel & wife; I Solomon (A).

MONROE ST, ss, 191 e Sumner av, 19x100; Metropolitan Trust Co—Rose Karp et al; T F Redmond (A).

STERLING PL, 814; Frank H Hellmund—Geo W Vause et al; foreclosure of mechanics lien; A J Patterson (A).

UNION ST, nes, 502.3 nw Van Brunt, 21x97.5x 17x97.10; Title Guar & Trust Co—David Benigsohn et al; T F Redmond (A).

W 36TH ST, es, 210 n Neptune av, 100x118.10; Lafayette Trust Co—Jas A Cooney et al; G A Blauvelt (A).

40TH ST, ss, 239.11 w 13 av, 20x100.2; Title Guar & Trust Co—Emma Lipshitz et al; T F Redmond (A).

74TH ST, ns, 100 e Narrows av, 50x100; N Y Investors Corp—Annie F Farrell et al; T F Redmond (A).

82D ST, sws, 100 nw 17 av, 40x100; Eliz A De Mund—Milton S Kistler et al; R O Byrne (A).

CLARENDON RD, sec Nostrand av, 100x100; Mechanics Bank—David J Stewart et al; Owens, Gray & T (A).

GATES AV, sec Vanderbilt av, 34x100; also GATES AV, ss, 34 e Vanderbilt av, 41x100; Paul B Bader—Thomann Realty Co et al; Gerlich & Schwegerl (A).

GEORGIA AV, es, 300 s Blake av, 20x97.6; Peekskill Savgs Bank—Bernard Bernstein et al; T F Redmond (A).

HUDSON AV, es, 125 n Prospect, 25x97.6; Benj Traktman—Jno Tedesco et al; Dykman, Oeland & K (A).

ROGERS AV, ws, 142.3 s Martense, 20x95; M E Realty Co—Emanuel Lieberman et al; D B Getz (A).

AUG. 21.
HART ST, ns, 100 e Tompkins av, 25x100; Jos Moersson—Anna Cohen et al; B W Slote (A).

PACIFIC ST, ns, 290 w New York av, 20x120; Bowery Savgs Bank—Lenora Klinger et al; Cary & Carroll (A).

PEARL ST, es, 55 s High, 23.1x102.9; Raymond S Frost—Jos T McMahon et al; T F Redmond (A).

RODNEY ST, ws, 53 s S 4th, runs w25xs22xw 19.9xs28.3xw34.2xs23.11xw78.11xw73.6 to beg; Kings Co Savgs Inst—Ephraim Johnson & ano; W W Taylor (A).

SULLIVAN ST, swc Van Brunt, 25x90; Henrietta Bertsch—Katie Nane et al; H M Bellinger, Jr (A).

W 9TH ST, ss, 137.6 e Court, 18.9x100; Title Guar & Trust Co—Rachel L Weinberg et al; T F Redmond (A).

W 25TH ST, ws, 280 s Mermaid av, 20.6x104.10; Yetta Koppel—Albt B Koppel & ano; to set aside deed; I E Schlesinger (A).

41ST ST, sws, 350 se 16 av, 20x100.2; Bond & Mtg Guar Co—Jno Agnello et al; T F Redmond (A).

BEDFORD AV, ws, 650 s Av C, 40.10x68x47.6x 100, plot begins 100 w Bedford av & 650 s Clarendon rd, runs s39.10xe31.5xw47.3xw—to beg; Berel Schwartz—Geo H Ohnewald et al; specific performance; Jonas, Lazansky & N (A).

E NEW YORK AV, nws, 131.1 sw Stone av, 36.7 111.4x35x100.8; Poughkeepsie Savgs Bank—Morris Levy et al; T F Redmond (A).

FILMORE AV, swc Flatbush av, runs w77.3x se134.11xw110.7 to beg; Diedrich F Fichen—Ethel S Hawkins et al; G Tiffany (A).

RUTLAND RD, ss, 220 w Nostrand av, 30x100; N Y Investors Corp—Annie Toomey et al; T F Redmond (A).

AUG. 22.
MIDWOOD ST, ns, 180 e Rogers av, 25x100; Brooklyn Savgs Bank—Emil E Freese et al; Snedeker & Snedeker (A).

PROSPECT PL, ss, 65 w Bedford av, 13x35; Delevan A Holmes—Martha H Rodgers; specific performance; Holmes, Rodgers & Carpenter (A).

SUTTON ST, es, 100 n Nassau av, 100x240; Building Contracting Co, Inc—International Cork Works et al; foreclose mechanics lien; Leo Schafran (A).

LOT 297, map Kings Oaks; Lena F Pihlman—Mattie L Mannen; T H Nekton (A).

AUG. 24.
BARTLETT ST, ec Harrison av, runs ne100xe 42.8xs.09xsw95.2xw50 to beg; Fidelity Trust Co—Gerson Unger et al; H L Thompson (A).

HERKIMER ST, ss, 163 w New York av, 20.6x 185.6; Adaline B Saddington—Clara Firestone et al; F Cobb (A).

JEWEL ST, ws, 120 n Norman av, 25x100; N Y Investors Corp—Pauline Kampf et al; T F Redmond (A).

PARK PL, ss, 300 e Howard av, 50x127.9; Audley-Clarke Co—The Parkling Inc et al; Owens, Gray & T (A).

SCHAEFFER ST, ss, 175 e Bway, 25x100; Title Guar & Trust Co—Eliz Murray et al; T F Redmond (A).

SENATOR ST, ss, 400 e 4 av, runs s215.3xe40.1 xn112.9xw20xn100xw20 to beg; also PROP in Queens Co; Tillie Karasik—Merchants Lloyds Realty Co et al; specific performance; A A Kotzen (A).

VAN BUREN ST, ss, 235.9 w Sumner av, 19.3x 100; Henry Kiechlin—Elisa Schmidt et al; G J Goldberg (A).

W 9TH ST, nes, 125 nw Court, 25x100; Title Guar & Trust Co—Gilbert Johnson et al; T F Redmond (A).

17TH ST, nes, 200 nw 5 av, 20.5x100; Title Guar & Trust Co—Jno H K Green et al; T F Redmond (A).

42D ST, ns, 440 e 13 av, 20x100.2; Jos J Lack—Zetler Realty Co et al; L Rayrid (A).

42D ST, ns, 460 e 13 av, 20x100.2; Jos J Lack—Zetler Realty Co et al; L Rayrid (A).

48TH ST, sc 14 av, 140x100.2; Franklin Trust Co—Jno R Flannery et al; T F Redmond (A).

AV L, ns, 40 e Troy av, 20x100; Edwin Martin—Anthracite Realty Co et al; J G Snyder (A).

CANAL AV, nwc W 36th, 77.6x100; Lafayette Trust Co—Cornelius O'Leary et al; F M Patterson (A).

CANAL AV, nwc 36th, 77.6x100; same—same; same (A).

MONTROSE AV, ss, 125 e Graham av, 25x100; Jacob V Haslach—Jno Steinmetz et al; W H Brunjes (A).

LOTS 2766 to 2771, 2780 to 2896, map of 160 lots 3d addition to Bensonhurst; Title Guar & Trust Co—Gregory Impt Co et al; T F Redmond (A).

AUG. 25.
BOERUM ST, ns, 200 e Graham av, 25x100; L I Safe Deposit Co—Strauss & Charig Co et al; T F Redmond (A).

COOPER ST, es, 124 sw Knickerbocker av, 17x 100; Rhoda Evans—Chas L Goldstein et al; Kramer, Cohn & M (A).

COOPER ST, es, 141 sw Knickerbocker av, 17x 100; same—same; same (A).

HERKIMER ST, ns, 116.8 w Hopkinson av, 16.8x 100; Bond & Mtg Guar Co—Pauline F Madden et al; T F Redmond (A).

HICKS ST, nws, 119.9 sw Harrison, 53.4x97.6; Title G & T Co—Pasquale Porrazzo et al; T F Redmond (A).

PACIFIC ST, ns, 266.8 e Grand av, 16.8x100; Title G & T Co—Jos Shorwitz et al; T F Redmond (A).

15TH ST, nes, 120 se 5 av, 20x70x—x70.10; Chas J Doherty—Eliza J Williams et al; S O'Brien (A).

45TH ST, sws, 210 nw 13 av, 40x100.2; Title G & T Co—Jos Fee et al; T F Redmond (A).

E 49TH ST, es, 100 s Av L, 26.8x100; Benoit Wasserman—Jno E Bstross et al; I L Bamberger (A).

E 49TH ST, es, 126.8 s Av L, 26.8x100; same—same; same (A).

86TH ST, sec 3 av, 80x100; Matilda Lahm—Dollar Realty Syndicate, Inc, et al; P F Lahm (A).

BAY RIDGE PKWAY, es, 186 s 97th, runs e150x s70xw150xn70 to beg; Mary E George—Margt J Johnson et al; A J Shaw (A).

DRIGGS AV, ns, 74.10 e Leonard, runs n93.11x ne20.9xs99.4xw20 to beg; Chas W Pfuller—Thos F Payne et al; Weinberg Bros (A).

GEORGIA AV, es, 150 n Pitkin av, 25x100; Nathan Jonas—Anna Szpelnia et al; Smith & Prensky (A).

HUDSON AV, ws, at intsec Fleet, 25x100.9x7.6x 104.4; Sackman Constn Co—Isaac Rosenbaum et al; foreclosure of mechanic's lien; Hirsh & Newman (A).

MESEROLE AV, ss, 50 w Dobbin, 25x100; also GREENPOINT AV, ss, 170 e Franklin, 25x95; also GREENPOINT AV, ss, 145 e Franklin, 25x95; also LEONARD ST, es, 56.3 n Calyer, 18.9x75; Henry E Storns, Jr—Peter Burden & ano; H S & C G Bachrach (A).

SUMNER AV, ws, 23 n Madison, 19.8x90; Wm G Willson—Cook Realty Co et al; C S Taber (A).

VERNON AV, ns, 325 e Throop av, 18x100; Darwin R James, Jr—Nannie H Smith et al; Wingate & Cullen (A).

WILLIAMS AV, es, 225 s Fulton, runs s79xe90.8 xn97.8xw88.7 to beg; Lily N Reid—Jessie V Reid & ano; W H Good (A).

23D AV, ec Benson av, 96.8x100; Jos Levey—Edw D Powers; J M O'Neill (A).

PLOT begins sws road leading to Canarsie Landing, 129 se land of Jas Schenck & Nicholas Schenck, 50x100; Anna M Trent—Jos G Morrell et al; Davison & Underhill (A).

AUG. 26.
CARROLL ST, nwc 3 av, 18.6x75; Title Guar & Trust Co—Caroline L D'Amato et al; T F Redmond (A).

LINDEN ST, nws, 400 sw Central av, 125x100; Gustav Regensburg—Fanny Gambert et al; Halbert & Quist (A).

LIVINGSTON ST, ss, 250 e Clinton, 25x95.3x 25x95.6; Title Guar & Trust Co—Henry A Willis et al; T F Redmond (A).

MORTON ST, ns, 90 w Bedford av, runs w 33x n75xe23xs25xe10xs50 to beg; Stephen H Jackson—Rubin Solomon et al; S H Jackson (A).

PROSPECT PL, ns, 182 w Ralph av, 41x127.9; Bertha Miller—Miller Bldg Co et al; L Lip-skin (A).

UNION ST, ns, 189 w Nostrand av, 53.7x200; Realty Associates—Mary Levine; L C Norris (A).

WALTON ST, ns, 220 w Marcy av, 21.7x76.8x 20x71.11; Ellen A Bergstrom—Clarence A Appleton et al; J C Danzilo (A).

E 2D ST, ws, 120 n Av C, 20x125; Title Guar & Trust Co—Nellie M Ward et al; T F Redmond (A).

20TH ST, nes, 200 nw 5 av, 25x100; Peekskill Savgs Bank—Dominic Adam et al; T F Redmond (A).

E 29TH ST, ws, 209.8 s Butler, 22.3x73.11x22.2 x74.7; Mary A King—Abt J Glynn et al; H J Davenport (A).

42D ST, ns, 300 e 13 av, 20x100.2; Jos J Lack—Zetler Realty Co et al; L Rayird (A).

42D ST, ns, 420 e 13 av, 20x100.2; same—same; same (A).

42D ST, ns, 400 e 13 av, 20x100.2; same—same; same (A).

49TH ST, ec 14 av, 60.2x100; Title Guar & Trust Co—Rebecca Hyams et al; T F Redmond (A).

52D ST, ss, 160 w 5 av, 39.6x110.4; also PROP begins cl blk bet 52d & 53d, 199.6 w cl 5 av, 1x10; also 53D ST, ns, 160 w 5 av, 40.6x90; also 52D ST, ss, 199.6 w 5 av, 20.6x100.2; Lawrence Hull—52d St Storage House Inc et al; to set aside deed; W Sullivan (A).

BAY RIDGE AV, nec 2 av, 90.3x170x101.1x120; Mechanics Bank—Danl J Ryan et al; Owens, Gray & T (A).

CLASSON AV, es, 230.11 n Park av, 25x97.2x 25x97; Alice Parente—Dennis P Maloney; specific performance; H S Lucia (A).

HUDSON AV, es, 71.4 n DeKalb av, runs e100.5 x23.3xw100.5xs23.1 to beg; Peoples Trust Co—Henry D Hopkins et al; T F Redmond (A).

TILDEN AV, sec Brooklyn av, 109.2x108.5x 104.8x108.8; Eva Hamilton—Kath A Ryan et al; H J Davenport (A).

PROP begins Old Mill rd, at a certain stone, runs ne & s along swamp to another stone xse—to large maple tree xnw—along swamp to a stump xw—along swamp to beg; also SPRING CREEK, at int division line of prop of Wm Borgstede & Chas Freuchting, runs w—nx4xe—xs—to beg; Leo H Hirsch—Edna Holding Co et al; Bandler & Haas (A).

MECHANICS' LIENS.

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

Manhattan.

AUG. 22.
MADISON AV, 1961; Patrick F Mahoney—Roger Estate & Aug Dwyer et al (105) 130.00

RIVERSIDE DR, es, whole front bet 141st & 142d, 200x100; Wm Buess, Inc—Newmark & Davis, Inc (106) 3,445.00

3D AV, nwc 34th, 24.6x55; Jos P Ryan—Henry Schult (104) 309.27

AUG. 24.
18TH ST, 130-2 W; Benj Werdinger et al—Metropolis Securities Co, Saml Rabinowich & Hyman Binder (108) 200.00

204TH ST, 428-30 W; Globe Fireproof Door & Sash Co—Orosant Constn Co (107) 1,225.00

RIVERSIDE DR, es, whole front bet 141st & 142d, 200x100; Jos A Hoeger—Newmark & Davis Inc (109) 663.55

SAME PROP; Richd E Thibaut, Inc—same (111) 1,853.15

6TH AV, 626-8; Benj Leff—Geo Cantrell et al; Nathan Pickett (110) 450.00

AUG. 25.
MONTGOMERY ST, 35-37; Elias M Pilzer—Hebrew Kindergarten & Day Nursery; Philip Repatzky 400.00

SOUTH ST, 264-8; Bronx County Iron Wks—Harlem River & Portchester R R Co; Louis Golden 118.00

15TH ST, 28 W; Herman Glasser—Louis L Seaman; Hammond & Co 12.50

54TH ST, 67-75 E; S Wolf's Sons—N Y State Realty & Terminal Co; J Sinclair & Co 33.71

98TH ST, 326-28 E; Louis Belzer—Nathan Schwarz et al; S Abromowitz 428.10

CONVENT AV, ws, 146 n 131st, 100x irreg; Ralph J Bucks—Elias R Cohen 150.00

AUG. 26.
5TH ST, 624; Igoe Bros—Abe Landberg & Fulton Fire Proofing Co (122) 28.90

19TH ST, 205-9 W; Rockwood Sprinkler Co of Mass—Wyanoke Realty Co; renewal (129) 2,150.00

44TH ST, 243 E; M Schlossman & Son—Jno W Phillips, Marks Cecchi & Wm Duval & Jas Gowans (119) 35.05

45TH ST, 7-11 W; Carl J Anderson—45th St Realty Co & C H Lang, Inc (130) 180.00

58TH ST, 201-7 E; Manhattan Tin Roofing Co—3d Av & 58th St Co, Inc & Thos R Smith (126) 65.00

69TH ST, 432 E; Greenstein Plumbing & General Contracting Co—Gustave Wacht, Abr & Goldie Feder (120) 70.01

AMSTERDAM AV, 206-8; Herman Kues et al—Frank R Houghton, Manfred Barber & Theo P Repele (125) 1,000.00

BROADWAY, 2248-58; Tolkow & Co—Wm I Walter, Rosie & Lehman Bernheimer, trstes, Fulton Bldg Co & Fleischman Bros Co (127) 817.00

BROADWAY, 1651-65; V S Rittenhouse, Inc—Estate Jno J Emery & Gerard Trust Co, trstes, Albany Apartment Corp & Schraeder Co, Inc; renewal (123) 225.00

SAME PROP; same—Estate Jno J Emery & Gerard Trust Co, trste, Albany Apartment Corp; renewal (124) 140.40

CENTRAL PARK W, 265-7; Morton F Kane—Estate Fred W Jockel (121) 89.05

2D AV, 176; Isaacs Glassman—Tessie Applebaum & Chas M Kaufman (128) 72.50

8TH AV, 930; Collins-Wagner Mfg Co—Marie Von Erlennell & Walter Von Erlennell (118) 28.75

AUG. 27.
ESSEX ST, es, 150 n Delancey, 25x 100; Sam Biller—Max Schaffer trste & Herman Tenenbaum (136) 25.00

SOUTH ST, 26-8; Oriental Fireproof Sash & Door Co—Harlem River & Port Chester R R Co, Shalita Bros & Louis Golden (134) 150.00

5TH ST, ns, 267.1 w Av C, 26.8x97; Sam Biller—Tina Simon, Emanuel Levy & Herman Tenenbaum (135) 70.00

74TH ST, 336 E; American Iron Supply Co—Bohemian Benevolent Ass'n & Sulin Constn Co (132) 75.76

119TH ST, 102 W; Consolidated Roofing Co Inc—Chemical Realty Co, Arthur Simons, Louis Bear & Baer & Lester (137) 150.00

204TH ST, 428-38 W; Lewis Smith—Orosant Constn Co Inc (133) 761.25

7TH AV, 2227; Harry Lifshitz—Meyer Jarmulowsky, Lafayette Theatre & Isaac Levy (131) 384.53

AUG. 28.
35TH ST, 214-6 W; Jno J Wallace—National Bible Institute & Geo Sykes Inc (139) 310.00

108TH ST, 255 W; Chas Mock—Chas E McManus (141) 34.25

AMSTERDAM AV, nec 157th, 25x125; Jas H Bradley—Dietrich Angelbeck Thos V O'Connell (140) 377.00

BROADWAY, 1578 & 1590; also 7TH AV, 712-20; also 48TH ST, 200-4 W; W A L'Hommedieu & Co—Broadway & 7th Av Co & Feature Picture Theatre Co of America (143) 118.87

SAME PROP; same—same (144) 1,000.00

LEXINGTON AV, 1192; Werdinger Bros—Wm & Jno Wolf & Robt Lemkin (138) 39.00

4TH AV, 461; Adin G Pierce Co—461 4th Av Co, Wm F Connor, Chas A King & Security Constn Co; renewal (142) 2,191.50

Bronx.

AUG. 21.
3D AV, 3882; Angelo Restivo—Poseidon Realty Co, Inc (30) 165.00

3D AV, 3882; Angelo Restivo, Giuseppe Pellicano, Luigi Pellicano—Poseidon

AUG. 22.
239TH ST, 206 E; Romauldo Palmieri—Gaetano Amigrono (31) 600.00

PARK AV, 4077; S B Miller, Inc—Emil Pallman, Trabline Realty Co & H & I Feldman Contracting Co (30) 324.00

AUG. 24.
No Mechanics Liens filed this day.

AUG. 25.
CONCORD AV, 337; Louis Adelman—Edelson Holts Estate; Saml Tesler (33) 100.00

LELAND AV, ws, 60 n Clason Pt rd, 25 x100; Isidore Wesler—Pasquale Moccia; T J Cunningham (32) 47.00

VALENTINE AV, es, 100 s Baisley av, 25x100; Saml Gruber—Patk Sheridan; Rudolph Hall; renewal (34) 103.55

AUG. 26.
KELLY ST, 1013; Andrea La Sala—Keilbert Constn Co (32) 375.00

161ST ST, 270 E; Louis Seidman—Bertha Solomon & Ellis Solomon (33) 112.00

AUG. 27.
ELY AV, es, 97.5 s Boston rd, 25x 100; The D Pizzutiello Co—Fred F Byron & Jno Marx (34) 35.75

3D AV, 2960-64; Abr Raun—Harry Weaver & Jas O'Toole Co (35) 40.00

Brooklyn.

AUG. 20.
BARRETT ST, es, 100 s Sutter av, 100 x100; Schwartz & Son—A D Constn Co & Adolph Koepple 425.00

BARRETT ST, es, 100 s Sutter av, 100 x100; Brownsville Housewrecking Co—A D Constn Co 74.15

LOGAN ST, ws, 170 n Glenmore av, 40x100; J Sotzky—Congregation Ahavath Achim Bnei Abraham 1,250.00

POWELL ST, nwc Livonia av, —x—; also STONE AV, es, 105 s Livonia av, —x—; Atlas Steel Column Mfg Co—Rachael Melnick & Frank Rabinowits 315.00

STERLING PL, ns, 177 w Saratoga av, 150x100; Sun Sash & Door Co—Commonwealth Impt Co & Jos Popkin 75.00

W 35TH ST, es, 260 s Mermaid av, 40x 100; M Schwartz—Rachel Panken & Edw S Phillips 30.00

W 35TH ST, es, 260 s Mermaid av, 40x 118.10; J Mullin—Rachel P Panken & Edw S Phillips 204.87

W 35TH ST, es, 260 s Mermaid av, 40x 118.10; Chas H Finch Co—same 105.44

W 36TH ST, ws, 100 s Mermaid av, 20x 100; M Schwartz—Anna Herzstein & Edw S Phillips 25.00

W 36TH ST, ws, 100 se Mermaid av, 20x118.10; G McGuire—same 105.50

BEDFORD AV, nwc Lafayette av, —x —; Atlas Steel Column Mfg Co—Spar Realty Co, Mildred E Beiggs as pres, & Anderson & Pherson 160.00

HUDSON AV, 374; Sackman Constn Co—Ike Rosenbaum 705.00

AUG. 21.
CHESTER ST, 113-5; Schwartz & Son—Applebaum 35.50

FT GREENE PL, 169; Jno J Hillin—J M & P Scanlan & Arthur Kerwin 73.50

S 8TH ST, 176-80; Igoe Bros—Keap Constn Co & Geo Sprickerhoff 51.47

E 39TH ST, es, 360 s Linden av, —x—; S Rendelstein—Herman Torsesen & Langsam & Schwartz Heating & Plumbing Co 56.00

E NEW YORK AV, swc Douglass, —x —; Empire City Lumber Co—Katz Amusement Co & Saml Katz 216.24

FRANKLIN AV, 119; I Schwartz—Robt R Danzilo & Jos Kisselstein 130.00

SNYDER AV, nec E 32d, —x—; General Gas Appliance Co—Mary & Jacob Mass, Aaron Benjamin & Mass Realty Co 368.00

AUG. 22.
KOSCIUSKO ST, ns, 299.7 w Reid av, 50x100; E Pilzer—Ellie Arnold, Kahn Bros & S Solovay 600.00

PACIFIC ST, 2042; H G Owen—Patk J Kiernan 60.00

HEGEMAN AV, swc Watkins, —x—; G R Brouner—Abr Sagalowicz & Abe Kabakow 100.00

WEBSTER AV, ss, 375 e 30th, 25x100; Saml Sludsky—Henry Van de Sand 160.00

AUG. 24.
BARRETT ST, es, 192 s Pitkin av, 100x 100; B Litwak—A D Constn Co & Adolph Koepple 300.00

LUCOFLAT



To Apartment House Agents, Painters and Contractors

LU-CO-FLAT is a modern preparation for Interior Decorating. It produces a surface without gloss that is soft to the eyes and pleasing to artistic tastes.

LU-CO-FLAT is hygienic and is not affected by vapor, moisture or dampness. When soiled it can be washed. It is easily applied and the cost is moderate.

LU-CO-FLAT is made in all colors and many shades. As a background for stencil detail it is incomparable.

LU-CO-FLAT holds its color—the most permanent flat coat offered. Many change bedroom walls from the unsanitary paper to paint because **LU-CO-FLAT** is so generally pleasing, affording sanitation along with richness of color and beauty.

Try it on your next job and you will use no other.

Write for color card, showing combination of harmonious colors.

Consult your Paint Dealer.

John Lucas & Co., Inc.
521 Washington Street NEW YORK

Mechanics' Liens, Brooklyn (Continued).

Table listing mechanics' liens in Brooklyn with details on street, owner, amount, and date.

Table listing mechanics' liens in Manhattan with details on street, owner, amount, and date.

Table listing mechanics' liens in Manhattan with details on street, owner, amount, and date.

SATISFIED MECHANICS' LIENS.

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

Table listing satisfied mechanics' liens in Manhattan and Bronx with details on street, owner, amount, and date.

Table listing satisfied mechanics' liens in Bronx with details on street, owner, amount, and date.

Table listing satisfied mechanics' liens in Brooklyn with details on street, owner, amount, and date.

ATTACHMENTS.

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

Table listing attachments in Manhattan and Bronx with details on street, owner, amount, and date.

CHattel MORTGAGES.

Table listing chattel mortgages in Manhattan and Bronx with details on street, owner, amount, and date.

Table listing mechanics' liens in Manhattan with details on street, owner, amount, and date.

Table listing mechanics' liens in Bronx with details on street, owner, amount, and date.

ORDERS.

Table listing orders in Brooklyn with details on street, owner, amount, and date.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

157 East 67th Street. ORDERS SERVED. (First name is location of property; and name following dash is party against whom order has been served.)

Table listing key to classifications used in divisions of auxiliary fire appliances, combustibles and places of public assembly.

BUILDING LOAN CONTRACTS.

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

Table listing building loan contracts in Manhattan with details on street, owner, amount, and date.

MANHATTAN ORDERS SERVED.

Table listing Manhattan orders served with details on street, owner, amount, and date.

BUILDING MANAGEMENT

NECESSITY OF ENGINEERING ADVICE

By REGINALD P. BOLTON*

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

THE present condition of real estate is described by a financial authority as being "far from satisfactory" either as to the principal account, or "the income accruing from rents."

The situation is one of widespread importance and far-reaching effects. The maintenance of the financial credit of all large communities is dependent upon the value of real estate, and that value is necessarily established by the net returns or earnings of improved property.

The largest single element in the cost of operation of modern buildings in New York City is that of taxation, the proportions of which, to the rentals of buildings, range from twelve to seventeen per cent. of the gross income, in various classes of buildings, comprising business or office structures, lofts and warehouses, and elevator apartments.

There are naturally many elements which have brought about the present situation of unremunerative operation of improved real estate, such as the additional burdens involved in restrictive regulations, the stringency in the money market affecting the rates of interest on loans, the excessive land values brought about by the rising tide of taxation, the depression of business reflected in loss of rentals, increased vacancies, and reductions in rates of rental.

Unnecessary Wastage.

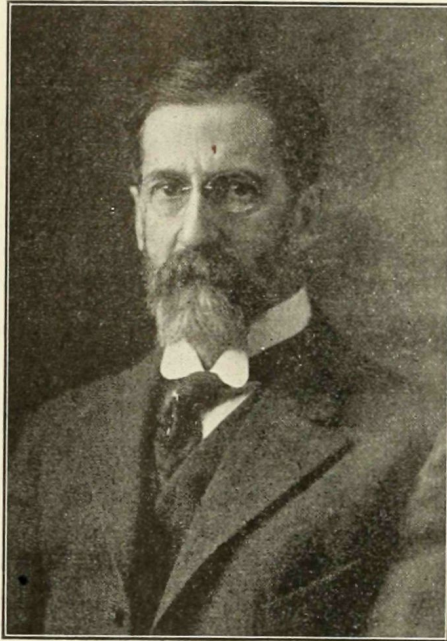
But, the largest element which experience and observation indicate as maintaining the present unsatisfactory condition, is that of unnecessary expenditure and wastage, both of construction and operation, which have become established during the period of prosperity and are, in many cases, maintained under the present conditions. The burden of excessive investment is one that cannot be eliminated and must be borne by improved property at the present time, but the past mistakes in this direction, should have the effect of indicating greater caution and better information upon future projects.

Unfortunately, it is less easy to eradicate the habits and methods which have been established in the operation of buildings which involve unnecessary and useless expenditure, due to the confirmed habits of recklessness and waste which have grown up among tenants and managers during years of unthinking prosperity.

Two Problems.

To these two problems of real estate, the services of the engineering expert in the planning and operation of buildings, should be much more widely applied. So far as the design of buildings is concerned, the fundamental financial elements controlling expenditure and height were first brought out by the writer from an engineering standpoint, and also the equally important feature of deterioration of buildings, both from an economical and physical standpoint. The principle, the neglect of which has led to the many financial failures of excessively tall buildings, is the simple constructive fact of additional cost per unit of space accompanying additional height. Building for building of equal design and materials, height spells increased cost per cubic foot. It has been very hard for architects and owners of property to absorb this fundamental fact.

The depreciation or deterioration of buildings is another element which has



REGINALD P. BOLTON.

been almost wholly ignored in all past operations of the improvement of real estate. No precautions have been taken on the part of the majority of property owners to set aside a part of the earnings in time of prosperity or of the early period of high rentals, to provide for the decreasing value of the building and its eventual decrepitude. The principle is likely to become more widely appreciated since its recognition in the ascertainment of income for taxable purposes. Up to the present, however, no general and definite system of ascertainment of depreciation has been adopted.

The Engineer Is Necessary.

In this direction, also, the expert knowledge of the engineer is necessary, even before the planning of a new building. In the equipment of buildings, a general system of generous extravagance has been pursued, often burdening the improvement with a load of invested capital out of all proportions to any economical results. The cheerful manner in which architects have undertaken the excessive and costly construction of sub-surface space for the installation of machinery, has added as much to the capital cost of the improvement, as it has, on the other hand, detracted from the rental space provided.

In an effort to construct buildings possessing somewhat more conveniences for tenants than prior competitors possess, much real estate has been loaded up with machinery involving technical knowledge for its successful operation, and placing the owner of the real estate in a position of conducting two businesses at the same time. Owners and architects do not have the same appreciation as the engineer of the difficulties attending the operation of machinery, its limited life and rapid deterioration; especially from the economical standpoint.

Gratuitous Service.

It has been peculiarly unfortunate for the owners of real estate that such machinery has largely been occupied in providing conveniences to tenants, for which no adequate return in rental has been obtained. The gratuitous services of steam and electricity have simply brought about a habit of wastage on the part of many of the occupants of build-

ings which they carry into others, and have fastened upon real estate in general, the necessity of providing such conveniences and luxuries, without direct payment in return.

The irregularities brought about by free services of all sorts, especially in the residential class of buildings, are often disastrous to the maintenance of the value of the property. In a general way, the capital value of such properties is assumed to be ten times the gross rentals, but is really based upon a suitable percentage which the net returns will afford upon an appraised value. In such buildings, the cost of elevator service, heating and hot-water service, public and private lighting, will amount to more than twenty per cent of the total income.

Remedy Suggested.

If the practice were generally established, of making each individual tenant pay for services of these classes, as rendered, and in the proportion absorbed, it is safe to say that probably fifty per cent of the cost would be saved.

In existing buildings, a wide field for engineering services can be found in a radical re-study and re-arrangement of conditions and expenses; the results of which, if applied with sufficient determination, would doubtless relieve real estate more quickly, and to a greater extent, than a change in the financial situation or any possible reduction in taxation.

NEW INCOME TAX RULE.

What Constitutes Losses in Trade Deductible from Gross Income.

Supplemental income tax regulations have been issued by the Treasury Department further defining the losses incurred in trade that may be deducted from gross income, in cases where the person is engaged in more than one line of endeavor. The ruling was made in answer to a number of questions, all of which the Department ruled could be embraced in the following general question:

"What constitutes 'losses incurred in trade' within the meaning of the income tax law?"

The new ruling said:

"In reply you are advised that upon further consideration of the question of losses the clause in paragraph B of the act of October 3, 1913, reading, 'losses actually sustained during the year, incurred in trade * * *' is interpreted to mean that losses actually sustained during the tax year as a result of any lawful investment made for the purpose of gain or profit, which gain or profit would be income subject to the income tax, are held to be 'losses incurred in trade' and may be claimed as an allowable deduction, even though the person sustaining the loss may not be regularly engaged in the business in which the investment was made. To be an allowable deduction, however, the loss must be actually sustained and determined during the tax year for which the deduction is sought to be made, and must be the result as ascertained upon an actual, a completed, a closed transaction."

Bus Line for Brentwood.

Communication between the pines at Brentwood, L. I., and Great South Bay at Bay Shore was established with an automobile 'bus line last Saturday by Brentwood Realty Co., which is developing Brentwood-in-the-Pines. Regular trips are made daily by the 'bus, which accommodates twenty-five persons.

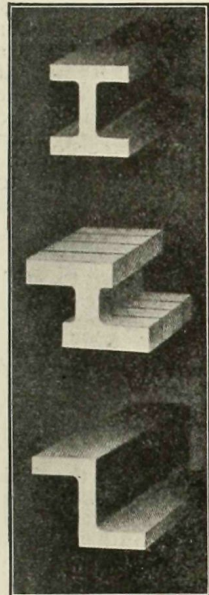
*From an address delivered at the First Annual Convention of the American Society of Engineers, Architects and Contractors, held at Brighton Beach, July 3, 1914.

USEFUL APPLIANCES

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

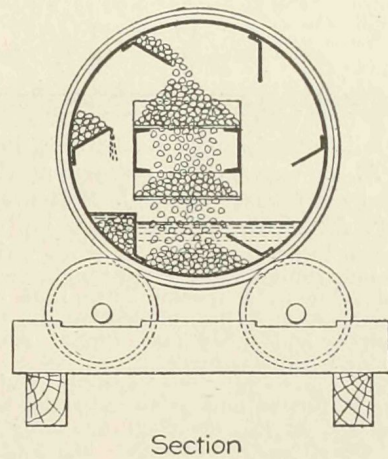
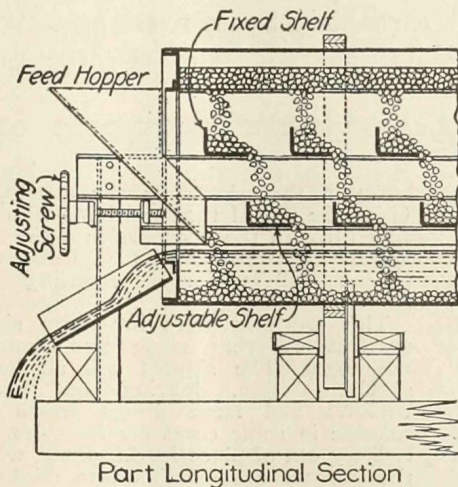
New Type of Brick.

FOR generations builders in laying up a wall carefully criss-crossed ordinary building brick in order to leave necessary air spaces to make the structure proof against dampness. Finally, in the present year, along comes an inventor with an obvious system of wall furring, using one brick unit for the furring space, the face and the back of the wall. That is how the Thermos brick came into being and it is also the reason why the Thermos Brick Company, of San Francisco, is just now having its hands full in keeping pace with business that is developing. It is called Web Brick and a wall constructed of them has the following properties, according to B. J. S. Cahill, member of the American Institute of Architects, in the Architect and Engineer of California, through whose courtesy the Record & Guide publishes pictures of this modern material for wall construction.



The wall is dampproof on the interior and exterior, is perfectly bonded, has a perfect form of protection for reinforced concrete as one of the pictures shows,

tion of wind or operation of heavy machinery in the building, earthquake, etc.; it can be rough on one or both sides for plastering or cementing with raked joints for key, or the exposed face of each brick, whether inside or out, can be finished in every conceivable style, color or texture, from the roughest of glazers to



the smoothest of glazes; or from the palest of enamel to the softest pastel tones. A web brick wall, according to the manufacturers, reveals the honest principles of real brick work with the varieties of bonds and jointing developed in the burnt clay work of all the famous buildings of the day.

The pictures show the brick in various applications. One shows how reinforcement may be used with them, another shows their position on a wall and the other gives another example of its use with an I-beam and Z-bar.

Keeping Out the Dampness.

IF difficulty is experienced with dampness in basements it is due to one of the following causes: absence of a damp-proof course in the walls, dampness in the ground outside which forces the wall

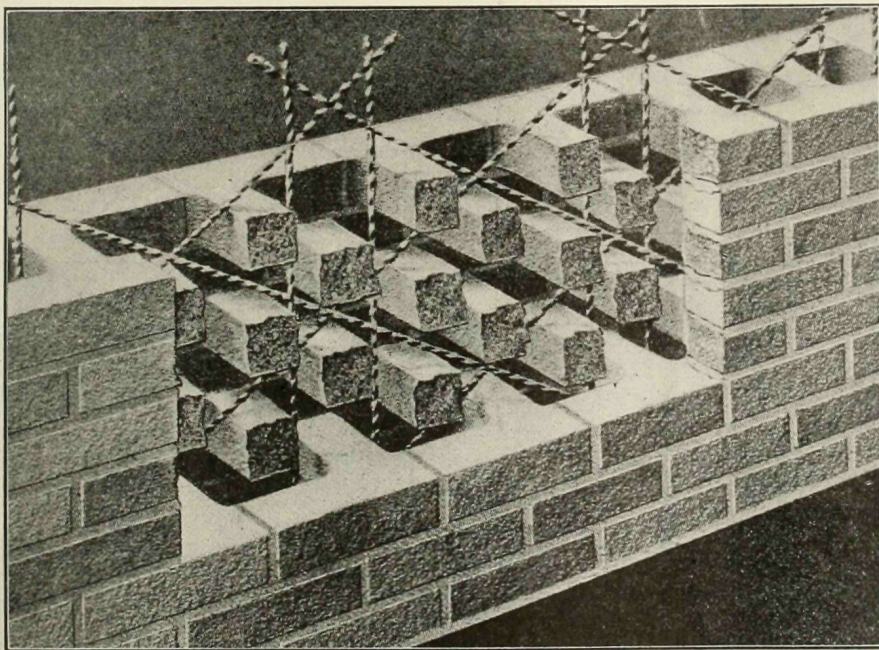
practically nothing to the cost of the building.

Portable Sand and Gravel Washer.

CONTRACTORS often find that the sand and gravel delivered to them at jobs has been practically spoiled for use by children playing in it, or wood and other particles of building material defiling it. In such an emergency the contractor who has a portable sand and gravel washer at hand will not only save the time consumed in waiting for other loads to come in, but will save the waste that results from trying to screen the sand under the old hand methods. The Raymond W. Dull Company, of Chicago, is introducing to the trade the sand and gravel washer shown in the line sketch shown in the illustration presented above. They make the assertion that it has an excellent efficiency record, is long-lived and for the power consumed it will wash a surprising quantity of gravel and sand.

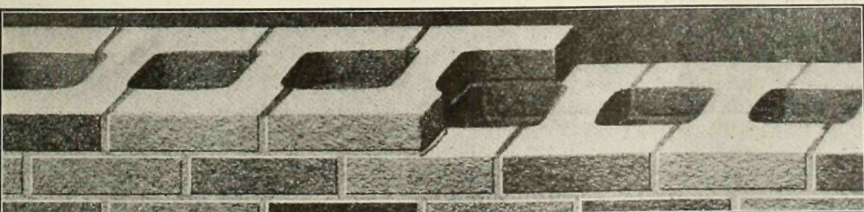
Primitive Gate Valve.

ONE of the curios in the possession of the Department of Water Supply, Gas and Electricity in this city, is an old water gate used at the time when the water supply of Manhattan was dis-



it dispenses with the need of exterior facing, interior furring, forms and bracing, need of wiring, metal clips, ties, anchors and other rustable and flimsy devices so often used to tie an exterior veneer of brick to a concrete wall; it

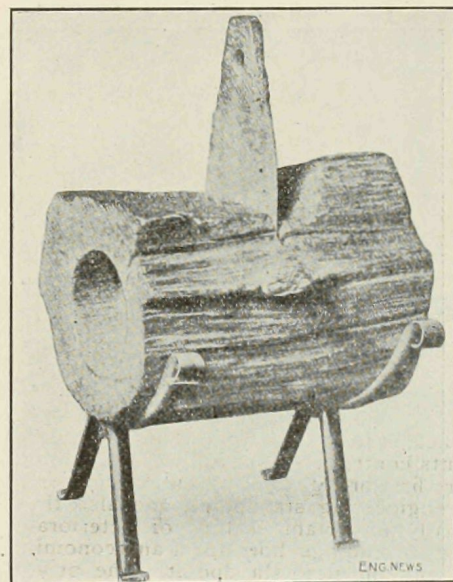
structure to absorb moisture until itself is saturated, dampness arising from the ground which causes wall sweating under sudden changes of temperature, rain soaking through the walls after seeping into the furring because of defective



provides at any point throughout its length ready-made vertical cavities, flues or chases for ducts, pipes or conduits; it can be braced by steel rods horizontally to form a trussed wall over a void, or diagonally to resist the rocking mo-

leaders, driving rains against the walls not properly waterproofed or laid up, leaky pipes in buildings or condensation on pipes in humid weather.

Beyond this last cause, which can be corrected only by insulating the pipes,



tributed by means of hollow log conduits. This valve is presented in the accompanying cut by courtesy of the Engineering News. It was dug up in Park row in 1900 when the subway was being constructed and there is no evidence that the exterior was ever painted or protected from decay in any way. The scale itself served as a protection as well as the exceptionally high grade of iron used. In operation, the workman merely banged the top of the gate with his hammer and closed it and then pried it up when it was necessary to permit the water to flow again. These water mains were laid in Civil war times.

CURRENT BUILDING OPERATIONS

The Horizontal Fire Exit System Being Introduced By Charities Department Buildings for the Protection of the Helpless

THE Commissioner of Charities, John A. Kingsbury, has taken a notable step by directing H. F. J. Porter and A. L. A. Himmelwright, consulting engineers, to proceed with the work which was interrupted some seven months ago, of developing a special system of fire prevention and life protection in the hospitals and other institutional buildings of his department.

The horizontal exit system which Messrs. Porter and Himmelwright will introduce in the principal buildings of the Charities Department includes a series of openings through solid walls into adjoining wards. The work of the engineers has been facilitated by the fact that the additions which have been made to original buildings from time to time during a long course of years have left so many solid walls that can be developed into barriers that it will be necessary in only a few cases to build new fire walls. The passageway through the walls from one building (or division) into the next will be protected by a fire door in each case.

How the Helpless Would Be Saved.

Should a fire occur on any floor on one side of the wall a fire alarm signal would notify all the people on all the floors on that side of the wall, and they would immediately pass through the doorways into the safe sections of the building, close the fireproof doors after them and have a barrier against the fire. They would then be as safe as they would be in a separate building in which there was no fire, and they would reach the ground at their convenience by elevators and stairways in normal condition.

The attendants will be drilled so that

bed-ridden patients will be rolled while lying in their beds by the attendants (with the aid of those patients who can act) through the fire doors into the next ward. The beds are to be fitted with special rollers for accelerating this movement.

This work involves fire-alarm signal systems covering some two hundred buildings. The signals will all be of special design, leaving out steam whistles and large gongs which are suitable in some cases for factories, but entirely out of place for hospitals, where the inmates are invalids who might be seriously affected by noise and excitement. The total appropriation amounts to \$182,000.

Fire Commissioner Impressed.

The Fire Commissioner, Robert Adamson, who has made a personal examination of the fire hazard in the buildings of the Department of Charities on Blackwell's Island and elsewhere and was impressed with its seriousness, indorsed the method of treatment of these buildings which these engineers advocated; and now that it has been authorized, he has issued instructions to the respective heads of the Fire Prevention Bureau, Chief Hammitt, the fire fighting force, Chief Kenlon, and the Bureau of Fire Alarm and Telegraphs, Chief Bates, to co-operate with the engineers in working out the details and in the installation of the improvements and equipment proposed by them.

Up to the present time hospitals and similar institutions have never been provided with any means of escape from fire for such of their inmates as were bed-ridden or otherwise helpless, such as babies, imbeciles and the aged. In other words, hospital patients generally

who are incapacitated from moving about are absolutely at the mercy of a fire should one take place. The nearest approach to a provision of safety for these people which had ever been suggested was a type of steel chute similar to the cylindrical "down-and-outs" one sees at recreation resorts into which it was proposed to throw those who were so incapacitated that they could not go down fire-escapes themselves and when they had slid down to the ground the hospital attendants were expected to carry them away and make some other provision for them.

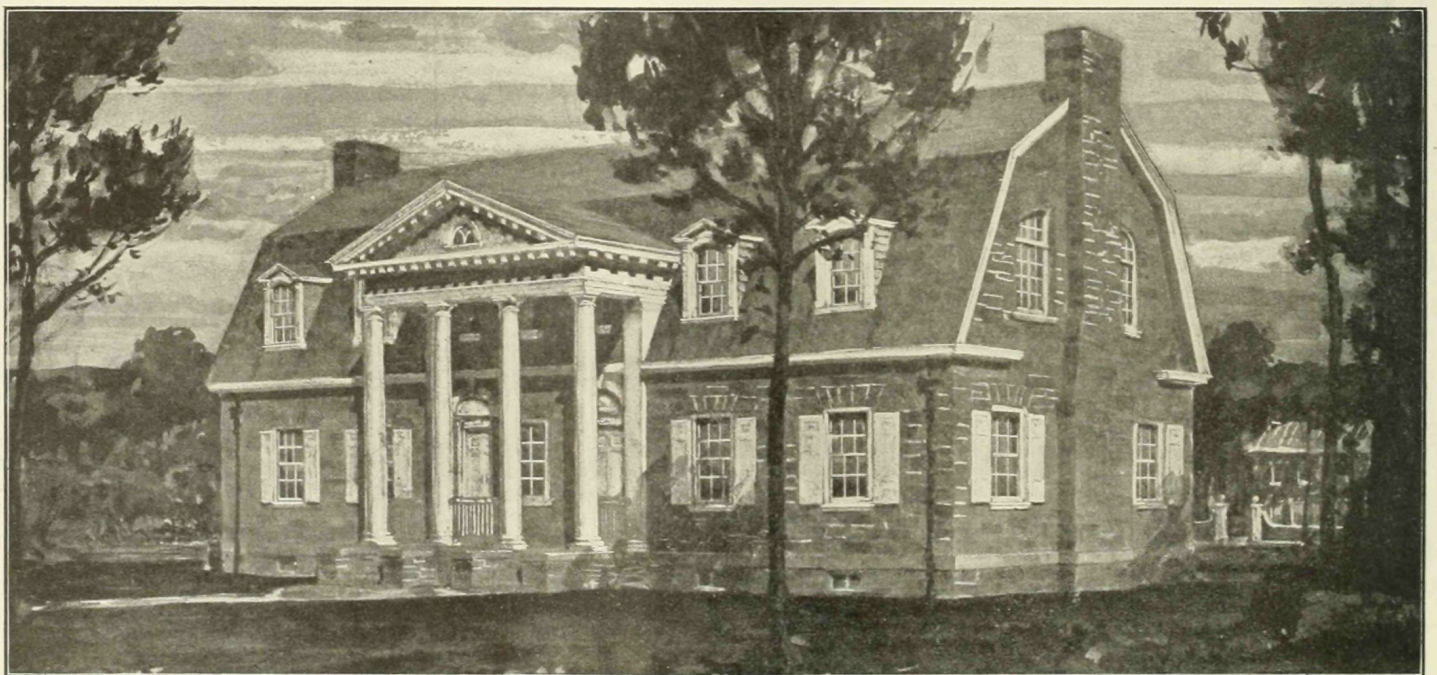
The Faults of Chutes.

These chutes besides rusting to such an extent as to prove unserviceable for their purpose, were found to endanger the patients physically. In fact, it has been proved that there was danger of the patients getting jammed in them and suffocating to death. For that reason they have never come into general use.

Some three years ago after the Triangle fire Mr. Porter brought to the attention of the public a system of "horizontal escape" which he had introduced into high and crowded factory buildings. It obviates the necessity of taking people downstairs at all in case of fire. He has found not only that vertical escape down through the fire in order to get away from it is irrational, but that elevators, stairways and fire-escapes under emergency conditions were almost always sources of congestion and panic and often loss of life.

The "horizontal escape" was obtained by introducing a dividing wall across the building extending from cellar to roof with a doorway in it on each floor. In fact, some of the earlier buildings of

THE LAWRENCEVILLE FRATERNITY SCHOOL BUILDING



Alfred H. Taylor, Architect.

THE Fraternity building for the Caliopean and Philomathean Societies of the Lawrenceville School was finished the latter part of last year, and is now occupied by these societies. It is built of stone from the Hamill quarries, a local stone similar to that used in the main buildings at Princeton University,

and is of random ashlar with wide white joints. The building was designed by Mr. Alfred H. Taylor, architect, of New York.

The design of the school is of the early type of Dutch Colonial building, many types of which can be found in Trenton and the surrounding country.

the Lawrenceville School are interesting examples of this style, which speaks well for the honest construction of the early builders, who were not only artisans, but artists as well, as is shown by the picturesque and pleasing character of almost all of the early buildings of this type.

A year ago the Department of Charities asked for an appropriation of over \$200,000 at the recommendation of the Fire Department to install fire-escapes and cylindrical chutes upon their principal buildings, some thirty-two in number. Mr. McAneny, then President of the Borough of Manhattan, had the request held in abeyance while he asked Mr. Porter if his division wall and horizontal exit system of life protection (which has proved to be serviceable for factories) could not be adapted to hospitals.

Endorsed at Meeting of Engineers.

Mr. Porter at this time read a paper on the subject before the American Society of Mechanical Engineers at which, after discussion, it was the consensus of opinion that this principle was practically the only one which offered any means of escape from fire for the physically helpless inmates of institutions such as hospitals who could be wheeled on their beds through the doorway to safety with scarcely any disturbance whatever. An attractive feature of this system was also that the cost of installation would be less than that of the other appliances.

Since the first of the year the Department of Charities and the Fire Department have, through their experts, thoroughly investigated the system. Following the investigation they urged its adoption. They feel that as there is now available a measure which will provide safety to the helpless in hospitals the city can not allow its wards to remain in jeopardy.

The Department of Corrections having buildings of a character similar to those of the Department of Charities and in some instances located contiguous to them has asked the Board of Estimate for permission to have this work extended into its buildings. Bellevue Hospital has already had its buildings surveyed and has asked for an appropriation to have them overhauled similarly. The Departments of Public Health and Charities of other cities have been waiting for the decision of the New York City authorities and will now undoubtedly proceed to have their buildings made safe likewise so that there is little doubt that the example thus established will be followed generally in all institutions of this kind wherever located.

SALEM BARS SHINGLES.

City Authorities Adopt a New Building Code—Residences to Be Detached.

No shingles are to be permitted on the buildings which may be erected on the burned district of Salem, Mass. The new building code specifies that all roofs must be of slate, tile, terra cotta, metal or some other equally incombustible material. The code allows for factory and mill construction. These buildings, however, must be of first or second-class construction, or constructed with a mill frame with the exterior of metal or other incombustible material. Regarding the residential section the code reads:

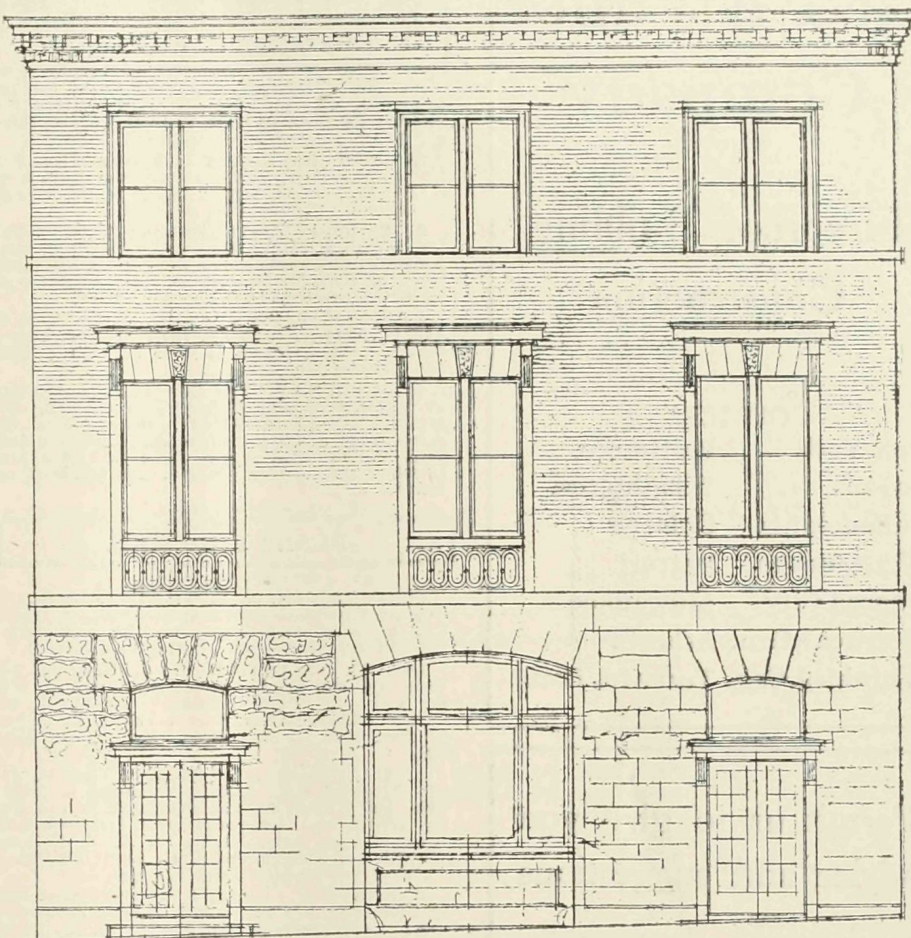
"No building will be allowed to run nearer than five feet to the adjoining lot, and there must be a distance of at least 10 feet between buildings on the same lot. No building shall occupy more than 75 per cent. of the lot on which it is built, unless it be on a corner, then it may occupy 80 per cent. of the lot. The new regulations apply only to the burned district which is to be rebuilt.

Subway Progress Notes.

During the week the Public Service Commission awarded to the Flinn-O'Rourke Company the contract for the construction of Section 3 of Route No. 33, the Montague street portion of the Whitehall-Montague street tunnel line in Brooklyn. This firm was the lowest of eight bidders at \$3,395,152.

The Public Service Commission for the First District has advertised for bids to be opened September 15, at 12.15 o'clock for the construction of Section 2 of Route No. 48, the William street portion of the Park place, William and Clark street subway to be operated by the Interborough Rapid Transit Com-

BUILDING FOR BEAUX ARTS ARCHITECTS



Satterlee & Boyd and William Emerson, Associate Architects.

ARCHITECTS' SKETCH—A STABLE TO BE CONVERTED INTO AN ATELIER.

THE Society of Beaux Arts Architects has recently purchased a large private stable at 126 East 75th street and will alter it into an atelier for architectural students and those studying to be sculptors. The building is a three-story granite and pressed brick front on a lot 39.6 wide by 102 ft. deep, with an easement of 5 ft. along the entire west side, giving ample light and air for the entire building.

The whole first floor will be used for exhibiting drawings made by the students and will be a room 37 ft. wide by about 99 ft. long. In connection with this room will be an entrance hall, coat-room, stairhall, toilets and large stage in rear with lift for "chassises" and plaster casts to the ornament room on second floor and life class on third floor.

The second floor front room which is 28x26 ft. will be used as a lecture hall in connection with the ornament classes which will occupy two-thirds of the entire second floor, with the sculptor's room in the rear, measuring 37x29 ft.

A stairway from the center portion of the second floor leads directly to the life class on the third floor in the rear. This is a room 29x37 ft. with a sloping skylight 12 ft. high and extending the entire width of the room facing the north. The high point of this room will be 18 ft. above the floor. There will be four large double-hung windows on the south side of the room.

All large rooms connect directly with a fireproof stairway in the rear of building. The third floor front room will be laid out as an apartment for the instructor and his family, who will be in direct communication with the entire building at all times.

It will be noted that all the necessary requirements of the society are embodied in this building. The society is keeping the cost down and leaving the interior as plain as possible, with the idea that at some future date it may be able to improve the interior finish.

Satterlee & Boyd, and William Emerson, 3 West 29th street, are associate architects.

pany. The plans call for a two-track underground railroad to be completed within 28 months from the delivery of the contract.

What the Panama Canal Will Do.

Opening of the Panama Canal, says American Consul-General, will bring Guayaquil, Ecuador's principal port, within nine-days distance of New York against twelve days now and eighteen days to Liverpool against thirty days. The completion of the Ecuadorian railway system in connection with the Canal will divert the entire commerce from Iquitos westward instead of by way of Para, reducing the time to the port of Para from fifteen to five days and the total time to Liverpool to twenty-three against thirty-one to thirty-nine days.

The Chileans and foreigners are pouring capital rapidly into iron, copper and nitrate mines in the hope of the enlarging market for these products in the United States, the United States Consul at Valparaiso reports. American capital is taking an active part and a splendid field for machinery and supplies is opening for American merchants.

West Farms Station Post Office.

Janes & Cordes, 124 West 45th street, will soon take bids for the new West Farms Station postoffice building to be erected at the southeast corner of 177th street and the Bronx River, which has been leased by the U. S. Government. W. H. Birchall, 331 East 200th street, and William Bolton, 351 East 200th street, are the owners.

Yacht Company to Rebuild Plant.

The New York Yacht Engine and Launch Company, Harlem River, 175th to 177th streets, contemplates rebuilding the plant which was recently destroyed by fire. It is probable that the insurance will be adjusted soon and then work will proceed at once. The group includes a cabinet shop of steel or sheet-iron, a boat building shop and machine shop of steel, hollow tile or reinforced concrete. No architect has yet been selected.

—For 1913, the total assessed valuation of real estate in New York City was \$8,006,647,861; and for personal property \$325,421,340.

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NO ARCHITECTS SELECTED.

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

MANHATTAN.—The New York Yacht Engine & Launch Co., on premises, contemplates rebuilding its plant at 175th to 177th sts and Harlem River. No architect retained.

MONROE, N. Y.—The Monbasha Fire Co., Ira Smith, chief, contemplates the erection of a jail here, which will be leased to the village of Monroe. No architect selected.

BUFFALO, N. Y.—The Socialist Party, Branch No. 1, care of Martin Heisler, 760 Main st, contemplates the erection of a 2-sty brick store and lodge building in Genesee st, near Montana st, to cost between \$10,000 and \$15,000.

AVOCA, N. Y.—The Trustees of the Town of Avoca Village, Avoca, are receiving competitive sketches for a school to cost between \$25,000 and \$30,000.

ALBANY, N. Y.—The City of Albany Board of Contract & Supply, Isidore Wachsmann, secretary, City Hall, Albany, contemplates the erection of a 4-sty marble municipal building here on Broadway, foot of State st. An appropriation has not been granted. No architect selected.

PLANS FIGURING.

DWELLINGS.

PORTCHESTER, N. Y.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect, is taking bids for a frame residence for Hugh Chisholm, 200 5th av, Manhattan. Cost, about \$30,000.

LOCUST VALLEY, L. I.—A. Hopkins, 101 Park av, Manhattan, architect, is taking bids for a 2½-sty frame residence, 20x132 ft., for Miss Greta Hostetter, Locust Valley, L. I., and 57 East 64th st, Manhattan. Cost, about \$20,000.

KNOXWOOD, N. Y.—Chas. W. Leavitt, Jr., 220 Broadway, Manhattan, architect, is taking bids for alterations and additions to the 2½-sty hollow tile, stucco and brick residence here near White Plains, N. Y., for E. E. Calkins, 250 5th av, Manhattan. Cost, about \$20,000.

HALLS AND CLUBS.

MANHATTAN.—Delano & Aldrich, 4 East 39th st, architects, are taking bids to close September 8 for the 6-sty clubhouse, 100x125 ft., northwest corner of 62d st and Park av, 560-66 Park av, for the Colony Club, Madison av and 30th st, Mrs. Frank Griswold, chairman of Finance Committee. Cost, about \$450,000.

BROOKLYN.—William D. Kelle, on premises, owner, is taking bids for a 3-sty brick, steel and reinforced concrete extension to the sitting room and banquet hall 261-273 Prospect av, from plans by Thomas Bennett, 303 52d st, Brooklyn. Cost, about \$20,000.

HOSPITALS AND ASYLUMS.

BROOKLYN.—Ludlow & Peabody, 101 Park av, Manhattan, architects, are taking bids for a 4-sty brick and limestone hospital, 35x93 ft., at the southeast corner of Brooklyn av and President st for the Home of St. Giles the Cripple, Garden City, Building Committee, 184 Jorammon st, owner. Cost, about \$100,000.

MUNICIPAL WORK.

LIBERTY, N. Y.—Bids will be received at the office of the Board of Commissioners of Liberty, Robert Harby, clerk, until September 10 at 7 p. m. for the construction of a reservoir to contain 500,000 gallons. Henry W. Taylor, 100 State st, Albany, N. Y., engineer.

QUEENS.—The City of New York, Maurice E. Connelly, president, is taking bids to close September 3 at 11 a. m. for the construction of a temporary drain and appurtenances, six-inch house connection drains, sewer and appurtenances. Security, total \$10,300.

AMSTERDAM, N. Y.—The City of Amsterdam, James P. Wilson, clerk, Farmers' National Bank Building, is taking bids to close September 1 at 8 p. m., for the reconstruction of the diverting dam at Glen Wild Dam from plans by John B. Wright, Farmers' National Bank Building. About 200 barrels of Portland cement will be required.

PUBLIC BUILDINGS.

WEST NEW YORK, N. J.—Plans are being figured for the 3-sty brick and terra cotta municipal building, 75x180 ft., at the corner of 16th st and Taylor pl, for the Town Council of the town of West New York, O. L. Auferheide. William Mayer, Jr., 693 Bergenline av, West New York, architect. Cost, about \$75,000.

LINDEN, N. J.—The Borough Council of Linden, Clarence H. Smith, clerk, is taking bids, to close about September 2, for the construction of a Borough Hall here.

STABLES AND GARAGES.

NEWARK, N. J.—The Common Council of the City of Newark, Jacob Haussling, City Hall, Mayor, is taking bids, to close September 10 at 3:30 P. M., for the brick city stables on Elizabeth av, from plans by Hughes & Backoff, Essex Building, 31 Clinton st. Cost, about \$160,000.

MISCELLANEOUS.

BROOKLYN.—The Libman Contracting Co., 126-232 West 46th st, is figuring the general contract for the playground and recreation center at Douglas and Hopkinson sts, Brownsville, from plans by Henry B. Herts.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
97TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 12-sty apartment, 126x100 ft., at the northwest corner of 96th st and West End av for Isaac Polstein, 30 East 42d st. F. A. Burdett & Co., 16 East 33d st, steel engineers.

BROOME ST.—Samuel Sass, 32 Union sq, has completed plans for the 6-sty tenement, 20x74.6 ft., at 126 Broome st, for the Broom Construction Co., 5-7 Attorney st. Cost, about \$12,000.

161ST ST.—Plans have been completed by Harold L. Young, 1204 Broadway, for the 6-sty apartment, 101.9x irregular, at the southeast corner of 161st st and Riverside drive for the Melvin Construction Co., 189 Broadway. Cost, about \$300,000.

WEST END AV.—Schwartz, Gross & Marcus, 347 5th av, have completed plans for the 12-sty apartment, 100.10x irregular, at the northeast corner of West End av and 96th st for the Essie Construction Co., 355 West End av. Cost, about \$600,000.

ACADEMY ST.—Frankfort & Kirschner, 830 Westchester av, have completed plans for the 5-sty apartment, 50x87 ft., in the east side of Academy st, 150 ft. north of Vermilyea av for the Loyal Building Co., 391 East 149th st. Cost, about \$50,000.

RIVERSIDE DRIVE.—Plans have been completed by George F. Pelham, 30 East 42d st, for the 11-sty apartment, 100.7x irregular, at the southeast corner of Riverside drive and 149th st for the West Side Construction Co., 322 West 100th st. Cost, about \$425,000.

100TH ST.—George Hof, Jr., 371 East 158th st, has completed plans for alterations to the 5-sty tenement 200 East 100th st for David Schwartz, 1799 3d av.

116TH ST.—Sarah & L. Alexander, 230 West 101st st, have had plans prepared by J. C. Cocker, 2017 5th av, for alterations to the 5-sty apartment 308 West 116th st.

DWELLINGS.

61ST ST.—Plans have nearly been completed for the 3 or 6-sty residence, 50x100 ft., at 7-9 East 61st st, for John T. Pratt, 43 Exchange pl. Chas. A. Platt, 11 East 24th st, architect. E. E. Seelye, 101 Park av, steel engineer. Contract will probably be awarded without competition.

MUNICIPAL WORK.

ELLIS ISLAND.—Bids were received by the U. S. Government, Byron H. Uhl, Acting Commissioner of Immigration, for inclosing corridor. Simon Russels, Inc., 261 Broadway, Manhattan, low bidder, at \$13,970.

STABLES AND GARAGES.

92D ST.—Delano & Aldrich, 4 East 39th st, are preparing plans for a 3-sty brick and marble garage, 25x100 ft., at 160-162 East 92d st for Willard D. Straight, 17 East 70th st. Bids will be called for about Oct. 1.

STORES, OFFICES AND LOFTS.

46TH ST.—George A. Freeman, 311 Madison av, is completing plans for an 8-sty store and loft building, 25x100 ft., at 12 East 46th st for the Home Club Co., Pliny Fisk, vice-president, 11-15 East 45th st. Bids will be taken by architect on general contract from a selected list of contractors about September 3. Cost, about \$65,000.

23D ST.—Demolishing is underway at 104-108 East 23d st, where the United Charities, City & Suburban Homes Co., 17 West 38th st, will erect a 2-sty stores, offices and show rooms, 75x98 ft., to cost about \$35,000. P. H. Ohm, 15 West 38th st, is architect. E. Brooks & Co., 3 West 29th st, have received the mason and carpenter contracts.

MISCELLANEOUS.

AV C.—Shepley, Rutan & Coolidge, Ames Building, Boston, Mass., are preparing preliminary plans for a \$200,000 power house at Av C and 66th st. Buerkel & Co., 20-24 Union st, Boston, Mass., steam engineers.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
VALENTINE AV.—Harry T. Howell, 149th st and 3d av, has completed plans for two 5-sty apartments, 50x84 ft., on the east side of Valentine av, 113 ft. south of 188th st, for the Hoffman Building Co., George Hoffman, 1132 Clay av, owner and builder. Cost, about \$90,000.

ELTON AV.—The Tremont Architectural Co., 401 Tremont av, is preparing plans for a 5-sty apartment, 50x81 ft., at the northwest corner of Elton av and 156th st for the Benjamin Benenson Realty Co., 407 East 153d st, owner, who will take bids on subs about September 1.

JACKSON AV.—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 6-sty apartment, 50x88 ft., on the west side of Jackson av, 25 ft. south of 147th st, to cost about \$50,000. Owner's name for the present withheld.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids Aug. 24 for the general construction of P. S. 55, Libman Contracting Co., low bidder, at \$293,800, and for plumbing and drainage of same school Joseph D. Duffy, at \$19,674.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
GLENMORE AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for two 4-sty apartments, 30x90 ft. and 35x89 ft., at the southwest corner of Glenmore and Georgia avs for S. Sassulsky, 312 Hopkinson av, owner and builder. Cost, about \$60,000.

NORTH PORTLAND AV.—J. S. Kennedy, 157 Rensselaer st, has completed plans for a 4-sty brick tenement, 50x88 ft., on the west side of North Portland av, 190 ft. north of Myrtle av, for the Landport Realty Co., 215 Montague st. Cost, about \$35,000.

BEDFORD AV.—George M. Miller, 44 Court st, is preparing plans for a 4-sty apartment, 20 x80 ft., on the east side of Bedford av, near Av D, for J. N. Wattering, care of architect. Cost, about \$10,000.

ROCHESTER AV.—Farber & Markwitz, 189 Montague st, have completed plans for two 4-sty tenements, 50x88 ft., on the west side of Rochester av, 51 ft. north of Sterling pl, for the Domicile Realty & Construction Co., 1421 Madison av, I. Rothfere, president. Cost, about \$10,000 each.

BLAKE AV.—Charles Infanger, 2634 Atlantic av, is preparing plans for two 4-sty tenements, 36x90 ft., 44x89 ft., at the northeast corner of

Blake and Pennsylvania avs, for the Ashwick Building Co., 493 Ashford st, owner and builder. Cost, about \$70,000.

EASTERN PARKWAY.—M. Joseph Harrison, 230 Grand st, Manhattan, is preparing plans for a 4-sty tenement, 40x100 ft., on the north side of Eastern Parkway, 450 ft. from Franklin av, for the Wyler Construction Co., 35 Nassau st, Manhattan, owner and builder. Cost, about \$40,000.

ROEBLING ST.—Shampan & Shampan, 772 Broadway, have completed plans for the 6-sty tenement, 39x87 ft., in the east side of Roebling st, 100 ft. south of South 9th st, for Jacob Siris, 178 South 9th st, owner and builder. Cost, about \$40,000.

15TH ST.—B. F. Hudson, 319 9th st, has completed plans for a 4-sty brick tenement, 40x89 ft., in the west side of East 15th st, 421 ft. south of Av I, for the Oakcrest Apartments, 26 Court st, owner and builder. Cost, about \$28,000.

LINCOLN PL.—M. Joseph Harrison, 230 Grand st, Manhattan, is preparing plans for a 4-sty tenement, 40x61 ft., on the south side of Lincoln pl, 450 ft. west of Franklin av, for the Wyler Construction Co., Marcus Rosenthal, president, 35 Nassau st, Manhattan. Cost, about \$25,000.

CHRISTOPHER AV.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 4-sty tenement, 64x89 ft., on the west side of Christopher av, 164 ft. south of Livonia av, for Philip Brody, 503 Sutter av, owner and builder. Cost, about \$40,000.

GRAVESEND AV.—Wortmann & Braun, 114 East 28th st, Manhattan, have completed plans for four 3-sty tenements, 37x69 ft., on the east side of Gravesend av, 100 ft. north of Av C, for the Brooklyn Heights Land Co., 44 Court st. Total cost, about \$40,000.

HOSPITALS AND ASYLUMS.

98TH ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty hospital, 100x100 ft., at East 98th st and Rockaway parkway for the Brownsville & East New York Hospital Society. Louis Jaffe, president, 1922 Prospect pl. Cost, about \$100,000.

STABLES AND GARAGES.

EASTERN PARKWAY.—J. C. Wandell, 4 Court sq., has completed plans for a 1-sty brick garage and store, 60x162 ft., on the north side of Eastern parkway, 187 ft. west of Franklin av, for the Kingston Garage & Auto Co., care of Parkway Building Co., 44 Court st.

PENNSYLVANIA AV.—C. Infanger, 2634 Atlantic av, has completed plans for a 2-sty brick garage, 49x100 ft., on the east side of Pennsylvania av, 180 ft. north of Atlantic av, for W. F. Moore, 69 Pennsylvania av. Cost, about \$20,000.

LEXINGTON AV.—W. B. Wills, 1181 Myrtle av, is preparing plans for a 2-sty brick private garage, 70x98 ft., on the south side of Lexington av, 170 ft. west of Patchen av, for Paffke & Sons, 371 Lexington av, Brooklyn. Cost, about \$25,000.

STORES, OFFICES AND LOFTS.

ATLANTIC AV.—Charles Infanger & Son, 2634 Atlantic av, are preparing plans for a 1-sty shop, 91x122 ft., at the northwest corner of Atlantic av and Logan st for Kampfe Bros., 88 Reade st, Manhattan. Cost, about \$18,000.

MISCELLANEOUS.

CLARKSON AV.—The State of New York, Hospital Commission, J. H. B. Hanify, secretary, Capitol, Albany, received bids for electric equipment and underground feeders necessary for the Long Island State Hospital, Clarkson av, Flatbush. Lewis F. Pilcher, Capitol, architect. Lewis H. Woods, 2355 Jerome av, Manhattan, was low bidder at \$6,890.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Plans have been prepared by John Boese, Queens Plaza Court Building, for a 4-sty brick tenement, 25x75 ft., on Paynter av, 25 ft. west of Sunswick av, for Donato Bovo, 7 Sherman st. Cost, about \$11,500.

DWELLINGS.

WOODMERE, L. I.—James P. Whiskeman, 30 East 42d st, Manhattan, has completed plans for a 2½-sty brick residence and garage, 36x35 ft., on the west side of Linden av, 500 ft. south of Central av, for Robert Wagner, 51 Chambers st, Manhattan. Cost, about \$8,000.

CORONA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, has completed plans for a 2-sty brick residence, 19x34 ft., in the east side of Plant st, 127 ft. south of Jackson av, for Charles De Marce, 9 Hancock st, Brooklyn, owner. Cost, about \$5,000.

PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for furnishing and installing complete Fireproof Stairways for Edgewood Building at the Hudson River State Hospital, Poughkeepsie, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until Sept. 4, 1914, at 2:30 P. M., when they will be opened and read publicly. Proposals shall be in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. The contractor to whom the award is made will be required to furnish Surety Company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specifications No. 2032. The right is reserved to reject any or all bids. Specifications and Drawings may be consulted and blank forms of proposal obtained at the office of Dr. Charles W. Pilgrim, Superintendent, Hudson River State Hospital, Poughkeepsie, N. Y.; at the office of the State Hospital Commission, No. 1 Madison Avenue, New York City; and at the Department of Architecture, Capitol, Albany, N. Y. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY,
Secretary, State Hospital Commission.
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Brooklyn.

CHURCHES.

62D ST, n s, 200 w 22d av, 1-sty frame church, 48.6x126.10, shingle roof; cost, \$15,000; owner, R. C. Church of St. Athanasius, 2148 62d st; architect, Frank J. Helmle, 190 Montague st. Plan No. 5818.

DWELLINGS.

EAST 25TH ST, e s, 350 s Av L, two 2-sty frame dwellings, 19x45, shingle roof, 2 families each; total cost, \$7,000; owner, Benj. F. Millen, Philadelphia, Pa.; architect, Otto Nelson, 1271 East 26th st. Plan No. 5806.

PRESIDENT ST, n e cor Brooklyn av, 3-sty brick dwelling, 40x43, gravel roof, 1 family; cost, \$12,000; owner, Alfred E. Horn, 262 Hancock st; architect, Wm. Van Alen, 4 West 37th st, Manhattan. Plan No. 5950.

WEST 31ST ST, w s, 156 n Surf av, 1-sty frame dwelling, 13x32, shingle roof, 1 family; cost, \$650; owner, Henry Argue, 2972 West 31st st; architect, Wm. Richter, 4411 18th av. Plan No. 5803.

BAY 46TH ST, e s, 135.9 s Cropsey av, 1-sty brick dwelling, 22x30, shingle roof, 1 family; cost, \$1,500; owner, Giovanni Milici, 282 Av A, Manhattan; architect, John C. Wandell Co., 4 Court sq. Plan No. 5825.

EAST 49TH ST, w s, 120 n Av N, two 2-sty frame dwellings, 17x45, tin roof, 2 families each; total cost, \$5,000; owner, Robt. Sandine, 1271 East 26th st; architect, Otto Nelson, 1271 East 26th st. Plan No. 5805.

EAST 26TH ST, e s, 362.6 n Av M, 2-sty frame dwelling, 18x44, shingle roof, 1 family; cost, \$3,000; owner, Jasper T. Dunham, 217 Greene av; architect, W. H. Barnes, 1203 Beverly rd. Plan No. 5849.

58TH ST, s s, 240 w 16th av, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, \$3,200; owner, Chas. Pascuale, 6608 14th av; architect, Chas. A. Olsen, 1314 70th st. Plan No. 5857.

EAST 27TH ST, w s, 299.6 n Sutter av, three 2-sty frame dwellings, 23x42, shingle roof, 1 family each; total cost, \$10,500; owner, Agnew Constn. Corp., 8768 Bay 24th st; architect, H. D. Vernon, 1542 Brooklyn av. Plan No. 5887.

46TH ST, n s, 360 e 14th av, 2-sty frame dwelling, 24x34, shingle roof, 2 families; cost, \$6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 5879.

ELBERT'S LANE, w s, 20 n Liberty st, four 2-sty brick dwellings, 20x50, gravel roof, 2 families each; total cost, \$18,000; owner, B. T. Const. Co., 340 St. Marks av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5899.

ELBERT'S LANE, n w cor Liberty st, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, \$5,000; owner, B. T. Const. Co., 340 St. Marks av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5900.

LIBERTY ST, n s, 90 w Eldert's lane, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, \$4,500; owner, B. T. Const. Co., 340 St. Marks av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5898.

STARR ST, n s, 116.1 w Wyckoff av, 2-sty brick dwelling, 18.9x63.4, gravel roof, 2 families; cost, \$4,000; owner, John Rebhan, 225 Starr st; architect, Emil J. Messinger, 394 Graham av. Plan No. 5932.

EAST 7TH ST, w s, 260 n Av M, two 2-sty frame dwellings, 16x40, shingle roof, 1 family each; total cost, \$5,000; owner, Clifton Bldg. Corp., 351 Martense st; architect, R. S. Baker, 1911 59th st. Plan No. 5918.

OCEAN PARKWAY, e s, 260 n Av M, 2-sty frame dwelling, 23.4x50, shingle roof, 2 families; cost, \$5,000; owner, Clifton Bldg. Corp., 351 Martense st; architect, R. S. Baker, 1911 59th st. Plan No. 5919.

SURF AV, n s, 114 w West 30th st, five 2-sty frame dwellings, 20.7x16, shingle roof, 2 families each; total cost, \$2,500; owner, B. Kaufman, 482 Stone av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5920.

UTICA AV, e s, 97.6 s Av N, fifteen 2-sty frame dwellings, 13x45, gravel roof, 1 family each; total cost, \$30,000; owner, J. L. Brasington & Co., 2006 East 47th st; architect, Chas. G. Wessel, 1536 East 46th st. Plan No. 5902.

FACTORIES AND WAREHOUSES.

ATLANTIC AV, n w cor Logan st, 1-sty brick factory, 91.4x107.4, slag roof; cost, \$18,000; owner, Campfe Bros., 8 Reade st, Manhattan; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 5809.

MELROSE ST, s s, 275 e Hamburg av, 2-sty brick shop, 22x97, tin roof; cost, \$4,000; owner, Saml. Gaber, 332 Melrose st; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 5869.

ROSS ST, e s, 100 s Wythe av, 1-sty brick storage, 28x60, iron roof; cost, \$1,500; owner, National Aniline & Chemical Co., 58 Ross st; architect, W. H. Volckening, 186 Remsen st. Plan No. 5890.

ALABAMA AV, e s, 95 n Sutter av, 1-sty frame shop, 60x45, slag roof; cost, \$500; owner, Dickey Lemberg Co., Suffern, N. Y.; architects, Farber & Markwitz, 189 Montague st. Plan No. 5894.

STABLES AND GARAGES.

BAY 17TH ST, e s, 250 n Benson av, 1-sty frame garage, 18.4x20.4, shingle roof; cost, \$300; owner, Enger, 4424 6th av; architect, K. Iversen, 1829 64th st. Plan No. 5844.

GREENPOINT AV, s w cor Newell st, 2-sty brick stable, 22.6x16, slag roof; cost, \$600; owner, Standard Sash & Door Co., on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 5963.

POWELL ST, ws, 225 s Dumont av, 1-sty frame stable, 10x19, tar paper roof; cost, \$500; owner, Fannie Sarber, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5941.

ADELPHI ST, 112, 1-sty brick garage, 25x30, gravel roof; cost, \$825; owner, Patrick Mullins, on premises; architect, Henry M. Entlich, 29 Montrose av. Plan No. 5880.

TROUTMAN ST, n s, 200 w Hamburg av, 1-sty brick stable, 25x33, tin roof; cost, \$1,500; owner, Frank Tomasso, 279 Bushwick av; architects, Cannella & Gallo, 60 Graham av. Plan No. 5892.

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WILLOWBROOK RD, cor Buchanan av, West New Brighton, 1-sty frame bungalow, 20x30; cost, \$500; owner, Guiseppe Pandolfee, 204 Madison st, Manhattan; architect and builder, John Racka, 27 Wheeler av, West New Brighton. Plan No. 739.

STABLES AND GARAGES.

BEACH ST, s s, 100 e Van Duzen st, Stapleton, 1-sty brick garage, 16x26; cost, \$200; owner, F. Mohr, 98 Beach st, Stapleton; architect and builder, Alex. Doerr, 202 Gordon st, Stapleton. Plan No. 749.

SHELDON AV, e s, 280 s Washington av, Annadale, 1-sty frame garage, 12x16; cost, \$400; owner, Genaro Gragnano, 63 Withers st, Brooklyn; architects, Brook & Rosenberg, 350 Fulton st, Brooklyn. Plan No. 738.

STORES AND DWELLINGS.

CEDAR AV, s s, 100 e Townsend lane, South Beach, 2-sty frame store and dwelling, 20x23; cost, \$1,200; owner, Francesco Recca, 782 3d av, Brooklyn; architect, Pasquale Gagliarde, 239 Navy st, Brooklyn; builder, Francesco Recca, 782 3d av, Brooklyn. Plan No. 746.

MISCELLANEOUS.

WILLIAM ST, w s, 350 n Amboy rd, Tottenville, 1-sty frame chicken house, 16x18; cost, \$18; owner, Albert Easton, 227 William st, Tottenville; builder, Albert Easton, 227 William st, Tottenville. Plan No. 741.

14TH ST, 2,000 from Mill rd, Oak Wood Beach, 1-sty block shed, 30x40; cost, \$200; owner, J. Oliver, 18 Clifton ter, Weehawken, N. J.; builder, J. Olivir, 18 Clifton ter, Weehawken, N. J. Plan No. 742.

CLINTON AV, n s, 150 e Lafayette av, Port Richmond, L. I., 1-sty frame chicken house, 10x16; cost, \$30; owner, H. D. Carey, 97 Clinton av, Port Richmond; builder, H. D. Carey, 97 Clinton av, Port Richmond. Plan No. 743.

OLD STONE RD, w s, 1,000 s Fiske av, Port Richmond, 1-sty frame drying room, 30x50; cost, \$500; owner, Consolidated Fireworks Co., Port Richmond; architect and builder, W. H. Ellis, 485 Villa av, Port Richmond. Plan No. 748.

RICHMOND AV, w s, 300 n Rockland av, New Springville, 1-sty frame wagonshed, 68x12; cost, \$300; owner, Adam Martin, New Springville; builder, G. E. Cortelyou, New Springville. Plan No. 745.

DEAN ST, n s, 150 e Schenectady av, 2-sty brick rectory, 20x55, tin roof; cost, \$5,500; owner, Rt. Rev. Chas. E. McDonnell, 1665 Dean st; architects, Laspia & Salvati, 525 Grand st. Plan No. 5938.

PLANS FILED FOR ALTERATIONS.

Manhattan.

CHAMBERS ST, 143, flues to 5-sty brick store and lofts; cost, \$100; owner, St. James' Church, 71st st and Madison av; architect, Geo. M. Polard, 127 Madison av. Plan No. 3219.

CHATHAM SQ, 9, stairs, metal-covered wood partitions, fire escapes, fire escape doors, metal door and window covering to 5-sty brick store and lodging house; cost, \$3,000; owner, Horton Estate, executor, Wilson Brown, Jr., 2 Grand st, White Plains, N. Y.; architect, Peter J. McKeon, Bureau of Fire Engineering, 21-23 Park Row. Plan No. 3260.

CHERRY ST, 277-279, stairs, door openings, runways, stalls, 2-sty brick extension to 3-sty brick storage and lofts; cost, \$16,000; owners, Kauffman & Lowenthal Realty Co., 206 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3274.

CLEVELAND PL, 25, steel beams, mason work, partitions, store front to 4-sty brick stores and tenement; cost, \$900; owner, Domenico Covio, 23 Cleveland pl; architect, Wm. G. Clark, 438 West 40th st. Plan No. 3237.

CLINTON ST, 188-90, mason work to 6-sty brick stores and tenement; cost, \$250; owner, Victor Muller, 190 Clinton st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3215.

ELDRIDGE ST, 90, store fronts, wire partition, stair repairs to 4-sty brick store and tenement; cost, \$500; owner, Wendoline J. Nauss, care L. H. Reinig, 1184 Lexington av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 3243.

GREENE ST, 42-50, water closet compartments to 5-sty brick lofts; cost, \$600; owner, Chas. Laue, 38 Fulton st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 3262.

JOHN ST, 59-65, removal of encroachments to 6-sty brick offices; cost, \$6,600; owner, Reformed Protestant Dutch Church, 113 Fulton st, Brooklyn; architect, Augustus D. Shepard, 36 East 23d st. Plan No. 3273.

KENMARE ST, 41, store front, entrance to 6-sty brick stores and tenement; cost, \$500; owners, S. & H. Realty Co., Inc., 470 4th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3266.

LEWIS ST, 193, hoist hatchway, automatic trap doors to 3-sty brick loft building; cost, \$100; owner, Jacob Marks, 35 Nassau st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 3271.

MacDOUGAL ST, 46-48, f. p brick extension, f. p. floor, metal walls and ceilings to 3-sty brick dwelling; cost, \$12,000; owners, Nervo & Balbiani Co., 18 King st; architect, Frank E. Vitolo, 1356 Kingsbridge ter. Plan No. 3268.

ST. MARK'S PL, 75, window, toilet compartment to 4-sty brick tenement; cost, \$500; owner, Max Finklestein, 1-3 East 13th st; architect, Morris Schwartz, 194 Bowery. Plan No. 3233.

THOMPSON ST, 151, galvanized iron skylight to 4-sty brick rectory; cost, \$100; owners, Franciscan Fathers, 151 Thompson st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 3270.

WALKER ST, 88-90, wooden stairs, bulkhead, galvanized iron skylight to 7-sty brick factory lofts; cost, \$200; owner, Leopold Hellinger, 16 East 96th st; architects, Schneider & Dieffenbach, 220 Broadway. Plan No. 3226.


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6TH AV, 272-74-76, store front, metal-covered platform, doorways, stair platform to 4-sty brick department store; cost, \$5,000; owner, Aaron Adler, 272-76 6th av; architect, Louis A. Sheinart, 194 Bowersy. Plan No. 3242.

6TH AV, 400, concrete stairway, store front, partition, window, door to 4-sty brick store and lofts; cost, \$300; owner, Archibald A. Forrest, 293 Broadway; architect, Theo. C. Visscher, 299 Madison av. Plan No. 3241.

6TH AV, 450-452, door opening, partition, stairway to 7-sty brick store and lofts; cost, \$500; owner, Max Radt, 450-452 6th av; architect, Otto Reissmann, 147 4th av. Plan No. 3212.

6TH AV, 620, store front to 3-sty brick store and dwelling; cost, \$50; owner, Chas. Kasey, 620 6th av; architect, Theodore Commean, 319 West 21st st. Plan No. 3218.

6TH AV, 787, store front to 5-sty brick store and tenement; cost, \$100; owner, Louis Girsch, 787 6th av; architect, Samuel Levingson, 39 West 38th st. Plan No. 3255.

6TH AV, 392, steel beams, cast iron columns, stairs, partitions, plumbing to 3-sty brick hotel; cost, \$2,000; owner, Rust Estate, 426 East 188th st; architect, E. Dell, 1133 Broadway. Plan No. 3257.

7TH AV, 2442, terra cotta block partition to 5-sty brick bakery; cost, \$75; owner, Bella Doinger, 2442 7th av; architect, Harold L. Young, 1204 Broadway. Plan No. 3258.

7TH AV, 476, toilet, sink, skylight to 3-sty brick store and tenement; cost, \$100; owner, Joseph Byrnes, 137 West 92d st; architect, Robt. A. Fash, 163 West 20th st. Plan No. 3253.

7TH AV, 1845, enlargement of fire-escape, bath room compartment to 6-sty brick tenement; cost, \$100; owner, Edw. Friedlander, 1855 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3255.

8TH AV, 2413, store front to 5-sty brick store and dwelling; cost, \$100; owner, Henry Gerken, 1382 5th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3278.

Bronx.

LESTER ST, s e cor Olinville av, move 2-sty frame dwelling; cost, \$500; owner, North Bronx Realty Co., Frank McGarry, 660 Burke av, president and architect. Plan No. 443.

150TH ST, 303, new toilet to 3-sty frame tenement; cost, \$500; owner, Jacob A. Frank, 430 East 158th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 452.

137TH ST, s s, 284.5 w Cypress av, new partitions, new bath tubs to 5-sty brick tenement; cost, \$500; owner, Seloin Realty Co., 5 Beekman st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 447.

141ST ST, 374, 2-sty brick extension, 25x12, and new foundation to 3-sty frame shop and dwelling; cost, \$2,000; owner, Peter S. Friese, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 450.

194TH ST, s s, 53.11 w Webster av, 1-sty frame extension, 6.8x7.2, to 1½-sty frame dwelling; cost, \$150; owner, Harry J. Murray, 388 East 194th st; architect, Wm. Kenny, 2600 Deatur av. Plan No. 446.

227TH ST, n e cor Independence av, 1-sty frame extension, 14x16, to 2½-sty frame dwelling; cost, \$250; owners, Isabel & Elizabeth J. Cox, Orange, N. J.; architects, Ahneman & Younkeere, 3320 Bailey av. Plan No. 454.

BAILEY AV, w s, 60 s Albany rd, 3-sty frame extension, 22x14, to 2-sty and attic frame store and dwelling; cost, \$1,500; owner, Jos. Maffa, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 451.

BARNES AV, 1923, 1-sty frame extension, 13x18, to 2-sty frame dwelling; cost, \$500; owner, Vincenzo Gallo, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 456.

BURKE AV, n s, 23 e Barker av, move 2-sty frame dwelling; cost, \$800; owner, North Bronx Realty Co., Frank McGarry, 660 Burke av, president and architect. Plan No. 445.

BURKE AV, s e cor Barker av, move 2-sty frame dwelling; cost, \$500; owner, North Bronx Realty Co., Frank McGarry, 660 Burke av, president and architect. Plan No. 444.

CONCOURSE, 964, new porch, new stairs, &c., to 3-sty frame dwelling; cost, \$1,000; owner, Geo. Schleicher, 37 West 14th st; architect, Arthur H. Fuller, 2 West 45th st. Plan No. 448.

COURTLANDT AV, 537, new store front, new toilet to 3-sty brick store and tenement; cost, \$1,000; owner, Haffen Realty Co., 152d st and Melrose av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 449.

ELLIS AV, s s, 100 w Havemeyer av, new beams, new partitions to 2-sty and attic frame dwelling; cost, \$200; owner, Edw. Gehlert, on premises; architect, Auguste Sevestre, 2860 Webster av. Plan No. 453.

TAYLOR AV, 1342, new front to 3-sty brick store and dwelling; cost, \$300; owner, Anna Borgstede, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 455.

Brooklyn.

BERGEN ST, 1556, interior alterations to 2-sty factory; cost, \$1,000; owner, Francis Bannerman, 501 Broadway, Manhattan; architect, Edgar T. Hovell, 31 Kane pl. Plan No. 5860.

BRADFORD ST, 373, extension to 3-sty tenement; cost, \$400; owner, Adolph Weinstock, on premises; architect, Sophia Feinberg, 423 Penn av. Plan No. 5821.

GRAND ST, 698, interior alterations to 2-sty dwelling; cost, \$1,000; owner, Louis Fishman, 731 Grand st; architect, Chas A. Mele, 37 Liberty av. Plan No. 5935.

HICKS ST, 629, interior alterations to 4-sty tenement; cost, \$500; owner, B. Izzo, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5846.

HICKS ST, 562, interior alterations to 4-sty tenement; cost, \$300; owner, Vincenzo Scotti, on premises; architect, F. P. Imperato, 356 Fulton st. Plan No. 5922.

HIGH ST, 160, interior alterations to 3-sty tenement; cost, \$400; owner, Lena Dillon, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5904.

HINSDALE ST, 388, interior alterations to 3-sty tenement; cost, \$650; owner, Moses Katz, 607 Dumont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5813.

HINSDALE ST, 394, interior alterations to 3-sty tenement; cost, \$400; owner, Israel Knittleman, 531 Blake av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5815.

LINWOOD ST, 590, extension to 1-sty synagogue; cost, \$400; owner, Congregation Thilim, 936 Sutter av; architect, Geo. H. Rice Co., 481 Sterling pl. Plan No. 5924.

MOORE ST, 58, exterior alterations to two 6-sty tenements; cost, \$1,000; owners, Altkrug & Resenberger, 712 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5845.

ROCKWELL PL, 2-6, interior alterations to 2-sty store, corpn.; cost, \$20,000; owner Edison Electric Light Co., 360 Pearl st; architect, same. Plan No. 5878.

RYDER ST, — cor Av W, extension to 2-sty hotel; cost, \$1,000; owner, Henry Boberg, Bay View Hotel; architect, John G. Dreyer, 75 Oakland st. Plan No. 5861.

SACKETT ST, 146, extension to 3-sty tenement; cost, \$2,000; owner, Vincenzo Tedesca, on premises; architect, F. P. Imperato, 356 Fulton st. Plan No. 5921.

SANDS ST, 209, exterior alterations to 4-sty tenement; cost, \$150; owner, Anna M. Bopp, on premises; architect, Geo. W. Bush, 97 Liberty st. Plan No. 5853.

SMITH ST, 454, interior alterations to 3-sty tenement; cost, \$250; owner, Mary Harber, 669 East 2d st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5847.

SMITH ST, 489 exterior alterations to 3-sty dwelling; cost, \$100; owner, Ella O'Connor, on premises; architect, Walter H. Volckening, on premises. Plan No. 5841.

STEBEN ST, 66, interior alterations to 3-sty tenement; cost, \$350; owner, Antonio Alessandri, architects, Laspia & Salvati, 525 Grand st. Plan No. 5859.

STOCKTON ST, 204, interior alterations to 3-sty dwelling; cost, \$500; owner, Minnie Rosenberg, 208½ Stockton st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5848.

LAWRENCE ST, 117, interior alterations to 2-sty storage; cost, \$3,000; owner, Eliz. M.

TELEPHONE GRAMERCY 1920

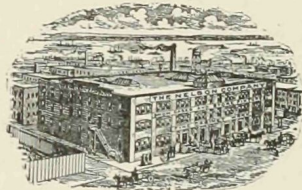
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HASBROUCK HEIGHTS, N. J.—Henry C. Pelton, 8 West 38th st, Manhattan, has been commissioned to prepare plans for the brick school at Burton av and Passaic st for the Board of Education of Hasbrouck Heights, John Martin, clerk. Cost, about \$18,000.

LINDEN, N. J.—Bids were rejected and new bids will be advertised about September 9 for alterations to the heating and ventilating system of P. S. 1 for the Township of Linden, Board of Education, Thomas H. Keyes, District Clerk. Runyon & Carey, 845 Broad st, Newark, consulting engineers.

NEWARK, N. J.—Preliminary plans are in progress for the 2-sty brick McKinley school at 8th av and Factory st, in the rear of the 7th av school, for the city of Newark, Board of Education, C. P. Taylor, president. F. F. Guilbert, City Hall, school architect. George W. Knight, City Hall, school engineer. Cost, about \$125,000.

STABLES AND GARAGES.

WESTFIELD, N. J.—E. R. Collins & Son, 306 North av, Westfield, have completed plans for a 2-sty hollow tile and stucco public garage, 50x110 ft., in Elm st for L. Pink, Elm st, owner. Cost, about \$12,000.

THEATRES.

WEST HOBOKEN, N. J.—Hensel & Bollinger, architects and owners, 9 Savoye st, West Hoboken, are preparing plans for a 2-sty brick store, office and moving picture theatre on Summit av, between Savoye and Hill sts, and will take bids on subs September 1. Cost, about \$35,000.

MISCELLANEOUS.

RAHWAY, N. J.—William H. Cookman, Philadelphia, Pa., is preparing preliminary plans for steel shelter sheds and platform for the Pennsylvania R. Co., Samuel Rea, president, Broad st station, Philadelphia, Pa. W. C. Bowles, care of Penn. R. Co., Newark, N. J., engineer.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

GREENWOOD LAKE, N. Y.—R. C. Hutchinson, 126 Liberty st, Manhattan, is preparing plans for a 2-sty frame store and apartment for Ringwood Co., R. M. Ekins, 152 Market st, Paterson, owner.

DWELLINGS.

MIDDLETOWN, N. Y.—E. P. Valenburg, 42 North st, architect and owner, is preparing sketches for a 2½-sty hollow tile and stucco residence on Highland av.

UTICA, N. Y.—Agne, Rushmer & Jennison, 209 Arcade Building, are preparing plans for a 2½-sty brick, hollow tile and stucco residence at 423 Genesee st, for Miss M. E. Fish, 1 Springate st, owner. Cost, about \$15,000.

MONROE, N. Y.—Albro & Phipps, 2 West 47th st, Manhattan, are preparing sketches for a 2½-sty brick residence for M. C. Migel, 17 Madison av, Manhattan, owner. Cost, about \$50,000.

ELSMERE, N. Y.—Merrick & Pember, 51 State st, Albany, N. Y., are preparing plans for two 2½-sty frame residences, 26x30 ft., for J. C. Keenholz, this place. Cost, about \$3,000 each. Bids will be received by architects about September 10.

WESTFIELD, N. Y.—G. A. Mang, 12 Erie County Bank Building, Buffalo, N. Y., is preparing plans for a 2-sty tile and stucco residence on Main rd, Chautauqua Co., for Mr. Welch, care of architect. Cost, about \$20,000.

HALLS AND CLUBS.

JAMESTOWN, N. Y.—C. C. Pederson, 119 Lakeview av, has been commissioned to prepare plans for a 3 or 4-sty brick and steel lodge and office building at 4th and Pine sts, for the B. P. O. E. Lodge of Jamestown, corner Main and 3d sts, Lewis Jones, secretary. Cost, about \$100,000.

PERSONAL AND TRADE NOTES.

GEORGE H. GRIEBEL, architect, has moved his offices from 14-16 East 42d st to 1974 Broadway, corner of 67th st. Telephone 3122 Columbus.

CARL HAUG & SONS, architects, Fuller Building, Little Falls, N. Y., desire samples and literature on architectural terra cotta, marble and pressed brick.

WHITNEY WARREN, of Warren & Wetmore, architects, New York City, attended the annual session of the French Institute of Architects, held in Paris, this week.

LUITWEILER PUMPING ENGINE CO., of Rochester, N. Y., manufacturer of non-pulsating pumps, has opened a New York office at 50 Church st, in charge of F. W. Meegan, resident engineer.

ARTISTIC FLOOR TILE COMPANY has opened offices and showrooms in the Long Acre Building, 1476 Broadway, N. Y. C. F. C. Perdea, sales manager. The factory and home office of this company are in Cuba, W. I.

E. ST. ELMO LEWIS, who, for the last 10 years, has been advertising manager of the Burroughs Adding Machine Co., on September 1, will become vice president and general manager of the Art Metal Construction Co., of Jamestown, N. Y. This company manufactures metal office furniture, filing and index equipment and metal equipment for banks, libraries, public buildings, etc.

FIRE, LOAD AND WATER TEST.—Professor James McGregor, of Columbia University, and Robert W. Boyd, consulting engineer, will conduct a fire, load and water test of fireproof floor construction of Berger's metal lumber system at the Columbia testing station, corner of Norman av and Monitor st, Greenpoint. The economy and advantage of metal lumber has aroused much interest. The action of the material under this test will be instructive. As the test is through the noon hour a light lunch will be provided. Many prominent engineers have assured the Berger Company that they will attend.

OBITUARY

JOHN BAIRD, for the last twenty-five years active as a general contractor in Paterson, N. J., and vicinity, died at his home, 79 Mill st, Paterson, Wednesday, August 19.

HERMAN NOLKEMPER, formerly a builder of Astoria, L. I. died Monday, August 23, at his home in Greenlawn, L. I. Mr. Nolkemper was seventy-six years of age and was forty-three years in the building business.

WILLIAM FITZNER, one of the oldest architects in New Orleans, died at his home in that city, Saturday, August 15. He was born in Posen, Germany, sixty-nine years ago. Mr. Fitzner planned and erected many fine residences in New Orleans as well as a number of breweries and industrial plants.

A. B. VANHOUTEN, a pioneer builder of Paterson, N. J., died Tuesday, August 24, at his summer home in Wyckoff, aged 80 years. He and Mrs. Vanhouten celebrated their golden wedding on April 28. He is survived by his widow, a son, a daughter and eight grandchildren.

JOHN F. MULLEN, of 1848 71st st, died Monday, August 23, after a long illness of general debility. He was a member of the wholesale wall paper firm of William H. Mairs & Co., Manhattan, and had been connected with the firm for 35 years. He was born in Brooklyn July 9, 49 years ago, and was a member of the Holy Name and other societies connected with St. Stephen's R. C. Church. He is survived by his widow and five daughters.

THOMAS G. CARLIN, a prominent builder of Brooklyn, died from anaemia, Friday, August 21, at his home, 93 Garfield pl. He was born in Brooklyn in 1859 and was a son of the late P. J. Carlin, one of the best-known builders in his day. After graduating from St. Francis College, Mr. Carlin joined his father's firm and later organized the firm of Thomas G. Carlin, Inc. This firm built seventeen public schools, several police stations and hospitals in Brooklyn. Mr. Carlin was also president of Carlin & Guilder, treasurer of the George G. Henry Company, and a director in the Patchogue Gas Company. He was a member of the Kings County Democratic Club, Catholic Truth Society, South Brooklyn Board of Trade, Builders' League, Montauk Club, Knights of Columbus, Emerald Society, St. Patrick Society, and the St. Francis College Alumni. Mr. Carlin is survived by three daughters, a son, and two brothers, P. J. Carlin, Superintendent of Buildings for Brooklyn, and F. W. Carlin.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS will hold its annual meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

THE AMERICAN ROAD BUILDERS' ASSOCIATION is making plans to hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed who are working out the details.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

THE MANHATTAN BRANCH of the New York City Association of Master Plumbers will hold its annual outing at Boehm's Picnic Grounds, New Dorp, S. I., Thursday, September 10. The arrangements and programme are in charge of the following committee: F. B. Lasette, chairman; B. F. Donohoe, secretary; J. R. Hopkin, treasurer; and T. P. McLoughlin, H. Hemlin, J. J. Hannegan, ex-officio.

PAVING BRICK MANUFACTURERS.—The eleventh annual meeting of the National Paving Brick Manufacturers' Association will be held at Buffalo, N. Y., Statler Hotel, September 9, 10 and 11. On September 9 will be held the business meeting of the association. September 10 and 11 will be given over to "A Study of Brick Pavement Construction for Country Highways." This study will engage the attention not only of the members of the association, but a large number of engineers and road builders to whom the organization will extend an invitation to take part in the program.

BOILER MANUFACTURERS.—The twenty-sixth annual convention of the American Boiler Manufacturers' Association will be held at the Waldorf-Astoria Hotel, New York City, September 1 to 4, inclusive. The question of the standardization of steam boiler specifications will receive considerable attention and it is hoped that some progress will be made toward harmonizing the variations existing at present between the laws of the different States. A committee will be appointed to confer with a similar one appointed by the American Society of Mechanical Engineers at a meeting to be held September 15. The programme of the convention is as follows: Tuesday morning, September 1, 10 a. m.—Opening session with addresses of welcome by Hon. Henry Bruere, City Chamberlain, and Charles R. Lamb, a director of the Merchants' Association of New York. Tuesday, 2 p. m.—Reports of Executive and Membership Committees and Appointment of committees on place of next meeting, nominations and auditing. Tuesday evening—Reception. Wednesday, 10 a. m.—Report of Committee on Uniform Specifications. Wednesday, 2 p. m.—Report of Committee on Uniform Boiler Laws. Thursday, 10 a. m.—Reports of Committees on Uniform System of Cost Keeping and Topical Questions. Thursday, 2 p. m.—Reports of Committees on Place of Next Meeting, Auditing and Nominations. Thursday evening—Banquet. Friday, 10 a. m.—Executive meeting.

THE CHICAGO BRICK TRADE.

Looking Forward to a Prosperous Period—The City Takes a Billion Brick Annually.

Chicago uses more than 1,000,000,000 bricks every year. Almost 950,000,000 common building brick are used in that market annually to supply the demands of builders. In addition to this great amount there are fully 90,000,000 face brick used there every year.

The unprecedented building operations in Chicago will probably keep the brick manufacturers busy well into 1915 to supply the demands.

One company, the Illinois Brick Company, the largest single company in the State, manufactures half of the entire output, or fully 500,000,000 brick every twelve months.

Building Takes on Speed.

The supply of brick on hand was not large when the brickmakers' strike ended June 2, and building operations in Chicago that had been held in abeyance for months took on speed. The brick manufacturers speedily found themselves overrun with orders.

Every brickyard in the State began to put on men until they were running at their fullest capacity. Even then they were not able to keep pace with the demand for building brick and not a few of the plants began to run night shifts.

The Illinois Brick Company alone has been shipping on the average enough brick to fill cars that, if made up into a single train, would reach almost two miles. Still they have not been able to overtake their orders.

The Chicago Examiner, which is giving to the Chicago building material market co-operation of a practical nature, in a recent article on the brick industry said that nearly all of the common brick is made in the Chicago district, but there is practically no pressed brick made there. Chicago, however, usually furnishes building brick not only for the Chicago trade, but to points in Illinois, Wisconsin, Iowa, Indiana and Michigan, within a radius of 300 miles of the city.

The annual business in face brick alone in Chicago is estimated at close to \$2,100,000. Every face brick sold there has to be brought into the city. Brick manufacturers are looking forward to one of the most prosperous years in their experience. The demands for brick, both of the building type and the face brick kind, has not been greater in years than now.

"In my opinion the brickyards of Chicago and throughout the States are going to have something of a task to supply the Chicago market this year," said one manufacturer. "The call for brick throughout June was almost unprecedented in my experience. There is going to be a demand for brick right through the next three years, too. Look at the amount of brick that will be needed for the big new Union railroad station. Then there are the hospital buildings, to say nothing of the big office buildings and hotels that are going up. The schools to be built alone will take a lot of brick.

"Depend upon it, we are going to have plenty to do in the brickyards for the next few years, and I see prosperous times ahead for the manufacturers, with plenty of work and good wages for the employes."

—The Associated Portland Cement manufacturers of the United Kingdom have agreed to reinstate their men upon their return from the war, and in the meantime will turn over to the wives or relatives of the warriors the difference between their regular wages and those which they will earn in the army.

—New York Edison Co. has closed a contract with the Flinn-O'Rourke Co., Inc., which is building the new subway tunnels under the East River, to furnish 10,000 horse-power of electrical energy for operation of tunneling equipment. This is the first time in the history of engineering where electric power has been used exclusively for such work.

BUILDING MATERIALS AND SUPPLIES

FIRST SIGNS OF THE GREAT FOREIGN TRADE REVIVAL ARE BEING NOTED IN THE STEEL MARKET.

Prices for Steel Products Are Still Mounting, but Other Materials Are Easy.

LITTLE has occurred during the week to change fundamental conditions in the building material markets. What has transpired is of a reassuring nature for the future. To everyone it has become apparent that large currents of trade are slow in making new channels. There is a growing certainty of a large business in prospect for American producers with foreign lands, but it is also more fully perceived that it may be a considerable time in getting around to any particular line of industry.

Leaving out expectations and taking into account only the matters actually present, it cannot be said that there has been any improvement in the local building over what has been recently reported. The central sections of the city, which erect the costliest buildings and require the most varied materials in largest amounts in good years, are very quiet in an industrial sense; but in Brooklyn operations for new buildings exceed last year's record by 30 per cent., and in Queens the new work planned is 40 per cent. in value ahead of the previous year's doings.

Both skilled and unskilled labor is better employed than might be supposed. For when the state of employment in the building trades is considered account must be taken of the entire metropolitan district. Each passing week sees more men called into service as the walls of new buildings rise from the foundations. The subway work is also constantly adding to the number employed. The amount of suburban work offering for mechanics is reported to be very fair for a number of trades. Many from this city are finding work in more distant places.

GYPSUM PRODUCTION. More Calcined Gypsum Sold Last Year in United States Than in 1912.

According to the Government statistics, the total increase in calcined gypsum sold in 1913 over that sold in 1912 was 42,175 tons. The average price per ton remained the same, \$3.43. It is interesting to note that nearly 95 per cent of the calcined gypsum sold in the United States, or 1,680,157 tons, is used for wall plaster, Keene's cement, plaster of Paris, etc. About one and one-quarter million tons of this quantity represents mixed wall plaster.

The quantity of raw gypsum sold for the manufacture of paint, for Portland cement, for bedding plate glass, and for various other purposes, amounted to 408,321 short tons, valued at \$601,113, in 1913, compared with 388,543 short tons, valued at \$516,464, in 1912, an increase in quantity of 19,778 tons and in value of \$84,649. The average price of this class of products in 1913 was \$1.47 per ton, compared with \$1.33 in 1912, and with \$1.47 in 1911.

The number of short tons of raw gypsum mined in 1913 was 2,599,508, an increase of 98,751 tons over the 2,500,757 tons mined in 1912. Gypsum imported into the United States comes almost wholly from Nova Scotia and New Brunswick and enters the ports of New England and North Atlantic States, over one-half of it entering the port of New York.

A marked advance in the quantity and value of imports was made in 1913. There was an increase of 34,686 tons of unground gypsum as compared with an increase of 22,283 tons in 1912, the total importation of unground gypsum in 1913 being 447,383 short tons, valued at \$473,594. The figures give an average value per ton of unground gypsum of \$1.058, or about 2 cents a ton higher than in 1912.

The quantity of ground or calcined gypsum imported is very small.

PAINTS AND COLORS.

A MODERATE movement of white lead is noted on contracts and current orders, and the market maintains the steady tone that has characterized it recently. For dry colors the demand is fairly active. Varnish gums are unsettled because of European war complications, and the quotations obtainable are referred to as nominal. While no increase in business was noted in the market for linseed oil, there are certain expectations of price movements, on account of European conditions, which moved the leading crushers to ask full prices for current orders and to leave no quotations open for the future. Some sales were reported at 59c, a gallon for 5-bbl. lots and over. Locally, the outlook for a good and widening

The first month of the fall season being now at hand, a certain quickening in general business is to be expected soon. Thousands of tourists are returning from abroad to resume their usual duties. Later on will come another class of population, namely, wealthy Americans permanently residing in Paris and other cities now threatened by enemies. These will seek safety in the home land, and an appreciable number are expected to take apartments here and create a new and decided demand for the suites of the best grade.

The first good effects from the war have been felt by the steel companies. Better prices for material are adding to their profits. Some branches of the steel trade have had a decided stimulus. The United States Steel Corporation has ships loaded and waiting to raise the American flag. The president of the corporation has meanwhile asked for certain changes in the registry laws. A great many inquiries for American supplies are coming from other countries, but except for food stuff there has been comparatively little exportation of an unusual nature so far. Shipping facilities in British bottoms are reported to be ample for all the business yet offering. Some manufacturing firms are increasing their help because they find domestic trade increasing as foreign imports are cut off.

Other than for steel products, local quotations in the building material and related markets are not noticeably changed, but in some lines, as in paints and colors, quotations are declared nominal and subject to increase. Brick prices are weaker, but cement, lumber and other fundamentals are unchanged.

call for painters' supplies in general is bright, but what is going to happen to price lists because of the wars is as yet a problem.

LUMBER TRADE NOTES. Activity in Suburban Yards Not Reflected in Central Sections.

THE outstanding fact about the metropolitan district lumber trade is the marked activity of local dealers in Kings, Queens, Nassau and other suburbs and the moderate business in the central sections. The general average of prices from wholesalers has not been materially changed of late. The largest consumers continue to be the subway contractors.

Cargoes of Eastern spruce on the market here in New York running to desirable random sizes will bring all the way from \$21 to \$23, while cargoes containing a large proportion of less desirable sizes are being picked up at \$19 to \$20.

Demand is taking care of the available stock of lath, which continue to hold at the level of the past three months. Most sales either by car or vessel are now made at \$4, with an occasional lot of fancy slab lath bringing as high as \$4.10.

Pennsylvania hemlock, which was for many months on the \$24.50 base, is now quite uniformly quoted at \$22.50. Eastern mixed cargoes go at \$20 to \$22, according to quality and assortment.

Woodworking shops are showing more interest in hardwoods. Western maple is working into a stronger position, and quotations for some grades have been advanced fifty cents and others an even dollar. The mahogany market is uncertain in view of the wars in Europe and Mexico.

Probably no kind of lumber will be more seriously affected by the wars than long leaf yellow pine. Just how much of the trade with Europe will survive cannot be foreseen. The subway work is the chief consuming factor in the local market.

CEMENT VALUES.

Salem's First Building Will Be of Reinforced Concrete.

CEMENT companies report a fairly good run of current business at unchanged prices. The slogan "Concrete for Permanence" is evidently acknowledged as a fact by the Naumkeag Mills, Salem, Mass., for whom the first building after the great fire is being erected by the New England Concrete Construction Co. of Boston, Mass. The building is a reinforced concrete weave shed in which "Vulcanite" Portland cement is being used exclusively.

BIG STEEL ORDERS.

Further Advances in Price of Wire Rods—Nails and Billets Also Higher.

THE demand and the price for certain steel products steadily rise. The situation is full of anomalies with new inquiries appearing side by side with cancellations. On the whole, the situation is encouraging to steel interests. Semi-finished steel continues to harden, with slightly higher prices obtained for nearby shipment.

That there is a material increase in the demand for American steel from South America has been shown in the last few days by orders placed with the Pittsburgh mills for 100 miles of eighty-pound standard section rails. The order is one of the largest that has reached Pittsburgh rail mills since the trend of the business to this country from South America began.

Structural work is still quiet, nearly all of the orders being placed with the fabricating shops are for small lots.

The wire rod market for months has been stagnant, but since the nail and plain wire trade has resumed activity for the fall season the wire mills have been forced into nearly full time. Already wire rods have advanced from \$24.50 to \$26 a ton at Pittsburgh. Wire nails have been advanced to \$1.60. Another definite advance is in billets and sheet bars, which are now \$21 and \$22, respectively, at Pittsburgh and Youngstown mills.

COMMON BRICK.

Registered Unloading More Than Last Week's Figures—Prices Weaker.

REGISTERED common brick unloaded this week was in excess of last week's figures. Prices are weaker at \$5 to \$5.50, with some selects selling at \$5.75.

A disastrous fire started at midnight August 22 at the plant of the Excelsior Brick Co. at Haverstraw, and resulted in great damage to buildings and power plant. The fire originated in one of the sleeping shacks occupied by laborers at the plant. The fire practically destroyed the power house, five laborers' shacks, stables and barns, but was controlled before much damage was done to the kiln shed, which was only slightly scorched. All the horses in the stables were saved. Owing to the great loss incurred, especially the complete destruction of the power house and plant, operations will not be resumed this season.

A million and a half high grade rough texture face bricks for the new \$3,000,000 Traymore Hotel, at Atlantic City, now being erected by Cramp & Co., will be supplied by the Atlantic Brick Manufacturing Company, of May's Landing, N. J. The entire exterior of the immense hotel is to be faced with rough texture brick made at May's Landing. This is the largest order ever placed here.

Official transactions for Hudson River brick covering the week ending Thursday, August 27, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson Rivers unloaded from barges for consumption here, follow:

1914.		
Left over, August 21—22.....		
	Arrived.	Sold.
Friday, Aug. 21.....	10	10
Saturday, Aug. 22.....	14	8
Monday, Aug. 24.....	14	15
Tuesday, Aug. 25.....	6	2
Wednesday, Aug. 26.....	7	8
Thursday, Aug. 27.....	9	11
Total.....	60	54

Reported en route, Friday, Aug. 28—7. Condition of market, weak. Prices: Hudsons, \$5 to \$5.50; selects, \$5.75; Raritans, \$5.50 to \$5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$6.75 to \$7.25 (yard). Nominal. Left over Friday a. m., Aug. 28—28.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)			
Aug. 14.....	1,397,500	Aug. 21.....	1,313,500
Aug. 15.....	629,500	Aug. 22.....	696,000
Aug. 17.....	1,280,000	Aug. 24.....	1,518,500
Aug. 18.....	1,179,500	Aug. 25.....	1,577,500
Aug. 19.....	1,301,500	Aug. 26.....	1,524,000
Aug. 20.....	1,193,500	Aug. 27.....	1,443,500
Total.....	6,981,500	Total.....	8,073,000

1913.

Left over, Friday A. M., Aug. 22—62.		
	Arrived.	Sold.
Friday, Aug. 22.....	7	9
Saturday, Aug. 23.....	5	3
Monday, Aug. 25.....	9	8
Tuesday, Aug. 26.....	5	8
Wednesday, Aug. 27.....	7	4
Thursday, Aug. 28.....	8	16
Total.....	41	48

Condition of market, nervous. Prices: Hudsons, \$6 to \$6.50; \$6 shaded on lower grades. Selects still bring \$6.75; Newark, yard, \$7.75. Left over Friday a. m., Aug. 29, 1913—55.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Aug. 27, 1914.....	1086
Total No. bargeloads sold Jan. 1 to Aug. 27, 1914.....	1058
Total No. bargeloads left over Aug. 28, 1914.....	28
Total No. bargeloads left over Jan. 1, 1913.....	113
Total No. bargeloads arrived, including left over, Jan. 1 to Aug. 28, 1913.....	1267
Total No. bargeloads sold Jan. 1 to Aug. 28, 1913.....	1212
Total No. bargeloads left over Aug. 29, 1913.....	55

UNIFORMITY IN LIME PACKAGES.

At a meeting of lime manufacturers in the Hotel Raleigh, at Washington, a test vote showed that the attempt of the American Society for Testing Materials to get a 200 pound and 300 pound barrel standard will have their cooperation.