NEW BUILDING CODE BRINGING OUT PLANS

Plan-Filing Heavy, Partly in Anticipation of Law Changes; Tight Money Market Held Responsible for Slowness in Starting Construction

RUDOLPH P. MILLER, C. E.,
Who is drafting the new Building Code.

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guaranteed on both sides with substantial, metal shields. The Council feels that since most counterweights are up against the wall and need to be guarded only on the side of the doors, "signs on both sides" should be omitted.

"Under Rule 424 it is stated that in all factory buildings there shall be a passageway or unobstructed means of exit leading from the elevator to the outside of the building, when the elevator is at the lowest point of its travel. This rule might be interpreted to mean that the passageway must be of a definite size and from the lower story up through the building. As the object of this law is to secure exit from the building in case of fire, Assembly, and bottom, and it is not the intention to provide a separate passageway, the Committee recommends that passageway be omitted and this read as follows:

424. In all factory buildings there shall be an unobstructed means of exit to the outside of the building, when the elevator is at the lowest point of its travel.

"Finally, there has been no provision made for what is known as sidewalk elevators or short-run platform lifts, which is quite a serious matter.

Plan-Filing in The Bronx

Superintendent Robert J. Moorehead is pleased with the record that the Bronx is making this year. "The estimated cost of new buildings, planned as of April 17, 1915, through the first quarter of 1915, amounts to over $7,000,000, which is an increase of nearly $3,000,000 over the corresponding period in 1914. This indicates, to Superintendent Moorehead, a healthy review of business in the building industry, and a restoration of confidence amongst the loaning interests.

The plans filed include 131 new tenement houses to cost $7,545,000, an average of nearly $55,000 per house. The tenement houses now being erected in this borough show much improvement in construction over the houses erected in previous years. The day for small rooms is now past, and the builder, who for convenience's sake, places his entrance on the floor of 50 foot wide tenement, now content himself with from 15 to 18 rooms. The following figures were filed during the first quarter of 1914 and 1913 was quoted by the Superintendent:

<table>
<thead>
<tr>
<th>Year</th>
<th>No. of Buildings</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1913</td>
<td>87</td>
<td>$3,419,355</td>
</tr>
<tr>
<td>1914</td>
<td>46</td>
<td>$4,193,355</td>
</tr>
</tbody>
</table>

The Proposed Consolidation.

"There has been considerable discussion over the proposed consolidation of new buildings, planned by various City and State departments," said Superintendent Moorehead.

In a locomotive engineers' bill, which has just passed the Senate and Assembly by votes of 93 to 3 and 106 to 28, respectively, provides substantial relief by multiple inspection. The provisions of this bill have been grossly misrepresented, particularly in connection with the Tenement House Department. Furthermore, this law the interests of tenement house dwellers are being safeguarded than ever, in that practical tenement inspectors, who are required by law to be competent accountants, carpenters, ironworkers, etc., will now supervise the construction of new tenement houses in connection with provisions of the tenement house law; and as any modification or variation of its requirements are expected. The provisions of the Lockwood-Ellenhagen bill, the clammers of misguided alarmists that the legislation being threatened with demoralization and destruction, must be halted.

The endorsement of the bill by over one hundred civic organizations should be helped by the Mayor's Honor nowconfronted with the responsibility of fulfilling the demands of the public spirited citizens, who are supporting the measure with money and energy to back them, or the claims of insincere theorists whose assertions of impending disaster are not borne out nor substantiated by facts."

AN EMERGENCY TAX FOR SECURITIES

Reported Agreement By Which a Larger Recording Tax Will Be Levied as a Substitute for Proposed Annual Tax

P REPARATORY to a complete revision of the tax system on the State, and in view of the alleged necessity of raising by direct tax and otherwise the extra sur tax estimated at $18,000,000, the Leg islative leaders intend, as an emergency measure, to substitute for the bills proposed an annual tax on securities which will impose a registration fee of $5 on every bond of $1,000 running for five years, or an increase of the annual tax and the new secured debt tax. Mr. Mitchell still holds to his opinion that a direct tax is not required at this time.

What the Mills Bill Would Do.

Under the terms of the Mills bill bonds secured by fixed real property would be taxed a registration fee of $5 on every bond of $1,000 running for five years, or an increase of the annual tax and the new secured debt tax. Mr. Mitchell still holds to his opinion that a direct tax is not required at this time.

The Talmage Bill.

The Talmage bill, printed No. 1957 to amend the Tax Law, in relation to the tax on securities, provides that a tax on secured debts, inserted in the law in the article known as Article 15 of Chapter 62, of the year 1915, in subdivision 99 (section 330) for an annual tax of two mills on each dollar of the clear market value of all obligations for the payment of money or part thereof, except a bond, note, certificate or other evidence of indebtedness or other obligation issued by the United States or a territory thereof, or by the State or governor thereof, or by a municipal corporation or political subdivision thereof shall be exempt from taxation under the laws of this State, and the day for small rooms is now past, and the builder, who for convenience's sake, places his entrance on the floor of 50 foot wide tenement, now content himself with from 15 to 18 rooms.

Particulars of the Talmage Bill.

The Talmage bill, in the Assembly (printed No. 1957) to amend the Tax Law, in relation to the tax on securities, provides that a tax on secured debts, inserted in the law in the article known as Article 15 of Chapter 62, of the year 1915, in subdivision 99 (section 330) for an annual tax of two mills on each dollar of the clear market value of all obligations for the payment of money or part thereof, except a bond, note, certificate or other evidence of indebtedness or other obligation issued by the United States or a territory thereof, or by the State or governor thereof, or by a municipal corporation or political subdivision thereof shall be exempt from taxation under the laws of this State.

Exemption of Securities Deposited as Collateral.

Section 313. Bonds, notes or other evidence of indebtedness or other obligation for the payment of money held by persons or corporations, joint stock companies or associations subject to the provisions of this chapter, shall be exempt from taxation except a bond, note, certificate or other evidence of indebtedness or other obligation issued by the United States or a territory thereof, or by the State or governor thereof, or by a municipal corporation or political subdivision thereof shall be exempt from taxation under the laws of this State.
CONsolidation Bill up to the Mayor

Lockwood-Ellenbogen Bill Passes the Legislature With Large Majorities—Appeals for a Hearing—Other Bills in the Legislature

The Lockwood-Ellenbogen bill, which gives property owners in New York City an opportunity of relief from over-regulation of their premises, after passing the State Senate last week with only three votes in the negative, was this week passed by the Assembly on the vote of 104 to 28. The bill is now to come to Mayor Mitchel. He will have fifteen days in which to consider it after he receives it.

The Conference Committee of Real Estate and Allied Organizations has addressed a letter to the Mayor praying that he now grant a hearing on the measure, in order that it may come again before the Legislature—provided he is not satisfied with the provisions of the bill,—in order that the bill, if its honor desires it changed, may be reconsidered immediately by the Legislature.

Petitioning the Mayor.

A general meeting of the Conference Committee was held at the rooms of the Real Estate Board yesterday afternoon. Phases of the pending bill were discussed and explained in the light that the conference sees them. As a result of the meeting, resolutions were adopted by civic organizations and petitions signed by citizens are being presented to the Mayor in support of the bill for a hearing at the earliest possible date.

The resolutions recite in part: "Hereby recommended that, as an over-inspection have been the most potent factors in causing the existing depressed conditions of real estate, and as the consequent depreciation of real property values, and the enactment of the proposed legislation will prove equally potent in restoring confidence in real estate and in bringing out the facts to their normal condition and in making real estate again a productive asset; and in order that it may become evident that the final adjournment of the Legislature makes it imperative that any desired changes in the measure must be made before the Mayor is elected, to be brought to the attention of the Legislature, in order that the measure be reconsidered immediately by the Legislature, so necessary to property owners, may be passed, therefore: We, the undersigned, respectfully urge that his honor the Mayor advertise in the daily press the bill, in order that its attitude may be definitely known and his action taken, and the bill returned to the Legislature before final adjournment.

President McGuire, of the Real Estate Board, in expressing the hope to the Record and Guide that the Mayor would see his way clear to grant the hearing, said the Lockwood-Ellenbogen bill was the best compromise between all the interests concerned that it had been possible to get, and he regretted that the Mayor had been misled and the daily papers also misled as to the effect of the bill, especially with respect to the Tenement House Department. As a result of the bill the changed the provisions of the tenement law, providing that public halls, if not more, but twenty feet in length, and used or intended to be used as a means of egress from not more than three apartments separated from the chair stair and other parts of the public hall by a self-closing fireproof door shall, in lieu of a window opening directly to the outer air, be lighted in the following manner: All doors leading from such hall shall be provided with glass panels and also with fixed transoms of glass over each door, and such door or doors shall open directly from a room having one or more windows giving direct view of a street, square feet of glass opening directly to a street, yard or court.

Lighting of Public Halls.

Senator Fatten has introduced a bill amending the tenement house law by providing that public halls, if not more than twenty feet in length, and used or intended to be used as a means of egress from not more than three apartments separated from the chair stair and other parts of the public hall by a self-closing fireproof door shall, in lieu of a window opening directly to the outer air, be lighted in the following manner: All doors leading from such hall shall be provided with glass panels and also with fixed transoms of glass over each door, and such door or doors shall open directly from a room having one or more windows giving direct view of a street, square feet of glass opening directly to a street, yard or court.

NEW Senate Bills.

S. 1323. (Lockwood.) Amending the Labor Law (Subdiv. 2 of Section 79-b) by making applicable to six-story buildings the present provisions permitting the Industrial Board to modify the requirements for stairway enclosures now applicable to five-story buildings. The bill also extends the provisions permitting the Industrial Board to modify the requirements for stairway enclosures to six-story buildings, the present provisions permitting the Industrial Board to modify the requirements for stairway enclosures.

S. 1300. (Boylan.) Authorizing the appointment of a commission of nine members, consisting of three Senators, three Assemblymen and three persons appointed by the Governor, to examine into the work and operations of the Workmen's Compensation Commission, and the Workmen's Compensation Commission. The commission must report to the Legislature by January 20, 1916, as to what amendments, if any, are necessary to be made in such law.

S. 1303. (Sanders.) By request. Amending the Labor Law (new section 17), by providing that the provisions of the Labor Law relating to the construction and alteration and structural changes in buildings, and authorizing the Industrial Board to make rules and regulations, shall not apply to cities of the first class. To Cities Committee.

S. 1355. (Sage.) Approving $100,000 for the payment of interest on the Fallsides Interstate Park debt.

S. 1356. (Sage.) Approving $106,250 for the payment of interest on the debt for the construction of barge canal terminals.

S. 1358. (Walker.) Authorization to the board of assessors of New York City to make and award for damages caused by the change of grade of 67th street, Brooklyn, between 14th avenue and Ft. Hamilton avenue, a judgment for $1,200.

S. 1359. (Boylan.) Amending the General Business Law (Section 340), by providing that the power to appoint a central bureau of statistics in relation to monopolies and restraints of trade, shall not be construed to mean the creation of an official arm of the City Government opposite this bill, and the said Whitman shall be pressing.
TWO HUNDRED and eighty-eight employers in hazardous trades in this State have so far received permission to carry their own insurance under the Worker’s Compensation law. They are engaged in sixty-three industries, three-quarters of them with their offices in New York, and together they have deposited with the State Commission, $4,387,000 in securities and $20,000 in cash.

Any employer has the privilege to secure compensation to his employees, for injuries to deposits may be sustained, in one of the following ways: By insuring in the State Fund, by insuring in a stock or mutual company, or by carrying Self-Insurance. The State Commission makes no distinction between an individual employer, a co-partnership employer and a corporation employer.

The number of self-insurers is expected to be largely increased by the employers coming to a better understanding of the law, though, of course, the number will not be limited to employers of relatively large means. Answers to some of the many queries arising in connection with the State Fund are being put by the State Commission to employers who have been compelled by Assistant Secretaries Nathaniel J. Rosenberg (formerly in the Manhattan Bureau of Buildings), from which company the Record and Guide is printed to quote.

Proof Required.

In order to carry Self-Insurance, an employer must file an application to the commission of his financial ability to pay compensation to an injured employee with the sinking fund of the applicant, together with the application is presented to the commission for consideration of the claim. The commission does not follow the State Fund. When this has been done, the premium is made the basis of the amount of compensation to be paid, by the commission and present any facts in time of consideration of the claim by the commission. A Time Allowance.

Rule 4 of the bonds of a county or incorporated in this State authorized to accept the use of self-insurance, estimated above their par or their current market value. The minimum amount of securities and cash is $50,000 and the amount of cash required is 10 per cent. of applicant’s estimated six months’ premium, the amount of compensation, estimated to be charged to an employer were he to in- 387,000 in securities, and $20,000 in cash. The state commission is as follows:

A.—The employer is given every opportunity to investigate any of the facts in possession of the commission with regard to a claim pending, and is given five days’ notice that the claim will be considered. A certificate of certain date and an award made or claim disallowed, as the case may be, and the employer is permitted to appeal to the court of the state commission in any case. Many applications for Self-Insurance have been denied because of the applicant not showing the financial ability to pay compensation to his employees.

Proof of the value of the property used, the value of the improvements thereon, and the liability for compensation to which the property was subject to at the time of the award. This may be

A.—The employer is given every opportunity to investigate any of the facts in possession of the commission with regard to a claim pending, and is given five days’ notice that the claim will be considered. A certificate of certain date and an award made or claim disallowed, as the case may be, and the employer is permitted to appeal to the court of the state commission in any case.

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HOUSE MOVERS HAVE THEIR TROUBLES

Difficulties Encountered by Those Whose Business It Is to Change Locations of Structures—Problems Greater than in Former Days

House movers engaged at this time in unusually difficult projects have injected into the business some of the old-time excitement which has been, in a great measure, lost by the gradually diminishing number of building removals. There was a time, when the city was younger and more expanding, when house movers conducted a flourishing business in the city. Lately, however, house movers have had to face a state of affairs, whereby, any such offerings, so much as, have been mainly confined to the moving of small size houses, or removals for the purpose of making way for new and modern structures.

In the city, the creation of congested areas, busy streets, and heavy traffic, the demands for new and modern structures, and the exigencies of congested areas, busy streets, and heavy traffic, the demands for new and modern structures and the exigencies of such an improvement, has been attracting general attention. Perhaps that is why special interest has been shown in the business some of the old-time excitement which has been, to a great extent, lost by the gradually diminishing number of building removals. There was a time, when the city was younger and more expanding, when house movers conducted a flourishing business in the city. Lately, however, house movers have had to face a state of affairs, whereby, any such offerings, so much as, have been mainly confined to the moving of small size houses, or removals for the purpose of making way for new and modern structures.

This undertaking may be considered an unusual one," said Mr. Higgison, "on account of the unusual weight of the structure. The stone walls, in places, are four feet, eight inches in thickness. The church is being more than moved, it is being turned around, which presents considerably more complications than the average house moving job, which means simply going straight ahead. The greatest care had to be exercised in keeping the building level and intact at all times; if there was a single slip in miscalculation or displacement of timber, it might have resulted in an irreparable loss or the hold up of the entire project."

Another recent removal with interesting features was the shifting of the Sherman Monument at Fifth avenue and 60th street. The statue was carried on steel needles and moved on steel I-beams by means of steel rollers. The average house moving job entails many precautionary measures because the weight, 160 tons, necessitated unusual safeguarding measures. The monument was carried on steel needles and moved on steel I-beams by means of steel rollers. The average house moving job entails many precautionary measures because the weight, 160 tons, necessitated unusual safeguarding measures. The monument was carried on steel needles and moved on steel I-beams by means of steel rollers. The average house moving job entails many precautionary measures because the weight, 160 tons, necessitated unusual safeguarding measures. The monument was carried on steel needles and moved on steel I-beams by means of steel rollers.
A Guarantee to Property Owners.

When the Board of Examiners was first organized, in 1871, they appealed from the orders of the Superintendent of Buildings. It was considered then that the Board would be composed of a competent and impartial court of justice under the conditions which then prevailed. Tragedy struck in the summer in which the discretion of power conferred by the charter was to be a real menace. It was then that the representatives of various building trade associations to come together with a determination that the building board would be comprehensive and fair. Up to the year 1880, when a separate board was established, the public supervision over buildings had been exercised by Fire Wardens. The first office of the new board (Superintendent, a Deputy Superintendent and eight inspectors) were selected to approach the public in a judicial way. Three members from the American Institute of Architects, three from the Mechanical Engineers Association, three Tradesmen and three officers of the Fire Department, met in convention and determined that the return was made to the Mayor, who was required under the law to swear in the persons so nominated.

The building law of 1871 constituted the board of examiners and determined that it should comprise one member from the Board of Fire Underwriters, two members from the Board of Trade or Exchange and the Superintendent of Buildings. Afterward the membership was increased to twelve, and the building exchange, one from the Society of Architectural Iron Manufacturers, one from the Brooklyn Board of Real Estate Brokers, one from the Traders Association, and the Chief of the Fire Department. It was considered that the last step taken apart from the common sense rules, all political influences would be the guarantors of a square deal to the property owner.

There was a further advantage to the taxpayers in this method of selection in that it insured that the board would be a technical body, that it was functionally well qualified to pass upon intricate questions of construction, and that where could be more effective than the board of real estate investments of orders pending before the court. Each technical society was represented in its particular field at that period of the city's history. While there have been changes in the representation, in the competent part of the board, the essential character of the representation has remained. The Board of Examiners has continued to be a technical body independent of and unconcerned with public politics. It has formed part of no poll issue and has conscientiously attended to its own business. In its representative capacity, it has covered the various branches of the building profession, and in building, which is the most considerable business in this city. With no larger compensation attached to the office than that, the office is paid to directors of banking and railroad corporations for attendance upon meetings of the board, while a single one of the city's building trade societies for the "Court of Appeals of the Building Trades" has continued to pay to its members the steere fees charged by all the trade organizations. The building profession has been headed at the Board of Examiners with any claim to a fair representation, and the decisions reached upon the brevity of the opinions and decisions handed down. These have seemed not to have been communicated with the public school board. As a result of reducing cardinal principles instead of for duty, for the lack of a public school board, this board was a different plan.

City Control of Terminal Facilities.

In cities that have both water and rail transportation it is important that all the railroads should have access to the water front, and there should be a monopoly. A city owned belt line, or street car system, which can be operated by the street line switches are run to terminal warehouses and factory districts. A few swells at one time can control the situation, and gather up its own freight is an unnecessary expense to the roads and an interference with the railroads having to deliver goods at a half a dozen different terminals a shipper could, with a set of terminals, a general collection yard, wherever it may be. The Mayor of Manhattan to institute a system like this at South Brooklyn, and it has an enabling bill pending which has received the approval of the Board of Real Estate Brokers, the Chamber of Commerce and the Board of Trade. The Mayor is trying to give the City of New York the opportunity to secure for this marginal freight to build a new belt line system in operation, deliver all his freight at one terminal and have it dispersed in return. The system will use this general collection yard, wherever it may be. The Mayor of Manhattan tries to institute a system like this at South Brooklyn, and it has an enabling bill pending which has received the approval of the Board of Real Estate Brokers, the Chamber of Commerce and the Board of Trade. The Mayor is trying to give the City of New York the opportunity to secure for this marginal freight to build a new belt line system in operation, deliver all his freight at one terminal and have it dispersed in return. The system will use this general collection yard, wherever it may be.

Well devised freight terminals have a direct connection between the railroads and the wharves, and a direct connection between the railroads and the wharves. That the railroads have both water and rail transportation. It is the office of the railroads to dispose of the property of the shipper. Some of the lines are in the opinion of the general public has a guarantee. The railroads have long contended for it and vouchsafed in the construction and alteration of buildings. The Mayor is trying to do this through this Brooklyn margining company. The railroads have long contended for it and vouchsafed in the construction and alteration of buildings. The Mayor is trying to do this through this Brooklyn margining company. The railroads have long contended for it and vouchsafed in the construction and alteration of buildings. The Mayor is trying to do this through this Brooklyn margining company. The railroads have long contended for it and vouchsafed in the construction and alteration of buildings. The Mayor is trying to do this through this Brooklyn margining company. The railroads have long contended for it and vouchsafed in the construction and alteration of buildings. The Mayor is trying to do this through this Brooklyn margining company. The railroads have long contended for it and vouchsafed in the construction and alteration of buildings. The Mayor is trying to do this through this Brooklyn margining company.
freely admitted that details of the bill do not coincide and cannot be made to coincide with everybody's views. Always to an extraordinary extent of public opinion as to what extent government should or should not be decentralized. The seventy or more allied associations are advocating this bill because it represents that the people would prevail upon the Legislature to pass.

The present municipal administration was born in the body politic of the reaction. Municipal and State economy is the great need of the day. The Mayor of New York City is making a concession to the sentiment of building inspection, even if the method which the city adopts is in favor of the object which is not in accordance with his policies. The necessity, therefore, is that we have things just exactly as we wish in a popular form of government.

Street Encroachments Illegal.

Editor of the RECORD AND GUIDE:

Your issue of April 10 has an article entitled "Architectural Projections," which states that an ordinance legalizing encroachments beyond the street line has been drawn and is to be submitted to the Board of Aldermen for action. Accepting legalizing encroachments and to continue the debatable and defective enforcement of the law against encroachments, which is the great need of the day.

If you could be interesting to know how often the courts of this State must pronounce these encroachments illegal before the city would be put in a position to stop this fraud upon the public. The fundamental condition on which the courts of the State have held that encroachments are valid is, the owner for a street is that it will maintain the street in trust for street purposes, and cannot authorize private individuals to use part of the street to the exclusion of the public.

Such encroachments exclude the general public from the street space they occupy. If an individual should place a block in a building in a block may be created, but no member of the general public has the right of entry. The city officials have the right to stop this and encourage the creation of such encroachments. If an individual should stand the street line, the owner of the street is to be penalized.

Innocent parties buy the houses and are confronted with lawsuits when they are approaching nearer and nearer to the decision that all such encroachments are dodgy. If an individual should stand the street line, the owner of the street is to be penalized.

The city here takes much for granted. The city is giving in return a privilege to be of great value, particularly electric service. If the privilege to be of great value, particularly electric service. The city is giving in return a privilege to be of great value, particularly electric service.

A Contract for Electricity.

Editor of the RECORD AND GUIDE:

The Board of Estimate has before it, for consideration, a proposed contract for the furnishing of all electrical current to the city from a central station, for fifty years. The contract is in the form of a "franchise," for which the city is to be granted for a high tension electrical transmission line from the Catskill area to the northern boundary of the city. The contract has been drawn and is to be submitted to the Board of Estimate, which states that an ordinance legalizing encroachments beyond the street line has been drawn and is to be submitted to the Board of Aldermen for action.

The contract is set forth in full in the City Record of April 9, 1915, and 1840 to 1841 inclusive. It provides, to be sure, that the current shall be furnished to the city "free of charge," but as the city is giving in return a service which it may be impossible for the city to secure from the grantee, the contract provisions in order to protect the city's interests adequately for the purpose for which the grant is made, furnish the city with such a security service for fifty years in sufficient quantity to afford adequate compensation for the service for fifty years in sufficient quantity to afford adequate compensation for the service. The service is to be furnished to the city by the grantee, and the city is giving in return a privilege to be of great value, particularly electric service. The city is giving in return a privilege to be of great value, particularly electric service.

Saving Money for the Property Owner.

Editor of the RECORD AND GUIDE:

Another condition has arisen to the property owner. The Labor Department has been issuing orders requiring the tenants in certain factories to be furnished with the same amount of light per floor; also requiring owners of factories to provide additional means of exit. The owner must be able to find a way to secure such a notice to reduce the number of his employees, or he will be compelled to secure other means of exit. If he does not secure such a notice, he will be compelled to secure other means of exit.

Now it is quite possible that the conditions in the building may permit the property owner to save a large number of employees, or else he will be compelled to secure other means of exit. If he does not secure such a notice, he will be compelled to secure other means of exit.
A BROKER'S OPINION.

Effect on Real Estate of the Wasteful Issue of City Bonds.

Ernest Harvier, speaking of the generic conditions in the real estate market, said this week: "Real estate values in New York City should reflect the im-

portant activities of the general busi-

ness, in the second stage of the Euro-

pean war. New York City, as the chief

shopping point for munitions of war,

and with increased for-

cign trade, general business should be

better and, when it is, real estate busi-

ness is favorably affected, of course. The

great barrier to the retention of real

estate values here is the policy of the

government for "sociological" projects.

The core of land values in New York

is Manhattan Island, and the policy of

all recent administrations has been to

promote the growth of other boroughs,

and of Westchester, Hudson County, N.

JACOB APPELL

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duties and regulating their liabilities. It may also be profitably consulted by members of the healing profession. Information it contains upon matters of practice and custom prevailing both in this country and elsewhere.

PRIVATE REALTY SALES.

Buying, by builders, of sites for apartment houses in the Bronx and on the upper West Side, and of commercial structures in the midtown section of Manhattan, and the well maintained downtown district, are the properties of various kinds, resulted in one of the best weeks of the year, and furnished market reports a most promising outlook. The improvement best manifested itself in the substantial increase in the number of transactions reported as compared with last week and previous weeks. If this tendency continues to become more marked and the public becomes aware of the fact that there is a real estate investment in real estate as an investment, the long looked for and expected revival will have become a reality.

The cry has been heard on every side in a great many lines of business, that people are retrenching and economizing; this feeling has been echoed in real estate circles and coincident with the shrinking up of the great main fields of endeavor has been a corresponding reaction in real estate. Lately, however, there have been few developments and people are beginning to think and operate in a more prosperous manner. The time has arrived when brokers and others who are dependent upon real estate for their livelihood, whatever may be the future, may be impressed with this spirit which is creating generally, throughout the city and the country, a better feeling.

The announcement of the sale of the one-time home of the Calumet club, at Fifth avenue and 29th street, is interesting, as the property has been vacant for some time, though various deals have been announced, affecting the corner. These, however, were never consummated. It will be removed to the northwest corner of Fifth avenue and 31st street recently figured in a deal, which also calls for the improvement of the site.

The Ridgewood section of Brooklyn also figured in a transaction of the week, the Meyer estate property, containing 860 lots, being under negotiation, which is to be used for a large building purpose. This transaction has been identified for several years in the district.

The total number of sales reported and not recorded in Manhattan this week was 38, against 20 last week and 32 a year ago.

The number of sales south of 59th street was 35, as compared with 59 last week and 16 a year ago.

The number of sales north of 59th street aggregated 30 as compared with 14 last week and 16 a year ago.

The number of conveyances in Manhattan was 134, as against 143 last week, 18 having stated considerations totaling $27,000. The number recorded this week was 73, involving $2,532,687, as against 96 last week, totaling $18,441,425.

From the Bronx 17 sales at private contract were recorded, as against 14 last week and 22 and 18 a year ago.

The amount involved in Manhattan and Bronx auction sales was $800,751, compared with $1,047,840 last week, making a total for the year of $72,950,158. The corresponding week last year was $795,400, and the total from Jan. 1, 1914, to April 18, 1914, was $12,415,924.

Lenox Hill Apartment Deal.
Pease & Ellman sold for the Lenox Hill Realty Company, Samuel A. Herzig, president, the new nine-story apartment house on plot 100x130, at 116 East 63rd street, to a prominent New York investor. The brokers report it a cash transaction. The property has been held at $75,000. The land was acquired by the seller a year ago from the Murray-Lenox L. Realty Company and Mr. & Mrs. T. P. Hitchcock, and the present structure completed last fall. It houses four tenants to a floor and is entirely rented. Among the occupants of the building are George C. Hollister, Mrs. Helen M. Kelly, Langdon Storey, and Mrs. Abraham Foxdick.

West Side Woodmere Deal.
Clarence Payne has purchased, from the Brixton Realty Corporation, Edwin C. Eckert, president, the "B" portion of the twelve story apartment house, at 138-144 West 59th street, on plot 80x180, for $275,000, Robert E. L. Morehead and Robert C. Knapp, in part payment, Mr. Payne gave about forty-five acres of wood running along the deep waters of Woodmere Bay, Long Island, for about $200,000. The property is on the Woodmere boulevard and stretches east to the new Hewlett development. It is reported that new owners will lay out this land in a co-operative park and erect summer residences on plots of two to three acres each.

Old Calumet Club Site Sold.
Burton Brothers, manufacturers of cotton goods, of 384 Broadway, have purchased from the Lawrence estate, through Tucker, Speyers & Company, the one-time Calumet Club property, at the northeast corner of Fifth avenue and 29th street, for $49,500. The new owners will erect an eleven-story structure for their own occupation. The property has been held at $600,000. It was recently reported leased to Dr. J. Wallace Beveridge, but this report has now been abandoned. The deal serves to attract attention again to that section of Fifth avenue between 24th and 25th streets.

Buys Unimproved Corner.
The Buck Construction Company, Charles Buck, president, bought through H. Miller, from Harry Maurice Mandelbaum and L. S. and A. M. Bing, the vacant plot 100x52, at the northeast corner of Long and 50th street, part of the former Nursery and Child's Hospital, acquired the sellers at auction two years ago. It is reported that the property is to be sold at auction to a succession of tenants. In the original agreement was given "Emsworth Hall," a six-story apartment house, at the southeast corner of Creston avenue and 149th street, on plot 100x100.

Builders in Field Place.
Richard H. Scobie has sold for the Estate of Edward Handy to A. Hamilton & Son, builders, a plot 62x60x100, in the south side of Field Place, between Creston & Morris avenues, opposite the new high school which takes up the entire block from Creston to Morris avenues, and from Field place to 184th street, and is now in course of construction. The same broker sold to A. Hamilton & Son a few weeks ago the adjoining plot on the southwest corner of Field place and 184th street, 58 ft. x 100 ft., making the entire plot 208 ft. x 100 ft., which will be improved for two high-class apartment houses.

Fifth Avenue Deal Closed.
Following the announcement in these columns last week that negotiations were well advanced, it was learned that contracts have been signed for the sale of the former Dinmore property, at the northeast corner of Fifth avenue and 81st street. The property is assessed by the city for $570,000, and was sold by William F. Fuerst to the Strathcona Construction Company, which will erect a twelve-story store and loft building. The approximate cost of $275,000, from plans prepared by George and Edward Blum.

Big Ridgewood Project.
The G. M. Mathews Company, which has been actively building and selling six-family flats in Ridgewood, is reported to be negotiating for the purchase of...
The 860 lots of the Meyer Park estate in the 23rd Avenue blocks from the heirs of Henry A. Meyer. The builders are said to have offered $1,200,000 for the tract, in tend to build more six-family houses. No details of the transaction could be learned earlier.

"Maxim's" in Tréde. Susan E. Wood sold to Charles Laue, through Goodale, Perry & Dwight, 108-109 E. 27th street, two five-story buildings, on a plot 40x99, occupied by "Maxim's" restaurant, and subject to the existence of a lease of the first floor to part pay Mr. Laue gave the "Sonoma," a six-story elevator apartment house at 330 West 18th street, to the prospect of West, Brooklyn, on plot 100x100. The transaction involved about $500,000.

Transfers Show Big Trade. Recording of deeds this week showed the transfer to the J. J. McCreery Corpora tion of the six-story building, 132-144 West 27th street, on plot 126x99, to the Adams Real Estate Company, which gave in exchange the one-story business building, 985-986 Westchester avenue, in trade, through 860-868 East 156th street. The deal, which involved about $425,000, was negotiated by Leo 

Bank Sells to Builders. The Crest Holding Company, Abra ham M. Kessel, president, purchased from the Broadway Savings Institute, through W. W. Voorhees & Sons, and Walter A. Stephens, the vacant block front, containing about twenty lots, on the east side of Mott avenue, between 157th and 158th street, opposite Frank Sigel Park, for improvement with apartment houses.

Apartment House Sale. Riverview Realty Company, Jodson S. Todd, president, is reported to have sold 27 East 62d street, a nine-story apartment house on plot 40x100, 5$, property is said to have been given in part payment. This house was reported, in May, to have been in a trade for the property of Dr. Myley, at 44-46 West 38th street.

Heights Block for Flats. E. D. MacManus & Company and M. I. Strusnky & Company sold for the Manhattan Estate Company to the Solon Construction Company, Max Raymond, treasurer, the plot 240x95, in the south side of West 172nd street, between 100 ft. of Broadway, for improvement with five-story apartment houses.

Boston Road Block Sold. Brown & Lapin, the Normal Construction Company, bought from the Lawrence Title Insurance Company, through William S. Baker, the block front, 26x111, on the east side of Boston road, opposite Charles S. German, on Wilkins avenue. Three five-story apartment houses are to be erected.

From Manhattan to Virginia. Daniel P. Ritchie in conjunction with W. H. Trice Real Estate Company, sold to H. C. Foster, former owner of the New York, the Hotel Lynnhaven, at Norfolk, Virginia. The sale includes the building and a special lease of the ground with furnishings and equipment. The Lynnhaven was opened at the time of the Jamestown exposition.

Manhattan—South of 59th St. 83TH ST.—W. J. Yape, for W. H. Lewis Realty Co., the 5-story building, 47 West 12th st., on plot 106x100, to James W. Henry. 50TH ST.—Louis H. Lowenstein, for the Ray Realty Company, tenant of Macy & Davie, the 4-story dwelling, 235 East 50th st., on lot 170x100. 56TH ST.—Camman, Voorhees & Floyd sold for $200,000, the 5-story building, 125 West 56th st., to the Walter A. Watkins Co., for two 4-story houses, on plot 55x100. There are 22 apartments in each house. The fifth floor is occupied by the Motor Car Equipment Co.

Manhattan—North of 59th St. 68TH ST.—Pease & Elman sold for Mrs. J. M. Thorne, the 5-story building, 560 West 68th st., on plot 13x100.
Philip Lewisohn Acquires Corner.

Philip Lewisohn has leased for sixty years from Elbridge T. Gerry, through the Crunkhank Company, the southwest corner of Sixth avenue and 41st street, a plot 100x125, now occupied by eight two-story buildings, facing Bryant Park.

PHILIP WELLS & SNEDECKER, the 3-sty dwelling, 203 St. John's pl. sold in the north side of Lincoln pl, 42 ft. east of 3rd av, to the Finance Realty Co., which will improve with three 3-sty apartments.

UNION ST.—E. T. Newman sold for Raymond to the 3-sty dwelling, 544 Union st, on 20x100.

10TH ST. ETC.—William H. Hersey and Edw. Besoy sold for Edw. Besoy to the shareholders, the 4-th apacyartment house, and 20x100 at 11th st. at 10th st. to H. D. Perry; also for Samuel, the 3-sty dwelling, 1237 42D st., at the northeast corner of 11th st. to the R. W. & E. R. B. Co. for 42D st. to Frank A. Seaver & Co. sold for H. D. Perry to the plots.

BROOKLYN.—James E. Haldy, 90x125 at 2nd st, to Miss Lotta Ruelberg, who will construct a home for her own occupancy.

E. T. Newman sold for Raymond to the 3-sty dwelling, 391 St. John's pl, held at $5000.

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162 REMSEN ST. BROOKLYN
REAL ESTATE NOTES.

J. ARTHUR FISCHER has been appointed agent for 225 West 36th St.

RAFINER & CO. have been appointed agents of 78 34th av by the Bloomingsdale Estate.

DOUGLAS ROBINSON, CHARLES S. BROWN & CO. have been appointed an agent 225 East 56th St by the estate of the late A. R. Coors.

SHAW & CO. negotiated the sale recorded Thursday of 10, 9 East 62nd St, for Philip Schlemmer to E. W. Ward.

O'FELLY & DAIN were the brokers in the recently closed transaction of the 9-sty apartment house, 148-49 East 57th St.

CHARLES S. KOHLER has been appointed agent for 66, 67 and 71 West 54th St, for Edward Corning his residence at Shippan Point, Conn., to Mrs. J. M. Rutherford.

S. OSGOOD PELLI & CO. have been appointed agents for 225-227 5th av and 225-227 56th St.

W. D. CLOOS & CO. have been appointed agents for 225-227 6th av and 225-227 26th St.

The following values were placed on real estate properties by the real estate appraisers in transfer tax proceedings, affecting Manhattan property. The amount stipulated does not in every case indicate the equity or interest of the decedent in the property. It represents the estimated market value of the estate, regardless of testamentary provisions made therefor. The following values are stated without reference to Riverside Park and Hudson River developments, or in detail with the principles and problems of E.

PROPRIETORS OF賽特 CO. have opened an office at 14 Wall st. has been appointed by the New York Life Insurance Co. agents for the 20-sty office building 50 Broad St through 56 Broad St. Russell Dence will be rental agent on the premises.

E. T. NEWMAN leased the 5-sty dwelling 147 Fourth Ave. to M. MORGENSCHNEIDER, 120, for the Heineman Construction Co. John A. Heineman, president, a first mortgage loan of $20,000, on 5 per cent for 5 years on the recently completed 5-sty apartment house, 221 West 26th St.

A SPECIAL MEETING of the Committee of the Whole, of the West End Association will be held at the Hotel Ansonia, Broadway and 73rd St. on Monday evening, April 19, at 8:30 p.m. to consider and act upon the report of the Committee on Legislation, Law and Schools. A preliminary reference to the Harlem River waterfront conditions.

PEASE & ELLIMAN wish to announce that their annual catalogue containing plans and

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April 17, 1915

RECOR D AND GUIDE 643
## Money to Loan on First Mortgages

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

### MANHATTAN

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**DEPARTMENTAL RULINGS.**

**BOARD OF EXAMINERS.**

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


An equally good form of construction can be employed.

To omit the brick fore and aft partition walls.

2. To permit the walls to be 23' in depth.

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100. To permit the walls to be 23' in depth.
1. Omit fire and brick partition walls and fill with fillers of 20 ft. and steel columns and girders will be provided to support floor beams as shown on drawings.

2. As the 12' section of the wall will not exceed 50 ft. the support of floor beams as shown on drawings same to be fireproofed in accordance with the use of steel girders. The use of steel girders; steel girders to be used or materials proposed to be followed or used in the erection or alteration of such buildings, in lieu of unpierced brick as defined in Section 31 of Building Code. Should be of incombustible material.

The use of steel girders; steel girders to be used or materials proposed to be followed or used in the erection or alteration of such buildings, in lieu of unpierced brick as defined in Section 31 of Building Code. Should be of incombustible material.

In the opinion of the appellant, equally good and more proper fireproofed, in place of fore and aft brick partition walls.

APPEAL 125 of 1915, New Building 1913 of 1910 has been denied as to Section 31 of Building Code. The use of steel girders; steel girders to be used or materials proposed to be followed or used in the erection or alteration of such buildings, in lieu of unpierced brick as defined in Section 31 of Building Code.

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ELECTRIC SERVICE FOR APARTMENTS

By ALLAN COGGESHALL, Society for Electrical Development, Inc.

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

The problem of equipping an apartment house to meet the growing demands of the modern public is beginning to assume some of the exacting requirements which the development of office building problems for several years. Business men are beginning to demand that the electric service for their office shall be applied to the home, as well as to the office. This is especially true of those who live in result of the unsightly wall brackets, care should be taken of wires dangling over the appearance of the table, piano lights and fan connections. The electrical installation may, in a broad way, be divided into two parts—first, that part serving all the tenants collectively: and, second, that part related to the actual daily functions of the home than any other single part of the equipment should be complete. The several living-rooms of the home can be made to be placed in each apartment or central office, if desired. Within the apartments conduits should be run so that telephones may be connected to the main distributing board or directly to the central office, if desired. Within the apartments conduits should be run so that telephones may be located wherever desired and so that they may be changed to different locations readily.

Bell System.

The bell system should admit of various arrangements, ample conduit connections being provided from all rooms to some central interconnecting box which may also be located near the lighting fixtures. Any system of calls may be readily accomplished by suitable cross-connections at any desired location. The electric service, however, can be made to indicate a few of the many ways in which these scientific homes may be equipped with lights, operated by door switches arranged so that the opening of any door automatically turns on the light. Hall and corridor lighting should be arranged for switching, so that the lights may be turned on or off from either of the ends of the hall. This may be accomplished by the use of three and four-way switches installed at the two or more entrances to the space to be so controlled. This same principle may be applied to other portions where this method of control is wanted. It may also be applied at the main panelboard, so that all lights may be illuminated or extinguished at this point.

The business office above will serve to indicate a few of the many ways in which these scientific homes may be equipped with lights, and power plant and telephone service. The electric equipment, however, can be made to indicate the many ways in which telephone and bell systems come within its electric power, electric meters must be provided. There should be provided. There should be separate feeders run to each apartment and the meters all installed in one location in the basement.

All power receptacles should be placed to provide means of attachment for heaters which will be found useful in mild weather when further light is not required to prevent the chill of the room. In these rooms the space was originally designed for the real estate offices in the city. The management and renting departments; the sales force, the bookkeepers, and also, is the library, whose book-lined shelves lend particular distinction to the mezzanine gallery, which gives the offices an unusual height of twenty feet and considerable additional space.

The dining-room offers great opportunity for installation of electrical conveniences and there is probably no other place in the home where they are more appreciated. Usually a ceiling light over the table is preferred, and as there are many minds and ideas as to the type of fixture that should adorn the feast, this outlet should be arranged for easy disconnection and change of fixture. Too often heating devices for the table are connected to the overhead fixture to the disadvantage of the main lighting, and the appearance of wires dangling over the table, the overloading of circuits and the frequent blowing of fuses with the usual accompanying inconvenience. Such power outlets should be run to floor boxes and to baseboard outlets and be made safe for use. This may be done from these to plug receptacles, set in plates, fastened to the back of the table. This receptacle should be such that if the table is not disfigured and may also be readily disconnected for moving about. The lighting system and arrangement of one, two or three gang combinations. Side-wall receptacles for plate warmers, chafing dishes, percolators, hot water plates, etc., should be placed in logical locations for such attachments.

Heating Attachments.

In bathrooms also, power outlets should be placed to provide means of attachment for heaters which will be found useful in mild weather when further light is not required to prevent the chill of the room. In these rooms the space was originally designed for the real estate offices in the city. The management and renting departments; the sales force, the bookkeepers, and also, is the library, whose book-lined shelves lend particular distinction to the mezzanine gallery, which gives the offices an unusual height of twenty feet and considerable additional space. A source of low voltage supply should be furnished to each apartment to eliminate the inconvenience of replacing batteries. Small panels may be installed adjacent to the windows with direct conduit connections. An interconnecting box for telephones with direct conduit connections for each apartment should be provided for telephones. This box should also be connected to the main distributing board or directly to the central office, if desired. Within the apartments conduits should be run so that telephones may be located wherever desired and so that they may be changed to different locations readily.

Telephone System Desirable.

Here again the system may be broadly divided into two parts—first, that part serving all tenants collectively; and, second, that individual to the separate apartments. The equipment constituting the first part is similar to that of the lighting system and consists of trunk feeders for telephone, main telephone switchboard, main stations for interior communicating telephones and battery supply feeders and power plant for the battery current. The low voltage supply should be furnished to each apartment and the meters all installed in one location in the basement.

Five More Members for R. E. Assn.

The following Brooklyn men in the real estate business have been received into the New York Chapter of the National Real Estate Association of the State of New York: Louis Bohnet, 44 Court street; Charles W. Rosenfield, 1239 Flatbush avenue; Louis H. Viemeister, 142 Norman avenue; George W. Palmer & Company, 781 Manhattan avenue; John Bohnet, 44 Court street.

April 17, 1915

ELECTRIC SERVICE FOR APARTMENTS

By ALLAN COGGESHALL, Society for Electrical Development, Inc.

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

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Room Safety.

So much damage can be done by a falling flag pole on a roof that a device has been perfected for quickly lowering flag poles in a high wind or for purposes of painting.

It is in the form of a tackle whereby the pole can readily be lowered by building employees. The pole can be thoroughly inspected by building superintendent, necessary repairs can be made, and raised to original position—without calling in outside workmen, without danger, and at minimum cost.

The device can be applied to most buildings having a flat roof and provided with a stub pole and consists of a system of steel cables, sheaves and drums applied to the pole and operated by handworn and gear, which allows of complete control of the lowering or raising operation.

It is generally assumed that the pole will be fastened by bolts or stirrups to the stub pole built into the fire-wall or other location, and a steel plate base with hinge pin is bolted to the stub and pole.

A shackle is fastened around pole at suitable distance from base and provided with suitable rope sheave. A second plate with sheaves is bolted to pole at top of stub. The rope is then reeled through these sheaves and fastened to controlling shaft and one man can easily raise or lower the pole by use of removable handle provided. When the pole is raised to position against the stub, stirrups are bolted on to take the strain in the cables; and to lower again it is only necessary to uncouple the stirrups and see that the cable is in proper position.

Spacer for Reinforcement Bars.

Illustrated herewith is the sketch of a very complicated form of bar reinforcement applied in the Rosenbaum Co.'s warehouse, Pittsburgh, Pa., under direction of Hunting & Davis, architects. It is merely an application of the use of the space bar shown in the smaller cut. The features of this space bar include a spacer support tie and cross bar in one piece. This bar is provided with fingers to hold any size or shape reinforcement bar at the required spacing.

At intervals of about 18 inches a chair is welded to the under side of the spacer bar supporting the reinforcement a proper distance from the forms. By one blow of a hammer a finger is bent over the reinforcing bar, holding the bar firmly in place. The advantage of this system is that there is no measuring, counting, wiring or tying required, no pulling up of bars, none is omitted. There is no concrete supporting blocks and only one handling is required. There are no exposed steel bars when the forms are removed. The most complicated reinforcement plan can be executed with perfect unity, according to the manufacturer by the use of this bar.

To Test Heat In Coal.

Building managers who think that they are not getting the proper amount of heat out of the coal that they purchase may, by a simple arrangement, make suitable tests to determine the quality of the fuel they are buying. We illustrate herewith, through the courtesy of the American Gas Light Journal, a calorimeter of simple form much used in making an experiment. From the edges of the jar a crucible support is slung by the spring clips shown in Fig. 1. A piece of lampwick, impregnated with sodium or potassium nitrate, is embedded in a briquette of the coal under test, and ignited by a match as indicated.

The glass bell, shown to the right in Fig. 1, is then lowered over the crucible and clamped against a rubber ring by springing back the supporting slips into their vertical position, as in Fig. 2. Oxygen is supplied from an oxygen bottle through an automatic reducing valve and the flexible pipe to the inlet pipe T, then is fitted with an additional regulating valve D. This oxygen causes the coal to ignite, and the products of combustion flow through the coil F, and escape through a small hole near the end of it, and finally up through the water. The gases part with their heat, and at the same time thoroughly stir the water. A series of readings of the thermometer S are taken at regular intervals, and plotted against a time base, for determining the radiation correction. Simultaneous observations are made of the room temperature. The maximum temperature recorded on the plot is noted, and the temperature rise deducted from this is corrected for the loss of heat externally, by means of a table of coefficients. The water equivalent of the coil and bell and other components of the calorimeter is also supplied by the makers, and as a consequence the user has merely to fill the apparatus to the level engraved, and may then treat the whole as having a constant specific heat, and obtain his results by multiplying a constant by the corrected temperature rise, and dividing this by the weight, in grams, of coal.

Fig. 1.

Fig. 2.
CURRENT BUILDING OPERATIONS

New Structure To Be Erected, at Riverside Drive and 161st Street, Will Form Another Unit in Large Growing Colony

At the northeast corner of Riverside Drive and 161st street a modern six-story apartment house is soon to be started which will embody some unusual features in both plan and construction. It will be a high class structure in every respect. The building will be owned and erected by the Melvin Construction Co., Inc., Henry Friedman, president, 189 Broadway, and will involve an expenditure of about $1,000,000, including the land.

For its height, the proposed structure will be one of the largest single buildings of its class in the city. It will practically cover a plot 213x110x100x163 feet. The Riverside Drive frontage is 113 feet and that in West 161st street is 213 feet. Three courts will be provided, one interior and two exterior, which will supply light and air in abundance. They are generous in size, considerably larger than is required by the Tenement House Law. The interior court will be 28x25 feet and the exterior or outer courts 15x55 feet.

Harold L. Young and Steward Wagner, architects, 1204 Broadway, are now preparing the plans from which this building will be erected, and the lay-out evidences much thought and care on the part of the architects.

The facades of the proposed structure have been designed in the style of the Venetian Gothic which will harmonize well with the neighboring buildings. These facades will be constructed of brick, granite and polychrome terra cotta. The basement, which, on account of the steep grade at this point, is almost wholly above the level of the sidewalks, will be of granite up to the underside of the sills of the first story. Above this the fronts will be of brick and terra cotta. The effect of the steep grade will give the appearance of a seven-story structure when viewed directly from in front of the building.

All exterior walls, including the faces of the courts, will be constructed of face brick. This will increase the cost of construction but will also greatly add to the appearance of the structure.

In view of the fact that so large a part of the basement is above grade, the owner has decided to use part of it as an office. Another section will be finished and furnished for use as a ballroom or assembly for the tenants of the building. The rear portion will contain the heating plant and storage rooms for coal and other storage purposes. Part of the roof facing Riverside Drive will be made into a roof garden, and the balance used as drying space for clothes. The seven and eight-room apartments are to be made into a roof garden, and the elevation and its beauty of which is enhanced by the irregularity of the landscape and the proximity of the Hudson, over which expansive views can be had in many directions.

The arrangement of these foyers are very attractive additions to the building. The entrances to this building are to be provided. The main entrance will be on Riverside Drive and will provide access to a lobby, 15.6x100 feet, which will be handsomely decorated and furnished. Walls and floors will be of rich marbles and mosaic work, and the ceilings will be of plaster in relief, painted and gilded.

The main entrance with its elaborate detail and ornamental iron doors and grilles will be three stories in height and it will be the predominating feature of the facade, supplying the motif for the design of the building.

One of the good features in the plan of this apartment is the number of commodious built-in closets which are to be provided. Closets are very essential in apartments, as only in rare instances can one of the rooms be used for storage purposes. The closets in this building are large and well placed in relation to the rooms they serve.

The construction of this building is semi-fireproof, and all dividing walls between apartments are to be of brick or hollow tile, which are effective fire stops. Each suite will contain all the modern appliances for efficient housekeeping and conveniences for the comfort of the tenants.

For a building of its size the public halls on each floor will be remarkably short. This advantage is made possible by grouping the stairs and two electric elevators practically in the center of the building, and radiating the halls from them. The stairs are well placed behind the elevators and are obscured by them.

The section is admirably adapted for apartment house construction, although the land is hilly and rugged. A block south of the contemplated structure is a strip of hilly woodland, in marked contrast to the tall apartment houses adjoining. Riverside Drive at this point is a winding country road, unusual in picturesque, the beauty of which is enhanced by the irregularity of the landscape and the proximity of the Hudson, over which expansive views can be had in many directions.

RIVERSIDE DRIVE AND 161ST STREET.
THE Interborough Rapid Transit Company has given careful consideration to the plan, prepared by the Chamber of Commerce of the Borough of Queens, for a connection between the Steinway Tunnel at Grand Central Station, which will do away with the necessity for passengers coming to Queens plaza and the surface of the street between Lexington avenue and Third avenue, and walking 900 feet through 42d street to Washington avenue and Third avenue, and the surface of the street between Lexington and Third avenue, to any of the subway lines in Manhattan, which will come to Queens plaza and Washington avenue, in quick order.

**The Steinway Tunnel Arrangements.**

The cars which will operate in the Steinway tunnel will also operate over the Second avenue elevated line and cross the Queensboro Bridge. The subway and Manhattan elevated third-rail locations are different, but it has, therefore, been necessary to decide upon a compromise location for the third rail in the Steinway tunnel which would be adaptable to both types of equipment.

It is expected that the twelve cars required for the temporary operation will be ready for delivery the latter part of this month. These cars will then have to be equipped by the company, and within a reasonable time after their delivery they should be ready for use.

From the foregoing, it appears that, within a reasonable time after the first of May, operation of the Steinway tunnel may be expected, if no unforeseen difficulties arise. It is impossible, however, to fix any definite time.

At the Manhattan terminal, with entrance on the south side of 42d street, between Lexington and Third avenue, the escalator has been completed. The entire tunnel is lighted by electricity, and the signal system throughout has been installed. Much of the furniture for the station at Long Island City has been installed.

**Large Brooklyn Factory Project.**

Estimates on general contract are being taken by Francisco & Jacobs, architects and engineers, 200 Fifth avenue, for the construction of a factory and power house to cost approximately $300,000. The new structure will be located in 5th street, between First and Second avenues, and will be owned by the American Machine & Foundry Co., 346 Carroll street, Brooklyn. The building will be built of brick and reinforced concrete, and will be fireproof throughout. It will be five stories in height, 100x200 feet. The plans provide for locker rooms, kitchen and lunch rooms, and hospital quarters, as part of the company's scheme for welfare work among the employees.

**Schwartz & Gross Plan Loft.**

Plans are being prepared in the office of Schwartz & Gross, architects, 347 Fifth avenue, for a twelve-story store and loft building to be erected in the north side of 39th street, corner of Broadway, on a plot 70x100 feet. The plot includes the rear portion of Wallack's Theatre. The architect is Moses Crystal, 37 East 28th street, who will build by awarding separate contracts for the different sections.

The steel work is being designed by F. A. Burdett & Co., consulting engineers, 16 East 33d street. The facade will be of granite, limestone and terra cotta and the construction will be fireproof throughout.

**New West End Avenue Apartment.**

Emery Roth, architect, 405 Lexington avenue, is preparing plans for a high-class apartment to be erected at the northwest corner of West End avenue and 89th street, by the 601 West End Avenue Co., Albert Saxe, president, 525 West End avenue. The new structure will be thirteen stories in height and built on a plot 40x80 feet. Its facades will be of brick and limestone.

**Addition for White Plains Courthouse.**

Benjamin W. Morris, architect, 101 Park avenue, has been retained to prepare the plans and specifications for the addition to the Westchester County Courthouse at White Plains, N. Y. The addition will cost $1,000,000. The addition will be designed to harmonize with the structure erected some years ago. Further details of construction will be announced in a later issue.

**Baldwin Harbor Activity.**

Characteristic of spring real estate activity in the south side of Nassau County, Long Island, is the work being done at Baldwin Harbor, where twenty new bungalows are in course of construction, and the harbor is being deepened.

**PICTURE THEATER FOR STEINWAY, L. I.**

Edward Hahn, Architect.

For a building with a frontage of 75 feet on Steinway avenue and 90 feet on Surf avenue, of six stories in height, with a seating capacity of 1,000, and to cost about $75,000. The facade will be of Greendale rouge and terra cotta, with the various branches of work shipped in. The lighting arrangements, which are of a special design, have been arranged by the New York & Queens Electric Light & Power Company. A lease of the theatre has been taken for a term of years by the Steinway Avenue Theatre Corporation, which will operate the house, when completed.

**STEINWAY TUNNEL AND APPROACHES**

Plans for a Connection With the Grand Central Station—Traffic Arrangements for the Tunnel Route

In the Steinway section of Long Island City, where during the last year there have been erected many high class business buildings, the corner of Steinway and Astoria avenues, for a twelve-story office building, and various apartments and dwellings, there is to be built a modern theatre, located on Steinway avenue, near Jamaica avenue. It is to be erected by the Reliable Building Company, of which M. Pilnacek is president; F. Zvanovec vice-president and F. Brodsky, secretary and treasurer. The plans were drawn by Edward Hahn of Long Island City, architect, and provide...
BRONX.—St. Mark's Lutheran Church, Rev. O. H. Trinklein, pastor, 109 Hyatt av. Yunker's, contemplates the erection of a church at 3435 st and Martha av. No architect selected.

"HUDSON FALLS, N. Y.—Competitive sketches are being considered for the 1-sty public library at Town Hall Park, oppo­site Post Office, for the Hudson Falls Public Library. Rev. C. D. Kellrogg, presi­dent, 25 Walnut st. Cost about $10,000.

PATERSON, N. J.—St. Joseph's Hospi­tal, 703 Main st, Dr. Jos. H. Kenna, 242 Main st, in charge, contemplates the erec­tion of a brick addition to the hospital in Main st, to cost about $20,000. No archi­tect selected.

EDMESTON, N. Y.—The First National Bank, W. G. Welch, this place, contem­mates the erection of a bank building to cost between $10,000 and $20,000. Archi­tect will be selected about May 6.

HARRISON, N. J.—The Board of Edu­cation of Harrison, Dr. M. O. P. Dolphin, president, 112 North 4th st, contemplates the erection of a public school here. No architect and site have been selected.

COHORS, N. Y.—The City of Cohoes Board of Education, W. O. Dowell, presi­dent, 64 Canvass st, contemplates erec­tion of a school here. No architect se­lected. Project will probably go during the summer.

BEHRING, W. H.—The Board of Edu­cation of Perth Amboy, John K. Sheehy, president, is receiving competitive sketches for an addition to P. R. 9, to cost about $25,000.

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Milton Zeisler, 433 East 42d st, is preparing plans for general alterations to the 5-sty apart­ment house and nurses’ home, 37x100 ft, at the Willard Parker Hospital, foot of East 10th st, for the Department of Health. W. E. Austin, 46 West 5th st, architect. Cost about $175,000.

NEWARK, N. J.—Bids will close about April 29 for the parental home on Sussex av, between Duryea and Hector st, for the Board of Trustees of Essex County. Cost about $40,000.

BROADWAY.—Solomon, 728 Driggs av, Brooklyn. Cost, about $135,000.

Banks.

SOUTH RIVER, N. J.—Bids will close April 19 for a 1-sty bank building for the First National Bank of South River, main st, Proprietor, John D. Rostron. George Slaughter, president. Cost, about $40,000.

APARTMENTS, FLATS & TENEMENTS.

BRONX.—Milton Zeisler, 433 East 42d st, Manhattan. Cost, about $40,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Albert Ulrich, 367 Fulton st, architect, is taking bids to close April 21 for alterations to the 4-sty dairy and pasteurizing plant and office building at Dean st and 5d av, for H. F. Stevens Co. George Slaughter, president. Cost, about $120,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Bids will close at 10.30 a.m., April 21, for the 1-sty medical staff house and nurses’ home, 75x100 ft, at the Willard Parker Hospital, foot of East 10th st, for the Department of Health. W. E. Austin, 46 West 5th st, architect. Cost about $175,000.

NEWARK, N. J.—Bids will close about April 29 for the parental home on Sussex av, between Duryea and Hector st, for the Board of Trustees of Essex County. Cost about $40,000.

FARMINGDALE, L. I.—Bids will close April 22 at 12 M., for a 2-sty tuberculosis hospital for the Board of Supervisors of Suffolk County. Nathan Myers, Court Theatre Building, Newark, N. J., archi­tect. Cost, $35,000 to $45,000.

PUBLIC BUILDINGS.

SEA CLIFF, L. I.—The Sea Cliff Club, F. H. Maidment, this place, is taking bids on general contract for a 1-sty hollow­tile and stucco municipal building, 37x30 ft, on Sea Cliff av, for J. S. Stammers, 509 5th av, Manhattan. Cost, about $5,000.

SCHOOLS & COLLEGES.

BUDDY, L. I.—The Fairview High School, Hazelwood, N. Y., is fig­uring the general contract for a high school for the town of Beacon, Dutchess County, and desires bids on all subs prior to May 1. Rasmussen & Wayland, 1133 Broadway, Manhattan, architects.

STORES, OFFICES & LOFTS.

MANHATTAN.—Plans have been prepared by Goldfer & Goldberg, 831 East 149th st, for three 5-sty apartments on the east side of Haven av, 173rd to 179th st, for the Nevai Construction Co., Inc., 509 Bryant av, Manhattan. Cost, about $135,000.

WEST END AV.—Schwartz & Gross, 341 5th av, have completed plans for the 12-sty apartment house, 53x90 ft, at 481-5 West End av, corner of 83d st, for the West End 83 Corp, 51 East 42d st, Cost, about $135,000.

VERMILYEA AV.—Gronenberg & Leuch­tag, 309 5th av, have prepared plans for a 5-sty apartment at the southeast corner of Vermilyea av and 22nd st, for Morris S. Segal, 122-24 Broadway, Brooklyn. Cost, about $45,000.

BROADWAY.—Plans have been prepared by Sass & Springsteen, 32 Union sq, for a 5-sty apartment at the southeast corner of Broadway and 141-141 West st, for the Bowery Sav­ings Bank. Cost, about $7,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

83D ST.—Schwartz & Gross, 341 5th av, are preparing plans for a 12-sty apart­ment, 5x43 ft, at the northwest corner of 83d st and West av, for the West End 83 Corp, 509 Bryant av, Manhattan. William L. Hut­phin, care of Meyer & Clark, 51 East 42d st, Chris J. Jeppesen, Inc., 56 West 45th st, steel engineer. William J. Taylor Co., 2 East 42d st, general contractor.

VERMILYEA AV.—Sommerfield & Steck­ler, 31 Madison av, has completed plans for a 20-sty apartment, 5x123 ft, on the north side of Vermilyea av, 225 ft east of Acad­emy st, for the Hyman Herman Building Co., Inc., 42 Broadway. Cost, about $65,000.

BROADWAY.—Samuel Katz, 1 Madison av, has completed plans for the 6-sty apartment, 5x85 ft, on the west side of Broadway, 166 ft south of 21st st, for Robert E. Simon, 20 East 42d st, Cost, about $45,000.

HAVEN AV.—Plans have been prepared by Goldfer & Goldberg, 831 East 149th st, for three 5-sty apartments on the east side of Haven av, 173rd to 179th st, for the Nevai Construction Co., Inc., 509 Bryant av, Manhattan. Cost, about $135,000.

WEST END AV.—Schwartz & Gross, 341 5th av, have completed plans for the 12-sty apartment house, 53x90 ft, at 481-5 West End av, corner of 83d st, for the West End 83 Corp, 51 East 42d st, Cost, about $135,000.

VERMILYEA AV.—Gronenberg & Leuch­tag, 309 5th av, have prepared plans for a 5-sty apartment at the southeast corner of Vermilyea av and 211th st, for Morris S. Segal, 122-24 Broadway, Brooklyn. Cost, about $45,000.

BROADWAY.—Plans have been prepared by Sass & Springsteen, 32 Union sq, for a 5-sty apartment at the southeast corner of Broadway and 141-141 West st, for the Bowery Sav­ings Bank. Cost, about $7,000.
Chattanooga
Kansas City
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Contemplated Construction—Manhattan—Cont'd.

of Broadway and 215th st, for the Haven Construction Co., 215 Montague st. Cost, about $89,000.

Vermilyea Av.—George & Edward B. 15th av, have prepared plans for a 5-sty apartment on the north side of Vermilyea Av, 159 ft west of Academy pl, for the Ben神奇 Construction Co., 128 Broadway. Cost, about $75,000.

135th St.—Otto Beissmann, 147 4th av, has completed plans for alterations to the 4-sty building, 75 1/2 H. German, 82 24 av. Cost, about $3,500.

135th St.—Jesse Acker, 2234 7th av, has prepared plans for alterations to two 5-sty tenements, 8-19 West 130th st, for Henry J. Mungen, North Plainfield, N. J. Cost, about $6,000.

SCHOOLS & COLLEGES

MANHATTAN—All bids were laid over April 12, by the Board of Education, for installing printing shop equipment in P. S. 67.

STORES, OFFICES & LOFTS

PARK AV.—H. L. Chessburg, 7 Madison av, has been retained by W. E. Town­send, 193 Park av, to lay out plans for the heating, plumbing, elevators and electrical work in the Potter Building, southwest corner 39th st and 6th av.

BRONX

APARTMENTS, PLATTS & TENEMENTS.

GRAND BOULEVARD.—Harry Howell, 1519 Grand Blvd., has completed plans for five 5-sty apartments, 40x74 ft, on the west side of Grand Boulevard and Con­course, 286 ft north of Fordham rd, for Gaines Roberts Co., Farman Gaines, pres­ident, about $50,000.

GLEASON Av.—Fred Hammond, 391 Pitkin av, has completed plans for a 2-sty tenement, 25x67 ft, on the south side of Gleason Av, $5 east of Castle Hill Av, for Carl Schell, 880 Van Nest av, owner and builder. Cost about $500.

LORILLARD PL.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for six 5-sty apartments, 56x78 ft, on the east side of Lorillard pl, 115 ft north of 143rd av, for the Hagedorn Realty Co, 2264 Lorillard pl. Cost, about $40,000.

172D St.—The Tremont Architectural Co., 172D St., has completed plans and will take bids about April 20 for a 2-sty apartment, 38x79 ft, on the west side of 172D St, 190 ft south of Bos­ton rd, for the Cedar Construction Co., J. L. Bovard Mfg., Melrose av, president, and builder.

SCHOOLS & COLLEGES.

BRONX—Bids were opened by the Board of Education April 12 for installing heating and ventilating apparatus in P. S. 12. Win. J. Olivany low bidder at $49,000 for the apparatus. $3,000 for temperature reg­ulation in addition to same school, Stan­dard Regulator Co., at $1,897.80.

Brooklyn

APARTMENTS, PLATTS & TENEMENTS.

EAST NEW YORK AV.—E. M. Adelsohn, 416 East New York av, is preparing plans for a 4-sty apartment, 56x87 ft, at the northeast corner of East New York av and 55th st, for Moses S. Koeppel, 198 South 2d st, 220 ft south of Albemarle rd. for the Safe Construction Co., John J. Moran, 113 Broadway, general contractor. Cost about $40,000.

SOUTH 2D ST.—Chas. M. Straub, 147 South 2d st, is preparing plans for three 4-sty brick tenements, 45x70 ft, on both sides of South 2d st, 115 ft west of Academy st. for the Kaplan Construction Co., Samuel Kap­lan, 111 South 2d st. 2nd av, owner and builder. Cost about $45,000.

KEW GARDENS, L. I.—Slee & Bryson, 124 Corner Pl, is preparing plans for a $25,000.00 school, on premises, for the Metropolitan av. John Kist, Metropolitan av, president and stucco residence, 263(44 ft, in the south side of Carroll st, 40ft west of Ocean pl, for John H. Handel, 455 ft west of Ocean pl, owner and builder. Cost about $25,000.

THEATRES

FLATBUSH Av.—R. Thomas Short, 3 West 29th st, Manhattan, has completed plans and will take bids about April 17 for the 4-sty theatre, 54x147 ft, at 1085–1093 Flatbush av, for A. H. Schwartz, 229 East 25th st. Cost about $120,000.

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APARTMENTS, FLATS & TENEMENTS.

The Dun Building, Buffalo, is preparing plans for a 3-sty apartment at South Fullerton av, for the Fairchild-Baldwin Co., $70,000.

Foundations are under way for a 3-sty apartment, 75x100 ft, on Park av, for the Fairchild-Baldwin Co., $70,000.

Otto Faelten, care of James Gamble Rogers, 244 Huguenot st, New York, is preparing plans for a frame residence at Lawrence Park, for Chris Keuchmann. Cost about $8,000.

New York City, New Dorp, is preparing plans for a 2½-sty frame residence, 32x23 ft, on Broad st, for C. Zurlich, on premises. Cost about $3,000.

Leonard, 939 Madison av, Manhattan, is preparing plans for a 3½-sty residence, 28x25 ft, on Hillsdale pl, for C. M. Spor, care of Deering, Milliken & Co., 79 Leonard av, Manhattan. Cost about $15,000.

The State Department of Health has approved plans and specifications of George W. Fuller, 170 Broadway, Manhattan, for sewer and drainage works at the southwest corner of Arlington av and Union st, for J. Morris, at site, owner, who will soon take bids on general contract. Cost about $4,000.

The Pastime Tennis Co., 165 Broadway, Manhattan, is preparing plans for a 4-sty apartment at South Fullerton av, for the Fairchild-Baldwin Co., $70,000.

Everything for Wooden Construction Coney Island Ave. and Ave. H, Brooklyn, N. Y.

Black Building, Buffalo, is preparing plans for a 4-sty apartment at South Fullerton av, for the Fairchild-Baldwin Co., $70,000.
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Repairs and Alterations

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Contemplated Construction—New Jersey—Cost
C. O'Neil, 161 Chestnut st, owner and builder.
Cost about $15,000.

RIDGEWOOD, N. J.—George F. Brack­

ed, Height rd, has completed the erection of a 2½ sty frame and stucco residence, 75x33 ft., at Hawthorn Park, for about $15,000. William B. Peterson, Glen Rock, general contractor.

W. L. Lottson Tully, N. O., architect.

Hospitals and Asylums

BINGHAM & CAMPBELL, Brooklyn, is preparing plans for a 2½ sty, brick and stucco residence, 96x33 ft., at Rich­
down and stucco residence, 27x48 ft., at Union Hill, for the Polchar Realty Co., 27x30 ft., at Charles st and Pali­

gate. 11 St. George Streeton. 31 East 27th st, Manhattan, architect. Cost about $20,000.

OTHER CITIES.

CHURCHES

MANHATTAN—Frank Beery, 58 East 42nd st, has received the general contract to erect a 2½ sty brick church on lot, 34x42 ft., for the Fran­
ciscan Fathers. Sixtus Lagorio, supervi­
sor, 151 Thompson st, M. W. Del Casillo, 491 East Tremont avenue, general contractor. Cost about $25,000. Work will start about May 1.

TRIPLER, L. L.—Booth & Son, Wright st, has received the general contract to erect a 2½ sty brick and marble residence, 9½x36 ft., and private garage, for C. G. Gilshey, care of architect, Henry Otis Chapman, 334 1st av, Manhattan.

SEAFORD & CO., Freeport, L. I., has received the general contract to erect a 2½ sty brick and stucco residence, 32x44 ft, at Railroad and Clay st, for Herman Seffert, 169 Meserole st, Brooklyn. Cost about $5,000.

C. Godfrey Poggi, 415 32nd st, Brooklyn, has received the general contract to erect a hollow tile and stucco residence, 45x48 ft, at DOMENUS and Richmond avs, for E. S. Prichard, 26 Saratoga st, Manhattan, architect. Cost about $13,000.

SEAFORD & CO., Freeport, L. I., has received the general contract to erect a 2½ sty frame and stucco residence, 23x34 ft, at Domesus and Richmond avs, for H. S. Bullock, care of architect, and Fred L. Schuh, this address. Cost about $15,000.

J. D. Dineen, 24x45 ft, at 27 Marshall st, for L. V. Underly, 21 Pal­

s, for the Polich Realty Co., August Kleinko, Smith st and Clinton av, owner and builder. Cost about $18,000. Other Cities.

Other Cities.

Dwellings.

BROOKLYN.—Theodore Knuth, 2733 East 21st st, has received the general contract to erect a residence and garage at the northwest corner of Av B and East 21st st, for Otto Wolff, 1769 East 21st st, Manhattan. Bloch & Hesse, 595 av, Manhattan, architects. Cost about $15,000.

BROOKLYN.—Albert Janzen, 218 76th st, Brooklyn, has received the general contract to erect a 2½ sty frame and brick residence at Sheepshead Bay and Ocean av, for E. W. Clapper, 2022 Kingsland ave, Brooklyn & Hastings, 1712 Sansom st, Philadelphia, architects. Cost about $24,000.

KENSINGTON, L. I.—Robert W. Nash & Co., 95 Amity st, Flushing, L. I., has received the general contract to erect a 2½ sty brick and marble residence, for the Board of Education, Walter D. Haldeman, 261 Pantego Ave, chef of architec­
ture, New York. Cost about $6,000.

POUGHKEEPSIE, N. Y.—Plans have been prepared privately.

Huntington, L. I.—C. W. Peet, 116 Forest Ave, for Mrs. John G. Warren, 494 East 22nd st, Manhattan. Cost about $8,000.

HUNTINGTON, L. I.—Bingham & Camp­bell, Cold Spring Harbor, have received the general contract to erect a 2½ sty frame cottage, 25x45 ft, at West Neck and Clay st, for John R. Wood, 120 West Neck st, Huntington. Howells & Stokes, 189 William st, Manhattan, architects. Cost about $5,000.

LOCUST VALLEY, L. I.—Lindsey & Swift, 25 West 42d st, have received the heating contract, and Gus J. Staats, 160 East 59th st, plumbing, for rebuilding the 2½ sty brick residence for W. H. L. Cribbs, 119 Glenway, M. L. Murchison, 101 av, Manhattan, archi­tect. Cost about $8,000. Other Cities.

contracting.

APARTMENTS, PLATS & TENEMENTS.

BROOKLYN.—The W. L. Crow Construc­tion Co., 163 av, Manhattan, has received the general contract to erect a 3½ sty tenement, 75x35 ft, at Bond and Will­

man. 334 Sth av, Manhattan.

WEST HOBOKEN, N. J.—Joseph Lu­

ake.

ERLINGTON, N. J.—Herman Fritz, 130 Franklin st, has received the general contract to erect a 4-sty tenement, 24x72 ft, at 82 Riverside av, for Mrs. Julia Tully, 1 Madison av. Five B. W. Howes, architect. Cost about $8,000.

QUEENS, L. I.—Thos. Drysdale, 26 Court st, Brooklyn, has received the general contract to erect a 4-sty tenement, 24x72 ft, at 90 West St. Manhattan. Frederick S. Keeler, 90 West St. Manhattan, architect. Cost about $13,000.

SOUTHPORT, L. I.—George W. Smith, Main rd, has received the general contract to erect a 2½ sty frame and stucco residence, 27x41 ft, at 21st st, for Mrs. Walter Williams, 256 West 121st st. Has received the general contract to erect a 3½ sty frame and stucco residence, 10x40 ft., at 13th st, for Mrs. John T. Pitts, 151 Thompson st. M. W. Del Casillo, 491 East Tremont avenue, general contractor. Cost about $8,000.

Queens do not appear.

CONTRACTS AWADED.

All items following refer to general contracts, except those marked "sub."
STORES, OFFICES AND LOFTS.

MANHATTAN.—Tullis & Blanchard, Inc., 1524 Broadway, have received the general contract to make alterations to the building at 1524 Broadway, for the Equitable Life Assurance Co., William A. Day, president. Harry Payton Whitney, 165 Broadway, lessee. Warren & Clark, 455 5th av, architects.

MANHATTAN.—M. Cohen, 284 Eldridge st, has received the general contract to erect a 2-sty brick and terra cotta restaurant building, 18x50 ft, at 747 4th av, for Edward Berger, 747 4th av, Frank Straub, 55 West 64 st, architect. Cost, about $15,000.

PORTCHESTER, N. Y.—Frank Acurcio, of this place, has received the general contract for alterations and additions to the store, office and hall building at 42 North Main st, for Henry Siegel, 112 North Main st, W. A. Ward, F. O. Building, architect. Cost about $15,000.

If any one tried to hand you a gold plated iron disc for a ten dollar gold piece you would certainly CALL THE POLICE.

But when he hands you sheet iron for real copper for a little less money you think you've saved something. When you pay for copper in switches get real copper.

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dwelling, 3-story, frame; cost, $16,000; owner, Edward W. Browning, 110 West 46th st.

ARCHITECTS AND Dwellings.

FACTORIES AND WAREHOUSES.

25TH ST, n w cor 10th av and Amsterdam av. 1-story brick fireproof store and offices, 35x120; cost, $360; owner, A. K. Wangensteen; architect, Otto L. Spannhake, 233 East 78th st.

25TH ST, s w cor 10th av and Amsterdam av. 1-story fireproof locker room and office, 21x24; cost, $800; owner, Haven Construction Co., 215 Madison av, Charles Flaum. Pres., architects, Sass & Springsteen, 32 Union Square, Plan No. 190.

MISCELLANEOUS.

20TH ST, n s cor 3rd av and 4th av. 1-story brick fireproof locker room and office, 32x44; cost, $1,000; owner, A. K. Wangensteen, 1 Madison av. Plan No. 191.

20TH ST, s w cor 3rd av and 4th av. 1-story fireproof store and offices, 35x120; cost, $380; owner, A. K. Wangensteen; architect, T. Glenwood.

20TH ST, n s cor 3rd av and 4th av. 1-story fireproof locker room and office, 21x24; cost, $800; owner, A. K. Wangensteen; architect, F. B. Townsend, 103 Park av. Plan No. 127.

STORES and TENEMENTS.

13TH ST, n s cor a Broadway and 13th av. 1-story brick store and offices, 84x25; cost, $1,750; owner, M. F. Westergren; architect, Charles Flaum. Pres., architects, Sass & Springsteen, 32 Union Square, Plan No. 129.

215TH ST, w s cor 10th av and Amsterdam av. 1-story brick store, 25x75; cost, $7,500; owner, Haven Construction Co., 215 Madison av. architect, Charles Flaum, Pres.; architects, Sass & Springsteen, 32 Union Square, Plan No. 129.


180TH ST, n s cor 7th av and Madison av. 1-story fireproof store and offices, 50x120; cost, $360; owner, A. K. Wangensteen; architect, F. B. Townsend, 103 Park av. Plan No. 127.

170TH ST, s s cor 4th av and 5th av. 1-story fireproof store and offices. 50x128; cost, $300; owner, A. K. Wangensteen. Plan No. 127.

170TH ST, n s cor 3rd av and 4th av. 1-story fireproof locker room and office, 21x24; cost, $800; owner, A. K. Wangensteen; architect, F. B. Townsend, 103 Park av. Plan No. 127.


140TH ST & ST. NICHOLAS AV. 1-sty fireproof locker room and office, 12x24; cost, $250; owner, A. K. Wangensteen; architect, Franklin O. Pagan, 51 Lawton st. Plan No. 192.

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They ensure permanence because they have a positive mechanical bond. The lig. grip into the concrete and hold the beam in place. They have doubted the bonding efficiency of plain or twisted bars, and twice the elastic limit. The combination of these two qualities gives a higher factor of safety or permits higher stresses with resultant economy.

In the past 24 years we have prepared plans and furnished reinforcement for over $100,000,000 worth of buildings and have not had a single failure.

We would like to work with you and your architect upon this important problem. May we begin by sending you the facts on Corrugated Bars?
DOUGLAS MANOH—Waver rd, n s, 120 w Douglas rd, 2-sty tile dwelling, 26x28, tile roof, one family, steam heat; cost, $3,600; owner, Edith L. Nash, 652 Anderson av, Bronx; architect, J. H. Cornell. Plan No. 1017.

PAR ROCKAWAY—Hollywood av, e s, 99 Willow Place, 2-sty frame dwelling, 32x42, frame roof, one family, steam heat; cost, $5,000; owner, M. Hallam, on premises; architect, J. H. Cornell. Far Rockaway. Plan No. 1036.

F L RUSHING—Beach st, n e corner Perry st, nine 2-sty frame dwellings. 16x31, shingle roof, one family, steam heat; cost, $53,000; owner, Miller & Star, 5242 Astor av, Manhattan; architect, Louis Dammer, 350 Fulton st, Jamaica. Plan Nos. 1045 to 1054.

RICHMOND HILL—Chichester av, w e corner Cedar st, 4-five 2-sty frame dwellings, 19x56, tile roof, two families; cost, $12,000; owner, N. Johnson, 626 Chichester st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan Nos. 1055-66-77-78.

RICHMOND HILL—Chichester st, w s, 274 n Atlantic ave, 2-sty tile dwelling, 19x36, tile roof, two families; cost, $3,500; owner, N. C. Johnson, 626 Chichester st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 1068-7-27-28.

HOLLYS—Carsoner av, w s, 225 n Fulton st, Richmond Hill; 2-sty frame dwelling, 18x37, shingle roof, one family, steam heat; cost, $3,000; owner, Geo. E. Crane, 2726 Jamaica av, Woodhaven. Plan Nos. 1070-71-72.

HOLLAND.—Carsoner av, w s, 225 n Fulton st, Richmond Hill; 2-sty frame dwelling, 18x37, shingle roof, one family, steam heat; cost, $3,000; owner, Geo. E. Crane, 2726 Jamaica av, Woodhaven. Plan Nos. 1070-71-72.

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Cedar ave, two 3-sty brick dwellings, 20x52. tin

1140. J. Dassau, 1373 Broadway, Brooklyn. Plan No.

store; cost, $5,300; owner, Seth W. Harpell. S

35th st, Manhattan. Plan No. 1140.

Nos. 1161 to 1168.

eight 2'2-sty frame dwellings, 16x38, shingle

$100,000; owner, Courtney Development Co., 1170

tine av, 1-sty frame shop, 60x1.;, gravel roof;

St. 2-sty hrick school, 08x59, slag roof; cost,

Church, 460 Benedict av, Woodhaven ; archi­

::tOO ; owner, Herman Krampe, 37 S. 14th st. Col­

Plan No. 1141.

Brooklyn. Plan No. 1135.

PREMISES.

;architect, Francis J. Berlenbach, 260 Graham av,

Point. Plan No. 1156.

G. Burkhard, 382 Sandol st, Brook­

ton av, 3-sty brick tenement. 25x70, slag roof,

Petrolino, 235 Hoyt av, L. I. City. Plan No.

SL

av. 1-sty frame shed, 6x10, gravel roof; cost, $25;

ER, 16th st cor 11th ave, 2-sty brick building, 24x40; cost, $1,500; owner, Michael J. Meehan, New Dorp Manor,

38-65 Whitestone.—5th av, n e cor 18th st. 2-sty

HOLIS,—Jamaica av. n s, 55 e Flushing av,

LAUREL HILL.—Clifton av, n s, 140 w Far Rockaway turnpike, 1-sty frame dwelling, 14x38 ; cost, $475; owner, Geo. Bergstrom, 501 Bergen st, Brooklyn.

4TH ST, n s, 140 w Lincoln av, Midland

BEDMONT RD, s s, 277 w Old St. rd. New Spring­

WILLOW BROOK AV, w s, 80 n King st,

HDR.—Elm st, s s, 75 e Sherman st, 1-­

WARD AV. n w, 169 w E. 96th st, 2-sty frame shed, 11x20; cost, $150; owner, J. A. Daly, on premises. Plan No. 1160.

H/COURT AV, s w, 430 w 9th st, 1-sty frame garages;

WEST HEMPSTEAD.—E. 14th st, w s, 300 e Liberty

WESTON.—118th st, w s, 200 n 9th st, 1-sty frame garage, 8x16 ; cost, $125; owner, J. A. Daly, on premises. Plan No. 1161.

ridgewood.—cornelia st, s 50 e Seneca

$600; owner, John Keller, on premises; archi­

Hill rd, n cor Union turnpike, 1-sty tile garages, 10x29; tile roof; cost, $100; owner, Hiram Harwood, Forest Hills. Plan No. 1075.

EMERSON,—113th st, w s, 55 flushing ave, 1-sty frame garage, 24x16; tin roof; cost, $300; owner, Michael O'Neill, on premises. Plan No. 1068.

BAYSIDE.—8th st, n 50 m Union turnpike, 1-sty frame garage, 12x18, shingle roof; cost, $125; owner, J. A. Daly, on premises. Plan No. 1069.

QUEENS.—catherine av, s 80 stewart av, 1-sty frame garage, 16x30; cost, $600; owner, H. Williams, 1271 clinton ave, New York. Plan No. 1107.

:edinburg.—7th st, w 100 m Union turnpike, 1-sty frame garage, 14x26; tin roof; cost, $350; owner, H. Dean, on premises. Plan No. 1108.

BAYSIDE.—5th st, n 50 m Union turnpike, 1-sty frame garage, 12x16; tin roof; cost, $300; owner, H. Hunt, on premises. Plan No. 1067.

RIDGWOOD.—cornelia st, s 50 e Seneca

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PLANS FILED FOR ALTERATIONS.

Manhattan.

ATTORNEY ST, 61 w-square, of Delaney's new store and building to 5-sty brick tenement; cost, $500; owner, N. M. J. Governor; architect, Morris Schwartz, 194 Bowery. Plan No. 503.

BEAVER ST, 26-28, erect steel structure for frame store; cost, $5,000; owner, Robert Quesnel. Plan No. 502.

BROADWAY, 738-740, new Av A, contract elevator shaft, 5th av; architect, C. A. Smith. Plan No. 504.

CANAL ST, 37, n. cor of Ludlow st, 2-4-4, new store, cost, $2,000; owner, C. B. J. Snyder. Plan No. 500.


ELIZABETH ST, 251, s. cor of East Houston st, new store and tenement, cost, $5,000; owner, Charles Boicke, 353 Fulton st, Brooklyn. Plan No. 498.

FRONT ST, 284-286, w. of Roosevelt st, 2-sty extension, brick store, 2-sty, cost, ready to 6-sty brick warehouse, $1,000; owner, J. H. Butler. Plan No. 496.

GANEVEEOST PL, 39-59, new partitions, masonry, & plumbing, wood frame building to brick store and tenement; cost, $3,000; owner, City of New York, Park & Rec. Comm. Plan No. 495.

GRANT ST, 235, n. cor of Saffolk st, lower story and façade, facing to brick store and tenement; cost, $75; owner, Herbert C. Petit, Tivoli. Plan No. 494.

HESTER ST, 136, w. of Christie st, new tank to 5-sty brick tenement; cost, $50; owner, Charles Henry, 504 5th av, Brooklyn. Plan No. 493.

MADISON ST, 209, s. cor of Rutgers st, new store front to 5-sty brick tenement: cost, $1,000; owner, Louis Schnur. Plan No. 492.

MADISON AV, 32, s. of 2nd st, new partition to 5-sty brick store and tenement: cost, $75; owner, A. R. Miller. Plan No. 491.

MACDOUGAL ALLEY, 2, and Washington sq. new store front to 5-sty brick stores and tenement; cost, $100,000; owner, Bernard Cohan Esq. Plan No. 490.

WILLIAM ST, 128, w. of Fulton st, erect brick tenement; cost, $15,000; owner, John P. Whitman, 30 East 42d st. Plan No. 488.

WILLIAM ST, 128, w. of Fulton st, erect brick tenement; cost, $15,000; owner, John P. Whitman, 30 East 42d st. Plan No. 488.

WILLIAM ST, 252 East, n. cor and windows and partitions to 5-sty brick tenement and storage; cost, $1,500; owner, Edward M. Evans. Plan No. 487.

WILLIAM ST, 252 East, n. cor and windows and partitions to 5-sty brick tenement and storage; cost, $1,500; owner, Edward M. Evans. Plan No. 487.

WILLIAM ST, 125 East, n. cor and windows and partitions to 5-sty brick tenement and storage; cost, $1,500; owner, Edward M. Evans. Plan No. 487.

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PERSONAL AND TRADE NOTES

CONCRETE STEEL CO. has moved its offices from 32 Broadway to 42 Broadway. J. W. Foster, owner, has moved his office from 1122 Broadway to 52 William st. Wm. H. Fisell Co., general contractors, has opened offices at 101 Park a

H. B. CAFE, lumber dealer, has moved his office from 330 5th av to 150 Nassau st. Mrs. J. Edwards, Jr., Stapleton; architect, has moved from 150 Nassau st to 360 Madison av. Mrs. J. Edwards, Jr., Stapleton; architect, has moved from 150 Nassau st to 360 Madison av.

H. FISSELL, general contractor, has moved its offices from 345 5th av to 101 Park av.

V. F. DAVIS, general contractor, has moved his office from Newfield, N. J., to 38 Arthur st. M. L. G. FISSELL Co., general contractors, will move its offices from 1 Madison av to 110 West 40th st, 26th fl. CHARLES L. DRAKE, carpenter, has moved his office from 407 Park av, to 1 Madison av. J. M. KEELER, architects, have moved their offices from 186 Remsen st to larger quarters in the South Ferry Building.

WILLIAM H. FISSELL, Co., general contracting engineers, has moved its office from 345 5th av to 101 Park av.

CHARLES S. TOWLE, civil engineer and city surveyor, has moved his offices from 5 East 42d st to 35 East 42d st.

PHILIP CAPLAN, architect, has moved his office from 407 Park av, to 467 Park av and 38th st. Mrs. J. Edwards, Jr., Stapleton; architect, will move his office to 407 Park av.

ALBERT OLIVER, 101 Park av, has obtained for his new offices the property formerly occupied by the Jersey Gas & Electric Co. on Broad st. HEIDRITTER LUMBER CO., Elizabeth, N. J., for the extensive alteration for H. P. Whitney's office, has moved its offices to 1 Madison av.

LEON CUBERLY, architect, 1 Madison av, and Long Branch, N. J., has temporarily closed his office. He expects to open it again in about a month.

J. W. POOLE, 2 Madison av, has moved his office from the Marbridge Building.

W. G. KERSEY, consulting engineer, has moved its offices from 1 Madison av to 407 Park av.

CHARLES L. REEDER, consulting engineer, has moved his offices from 205 Madison av to 407 Park av.

HENRY L. SMITH, consulting engineer, has moved his offices from 1 Madison av to 407 Park av.

W. J. WILLIAMS, consulting engineer, has moved his offices from 1 Madison av to 407 Park av.

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of experts from Columbia University, conducted a
survey of the city for the City Planning Com-
mittee. The results of the survey will be made by the experts of the University.

WILLIAM H. GOODYEAR, curator of fine arts in
the Brooklyn Museum, who has been acting
orary and corresponding member of the Royal
Institute of British Architects, has thus shown their appreciation of
Mr. Viele was a member of the
Mr. Goodyear's lectures on his discoveries of
the Brooklyn Museum at that time.
Mr. Goodyear, who was born in Brooklyn, New York, in 1850, returned to the office
of his father, who was engaged in manufacturing, his object being to work on plans for the
artificial lighting station, Greenpoint, L. I. Compilations are
In July, 1912, President
Theodore Greene, a carpenter and gen-
ernally connected with business and construction, was elected to honorary mem-
ship in the A. I. B. A. by the executive committee. He was a graduate of the

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NEW YORK ELECTRICAL SHOW will be
held at the Grand Central Palace Oct. 16, 1916.

AMERICAN FEDERATION of ARTS will hold
its twenty-seventh annual convention in Mil-
waukee, Wis., June 27-28.

NEW YORK PIPE AND SUPPLIES ASSOCIA-
tion will hold its nineteenth annual meeting
at the Hotel Astor, May 11-13. Secretary, F.
H. Wentworth, 87 Milk st, Boston, Mass.

NEW YORK CHAPTER, AMERICAN TIN-
effectors, with offices in Brooklyn. The direct-
rors are Herbert E. Mohr, Ill Nevins st, Samuel
McBrien was born in Derby, Conn., sixty years
ago and lived in Brooklyn for the last forty-five
years. He was a veteran of the Spanish-Ameri-
can war and went to the front as adjutant of
the vice-president, is connected with the Spuy-
tho president of the new firm, was formerly with
Buck, construction engineers, with offices in
Brooklyn. The directors are Walter Gretsch and
George A. Sheden, president; Harry Bechtel, vice-president; C. Nash, archi-
tect, 345 Sth av, New York; J. R. C. England, superintendent; J. A. Berson,
Vielo, Blackwell
BY THE ASSOCIATION will hold its regular meetings at the Walton Build-
ning, 150 E. 42nd st, New York, on the first
fourth Saturday of each month.

THEJDEAL AND TECHNICAL
Society will hold its annual convention in San Fran-
cisco, Cal., headquarters will be tho St.
Francis Hotel. Secretary-treasurer, John G.
Purdie, Marbridge Building, New York City.

MAYO AND PAIRBURY have filed incor-
poration papers in the New York State Court
for a general contracting, construction, manufac-
turing and operating company, to be called
the Property Co., with a capital of
$100,000. The organizers are: Geo. H. Mayo and
Joseph M. Pairbury, both of 10 East 67th st, New York.

JOHN J. O'BRIEN CONSTRUCTION CORP.
has been chartered with $50,000 capital stock
to do a general contracting, construction and elec-
tric business, with offices in Manhattan. The directors are
William J. O'Brien, 248 E. 57th st, and
Frederick J. Raftery, 50 East 5th st, and
Warren H. Clapp, 9 E. 58th st, and
Eduard W. Thompson, 52 Wall st, attorney.

FIREPROOF PARTITION CO. has been incor-
porated with offices in the Bronx, to do a gen-
eral metal and wood work business. The
manufacture of brick, stone, chimneys, terra cotta and
a much larger capital stock.

NEW YORK LIBRARY SQUARE REALTY CO.
has been organized to do a realty, electrical construc-
tion, and manufacturing of building mate-
rials, and act as electrical and mechanical
engineers, with offlces in the Bronx, to do a gen-
eral contracting, construction, manufac-
turing, and electrical work. Jas. G. Gregg, Henry F. Kast and
Joseph M. Pairbury, all of 10 East 67th st, are the directo-
s. Gregg & McGeiver, 141 Broadway,
New York.

THE DEPARTMENT OF ENGINEERING and PHYSICA-
L SCIENCE will hold its sixteenth annual con-
mence at the University of Michigan, Ann Arbor, May
25-27.

AMERICAN HARDWARE MANUFACTUR-
ERS ASSOCIATION will hold its annual con-
mence in conjunction with the Southern Har-

NEW YORK CITY BUILDERS EXCHANGE, New York,
will hold its second convention at the Grand Central Palace.

NEWARK ASSOCIATION OF MASTER CONSTRUCT-
ORS has filed incorporation papers with
the State of New Jersey, for a building contrac-
tors association of building material dealers.
At the first meeting of the first annual con-
vention, held at Troy, N. Y., May 11-13, with headquarters at the Ho-

GHATTANOOGA BUILDERS EXCHANGE, CHATTANOOGA, TENN., was recently organized com-
posed of fifty-six contractors and building
material dealers. At the first meeting of the
first annual convention, held at Troy, N. Y., May 11-13, with headquarters at the Ho-

OGI's CHAMBER OF COMMERCE will hold its regular meetings at the Walton Build-

NEW JERSEY MASTER PLUMBERS' ASSOCIA-
tion will hold its annual convention from May 25 to 28, at San
Francisco, Cal., headquarters will be tho St.
Francis Hotel. Secretary-treasurer, John G.
Purdie, Marbridge Building, New York City.
B
def to the number of manufacturing plant extensions for the entire metropolitan district. Automobile, machinery steell and machine tool plants, refrigerating establishments, and surgical supply establishments are included among the plants having plans on architects' boards for development because of the general revival of employment, the resumption of savings bank deposits and the demand for home building and permanent loans.

In the various lines of building material production the week's developments showed an increasing demand, emphasizing more than ever the necessity for greater mill capacity to meet current and immediately prospective demand. Almost every manufacturer of material yard from White Plains to New Brunswick is reporting extreme activity and prices close to list based upon quotations ruling in the wholesale New York market and operative on the floor of the Building Material Exchange in the Woolworth building.

General construction is gradually gaining momentum. All observers agree as to the advantage and necessity for building now. Reports of 115 cities in the country as received by report committee show that building is being started at the rate of 2.22 per cent., of normal, whereas at the first of the year it was 1.92 per cent. Of this, 2.22 per cent., of normal, 2.02 per cent. of normal was started in the month of March last year with reserve stock 10 per cent. less. Here is shown a difference of more than .20 per cent. of normal with more than 7 per cent. of mill capacity actually in operation. The present indicated increased demand for Portland cement the country's output this year is much better than for any previous time ever to reach a total production of 100,000,000 barrels. This means employment for an increased number of laborers now scale before known. In 1914 the total production was $520,000.

The price situation for building materials in New York and vicinity still favorable for prospective building projects. There is no material that has shown a season's advance as much as one of the most important. This is particularly true of the common brick market where manufacturers find them necessary to obtain at foreign and domestic buyers to the demand that is manifest at this stage of the building season. Prices do not show the advance to foreign and domestic prices that are necessary to the demand that is manifest at this stage of the building season. Prices do not show the advance to foreign and domestic prices that are necessary to the demand that is manifest at this stage of the building season.

The increased activity in security buying that has been following the report of the New York Stock Exchange reflects the general easement of investment money. Real estate and other building interests are proving that if there continues to be an influx of money into this country and trade balance will return to a normal basis. The resumption of savings bank deposits and the demand for home building and permanent loans.

VULCANITE MOVES.

One More Company Coming Into the Building Material Zone.

A. B. Albert is the man behind the name, Albert Moyer, Manager of Sales of the Consolidated Vulcanite Company, as the company announced this week that, after longer than usual deliberation, the new company is being established. Vulcanite is a building material which is believed to have a large prospect of future in the field of building. Mr. Moyer remarked that since he first saw the material he has been working on it for a period of months. The material was first brought to his attention by Mr. Frederick, who was associated with Mr. Moyer in the wholesale trade, and Mr. Frederick called upon Mr. Moyer to see the material as it was brought to his attention. The material was brought to Mr. Moyer by Mr. Frederick, who was associated with Mr. Moyer in the wholesale trade, and Mr. Frederick called upon Mr. Moyer to see the material as it was brought to his attention. The material was brought to Mr. Moyer by Mr. Frederick, who was associated with Mr. Moyer in the wholesale trade, and Mr. Frederick called upon Mr. Moyer.